



Cambridge City Council

Planning

Date: Wednesday, 4 September 2024

Time: 10.00 am

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

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 three part agenda and will be considered in the following order:

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

4 Minutes

(Pages 5 - 58)

Part 1: Minor/Other Planning Applications

5 23/02127/FUL Mayflower House

(Pages 59 - 116)

Part 2: Major Planning Applications

6	24/01354/FUL 137&143 Histon Road	(Pages 117 - 202)
7	24/01244/FUL_Anstey_Hall	(Pages 203 - 246)
8	24/01245/LBC Anstey Hall	(Pages 247 - 256)
9	23/04952/FUL Regent Street	(Pages 257 - 290)
10	24/01704/S73 Land South Of Worts Causeway	(Pages 291 - 326)

Part 3: General and Enforcement Items

11	Appeals Information	(Pages 327 - 330)
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Planning Members: Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Lokhmotova, Porrer, Thornburrow and Todd-Jones

Alternates: Flaubert, Griffin, Howard, Nestor and Young

Information for the public

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

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

PLANNING7 February 2024
10.00 am - 5.46 pm**Present:** Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Carling, Levien, Porrer and Thornburrow**FOR THE INFORMATION OF THE COUNCIL****24/11/Plan Apologies**

Apologies were received from Councillor Dryden.

24/12/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Member of Cambridge Cycling Campaign
Councillor Bennett	23/02685/FUL Grafton Centre	Use Grafton Centre Shopping Centre. Discretion unfettered.
Councillor Porrer	23/02685/FUL Grafton Centre	Withdrew from the determination of the application in all respects other than speaking as a Ward Member
Councillor Thornburrow	23/03980/S73 Silver Street Public Toilets and 23/03902/S19LB Silver Street Public Toilets	Was Executive Councillor of Open Spaces at the time of application. Discretion unfettered.

24/13/Plan Minutes

The minutes of the meeting held on 10 January 2024 were approved as a correct record and signed by the Chair.

24/14/Plan 23/02685/FUL Grafton Centre

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

The Committee received an application seeking planning permission for the repurposing of the Grafton Centre for the following:

- i) Demolition of 11-12 Burleigh Street and Abbeygate House;
- ii) Part demolition and alterations to the Grafton Centre, removal of existing facades, erection of new floorspace for life science use, new and replacement façades and shopfronts, provision of terraces at fourth floor level, installation of plant and enclosures;
- iii) Redevelopment of existing bus turning head and redundant service area to provide new hotel and leisure quarter;
- iv) New pedestrian access route from Christchurch Street to Burleigh Street, provision of cycle parking spaces, public realm and landscape improvements; and
- v) Highway works to East Road providing new bus stops, pedestrian and cycle routes and other associated works.

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

- i. Amendments to text.

The Committee received two representations in objection to the representation on behalf of the Friends of St Matthews Place.

The first representation was, as follows:

I am speaking on behalf of CPPF, Friends of St Matthew's Piece and individual objectors. I hope you have read the email from Friends of St Matthew's Piece explaining our six areas of concern. I will be speaking on the impact of the bulk and mass of the proposal on the skyline and the adjoining conservation areas. We are concerned that the report does not properly set out the impacts of the proposal's design, the large blocks reaching five storeys for over 100m across the width of the site and what impact this has on Cambridge's distinctive skyline, its listed buildings and the adjoining conservation areas. The report before you considers that harm to heritage setting only arises in respect of view 19 from Castle Mound. We disagree. View 20 from Coton Countryside Reserve shows the proposal breaking the skyline right next to turrets of Kings

College Chapel. The result will be to lose, to quote Policy 60, the few taller buildings which emerge as incidents above the prevailing lower buildings and trees. View 17 from Midsummer Common shows how the proposal will result in additional built form behind Christ Church and houses along the southern boundary of Midsummer Common. The visualisations from Norfolk Street, across Staffordshire Gardens, from Adam and Eve Street, all on the edge of the Conservation Area, show how the hotel and five storey laboratories will loom over the two and three storey houses and flats. Your Conservation, Urban Design and Landscape Officers as well as Officers from Historic England have all objected to the proposal as being harmful to heritage assets. The Officers considered the revised plans reduce the impact from the upper end to between moderate to upper end of less than substantial harm on heritage assets. Historic England appear not to have commented on the revised plans but were looking for amendment which reduced the impact to that of low level of less than substantial harm. None of your Officers consider this has been achieved. The Planning Officer has disagreed with the specialist Conservation Officer and considers that the degree of harm is moderate rather than moderate to upper. This demonstrates how subjective this assessment is and which is why the Council employs specialist officers. You are then asked to weigh this harm against the public benefits. This is not the only development involving tall building, there is the Beehive, Coldham Lakes, Westbrook Centre, sites on the Science Park, northeast Cambridge, Cambridge East. I appreciate that you can only consider this application on its merits but we're asking you to put significant weight on the impact of the proposal on the skyline. If you don't it will be harder to negotiate on other developments and the skyline will be dominated by bulky amorphous buildings rather than the slim and elegant towers and turrets of the churches and chapels. We therefore ask that you refuse this application on the grounds that it is contrary to policies 60 and 61 by adversely affecting the character and/or setting of Grade I and II listed buildings, the historic skyline they create and of the Conservation area and the lives of those who live nearby.

The second representation provided a written statement which was read out by the Committee Manager:

I am unable to speak at Wednesday's meeting but would like to ask that the following is considered and raised in the proceedings. Unfortunately, I have been unable to reach anyone from Democratic Services by telephone but have copied them on my email.

Firstly I'd like to say that I support redevelopment of the Grafton Centre - as it is a well-positioned, underutilised space. However, I feel that there has been

little consideration of how changes will impact the way that residents live in and utilise the local area and that the impact on them has not been taken into account.

My concerns and hence my objection largely pertain to the opening up of Christchurch Street and the plan to create a new entryway into the Grafton Centre at the end of Christchurch Street into the proposed square (Gold Lane). These plans will drive more visitors / traffic into the residential areas next to the Grafton Centre.

Christchurch Street is currently a relatively quiet street with a strong sense of community. Although we are already impacted (sometimes negatively) to a degree by current visitors to the Grafton this isn't on a scale equivalent to even 1/5th of the predicted footfall of people who will be based in the new development. It's likely to greatly impact the living situation and noise levels for the residents, both of the street and the flats.

Additionally there is little 'after hours' noise currently; any that we tend to experience is from rough sleepers or the occasional group making their way home after a night out.

Noise / Disturbance /Quality of life

By opening up Christchurch Street and creating the new entry to the Grafton at the end of the street you are also likely to adversely impact the noise levels and situation of residents of the street and the Christchurch flats and their quality of life within their homes. There are also residences directly above Gold Lane on the Christchurch Side and residences directly in line with the proposed entrance.

The new planned entryway comes out directly in line with the bedrooms of 4 Christchurch Street. Despite double glazing the sound is still loud in the house from passers-by. This is likely to be increased hugely by the proposed plans, and is likely to negatively impact on the residents quality of life, both in the home and in the garden. The proposed new entry route to the Grafton /Gold Lane will only be eight metres from the wall of the house and less from the boundary line.

Additionally people tend to congregate at entrances and often smoke at entrances - is it really appropriate to be relocating entrances to directly impact residential properties?

There are existing entrances on this side (Christchurch Street / Newmarket

Road) of the Grafton Centre that don't go directly under or lead out directly onto residential areas. Could more be made of those entrances or spaces to reduce impact on residents?

Noise / Disturbance /Quality of life/Traffic Generation (foot and cycle at the minimum)

I also have concerns around the plans for the 'square' and the proposed access to and from there and potential antisocial behaviours risks out of hours, the detail of this and how they plan to manage this hasn't been described. Will it be gated? Will access be restricted outside of usual office hours? How will noise and anti-social behaviour be managed?

I have had needles, small nitrous canisters and litter thrown over my garden wall on numerous occasions and there is often a lot of noise from people who are passing in various states of intoxication and I can imagine that the square / cut through from the Grafton is likely to increase this traffic into the residential area of Christchurch Flats / Christchurch Street and James Street.

Increased Traffic / Decreased Safety/Noise

Christchurch Street is a relatively narrow street and any increase in cycle / vehicular traffic is likely to have an impact on the residents particularly elderly / less able residents including those of Stanton House, an over 55s community on Christchurch Street.

Safety (involving cyclists) can already be a challenge on the walkthrough between Christchurch Street and the Grafton. We already have problems with cyclists and small motorised bikes often passing through at speed. They also regularly travel down the pavement.

There also appears to be an intention to remove pedestrian traffic down the side of Stanton House to be able to access the portion of Fitzroy Lane. What is the reason for this and has the risk to Stanton House residents been considered? They will then have to cross Christchurch Street to access the walkway on Fitzroy Lane putting them at additional risk and increasing traffic through the walkthrough.

What will be done to manage this traffic? Is there an opportunity to move the gateway away from the pavement so that it is aligned with the 'drop curb' and away from the 'pedestrian pavement' and residents' front doors?

The planned 'cycle hub' is also proposed for this (Christchurch Street / Newmarket Road) side, driving more traffic through these routes. The 'hub'

being on this side drives more cyclists to the 'residential side'. What are the plans to manage safety, traffic and noise?

Increased Traffic /Noise

I have also found it difficult to easily access detailed plans which indicate these significant changes and where cycle parking is to be located as that is likely to have a negative impact if located near to residential areas in terms of noise, traffic etc. Not all cyclists behave in a careful/respectful way and many travel quietly (not using bells etc) and at speed which is challenging in residential areas particularly those with an older demographic.

We also have a number of cars/ vans which drive down the street at speed while dropping people off for shopping / making deliverie or trying to get to the short stay and just using the street as a turnaround as they've taken a wrong turn. This is likely to increase with the 'cut through' to Burleigh Street (Gold Lane) being introduced at the end of Christchurch Street.

I don't understand the reasoning for not using Wellington Street or Fitzroy Lane, which are non-residential streets as main access points and factoring those into the redesign. What is the rationale for changing and impacting a quiet residential street in this way and impacting residents' quality of life? Additionally, using existing entrances would have a lesser impact on residences and are not directly adjacent to residential properties Could the existing entrance near Decathlon be repurposed if an entrance to the 'square' is required, this doesn't pass 'under' the flats and at least opens into an unoccupied space and not directly onto houses?

Noise

Sound bounces around the buildings and travels down the back of the properties on Christchurch Street. The volume / occasion of this is likely to increase with increased foot traffic.

Additionally what noise will be produced by the heating/cooling and power provisions for the expanded space of the Grafton Centre? How will this be managed?

Landscaping / Nature Conservation

The 'instant hedging' proposed for planting is likely to be used as a rubbish receptacle in the way that much of the hedging/shrubbery on Christchurch Street is often is used by passers-by / people in vehicles and on occasion shoplifters.

Summary

In summary, I have concerns about the quality of life impacts for local residents from increased noise, cycle traffic and foot traffic from the proposed location of Gold's Lane and don't believe that these impacts have been appropriately considered.

I have additional concerns about the square and Gold Lane being open at all times and the potential for anti-social behaviour and noise at night.

It appears that many of the designs have been made from an appearance perspective and not a practical perspective with consideration to the existing residents and I believe that both of these should be considered together.

Many of the residents in the local area have lived here a long time and enjoy living here - and the impact of the proposed changes on their quality of life should not be underestimated.

I have more personal concerns about the proximity of the proposed 'Gold Lane' to my property and how it will impact my son and I in our home.

I and many of the residents of Christchurch Street are open to discussing our concerns in person if you should so wish.

Mr O'Boyle (Applicant) addressed the Committee in support of the application.

Councillor Davy, Cambridge City Councillor addressed the Committee speaking in objection of the application.

Councillor Tong, Cambridge City Councillor addressed the Committee speaking in objection of the application.

Councillor Bick, Cambridge City Councillor (Ward Member), addressed the Committee speaking in support of the application.

Councillor Porrer, Cambridge City Councillor (Ward Member), addressed the Committee speaking in objection of the application.

The Committee:

Resolved 4-1 (1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the

Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. The planning conditions set out in the Officer's report with delegated authority to Officers in consultation with the Chair, Vice Chair and Spokes to include the following additional conditions:
 - a. an amendment to condition 34 to include for a management plan for anti-social behaviour in respect of all land within the applicant's ownership;
 - b. amendment to condition 35 providing for the monitoring/management and discouraging casual drop-off/ pick up arrangements for employees arriving by car in the surrounding streets, particularly those north of the Grafton Centre;; and to include informatives on the planning permission in respect of:
- ii. jobs for all, heads of terms. Seek to encourage local employment to the site in the interest of minimizing vehicle trips on the network;
- iii. highlighting the desirability for the approved travel plan to ensure there were no special privileges which secure/provides car parking within the retained Graton Car Park;
- iv. advocating that discussions with City Council officers take place for which endeavour to secure retention of the shop mobility facility; and .
- v. regarding water in use and a review at regular intervals.

24/15/Plan 23/03653/S73 Aylesborough Close

Councillor Porrer returned to the meeting prior to this and the remainder items on the Agenda.

The Committee received a Section 73 application seeking to vary condition 2 (Approved drawings) to amend the approved refuse strategy of ref: 22/1995/FUL.

The Committee:

Resolved 5-1 (1 abstention) to defer application. Members requested further information be brought back to a future meeting regarding underground bin scheme as used in another scheme based in Girton.

24/16/Plan 22/05352/FUL Land rear of 18 Adams Road

Item withdrawn at applicants request.

24/17/Plan 23/03389/FUL 54 and 54A Cherry Hinton Road

The Committee received an application which seeks retrospective permission for the addition of a single storey rear extension, two storey side extension following the demolition of a rear extension as well as the retention of a barber's premises and the retention of 1 No Studio Flat. The proposal also seeks to change of use of the site from a HMO (Use Class C4) to create a flexible use (Class use Class E and F1) which would result in artist's studio, a communal gallery space, office use, educational use and retail use.

The Senior Planner updated his report by referring to:

- i. Verbal update to Committee.

The Committee received a representation in objection to the representation on behalf of a member of Cherry Hinton and Rathmore Road Residents' Association.

I am making this statement on behalf of the committee of Cherry Hinton and Rathmore Road Residents' Association which looks after the private lane at the back of houses and two business premises. Also, on behalf of the owner and residents of 52 Cherry Hinton Road which shares a boundary with 54 and 54A Cherry Hinton Road.

We are very disappointed that the views of nearby residents regarding proposal 23/03389/FUL have not been accommodated.

The building and parking are immediately adjacent to residents who will be impacted by any changes in use or hours. Recent approval for a block of flats at 56A Cherry Hinton Road just a few metres from the gallery will increase the number of local residents who will be affected.

We have three main objections to the planning proposal: (1) scope of business activity, now and in the future; (2) hours of business; and (3) parking arrangements.

Number 1 - scope of business activity: the gallery front door is inside the private lane and doesn't have an entrance on Cherry Hinton Road. Class E(a) is broad and allows any type of retail activity other than the sale of hot food. Therefore, a future tenant in this property could conduct any type of retail

activity and would also benefit eight free parking spaces and long hours of operation. We therefore request, if possible:

- retail activities be restricted to the sale of artworks;
- retail, educational/social activities be limited to within the building itself and not take place in the parking area and private lane.

Number 2 – hours of business: We are very concerned about the proposed long hours of business. In 2020 planning approval prohibited activity on Sundays and Bank holidays. There were to be shorter hours on Saturdays and no business after 6pm. The approval acknowledged the potential loss of privacy and therefore restricted the use and hours.

- Why is it now necessary for a commercial gallery to operate until 10pm on Monday to Saturday? Why on Bank holidays? No other galleries in Cambridge have such long hours. All local evening classes finish by 9pm.
- There will inevitably be noise and traffic movements when people leave the gallery in the evenings.
- Hours longer than those of the established barber's shop tenant mean residents can't easily close the gates to the private lane. We fear the area will become over-spill parking for the night-time economy in the area with an increase in associated anti-social activity.

We request that the permitted hours of business exclude Sundays and Bank holidays and that the business close earlier than 10pm on weekdays and Saturdays.

Number 3 – parking arrangements: it isn't yet clear what the parking arrangements will be. Unresolved issues include provision of cycle racks, a marked disabled space and an EV changing point. These would be helpful to understand so residents can try to prevent an increase in through traffic in the private lane.

Mr Pile (Applicant) addressed the Committee in support of the application.

Councillor Griffin, Cambridge City Councillor (Ward Member), addressed the Committee speaking in support of the application.

Councillor Thornburrow proposed amendments to the Officer's recommendation, viz:

- i. Amend the wording of condition 3 (permitted use hours) to allow for the hours as specified for a temporary one year period.

The amendments were **carried 5-2**.

The Committee:

- ii. **Resolved unanimously** to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:
 - a. the planning conditions set out in the Officer's report; delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to include the following additional conditions.
- iii. amended wording of condition 3 to allow for the specified hours detailed in the draft condition to be for a temporary one year period;
- iv. a condition in relation to bin storage; and
- v. including an informative in relation to solar panels.

24/18/Plan 23/03980/S73 Silver Street Public Toilets

The Committee received an application seeking Section 73 permission to vary condition 2 (Approved drawings) of ref: 19/1167/FUL (Refurbishment of existing basement toilets and associated works) to include the provision of a new guard rail to the basement stairs and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure) to move the building by 0.9m to avoid clashing with an existing pipe.

The Committee:

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

24/19/Plan 23/03902/S19LB Silver Street Public Toilets

The Committee received an application seeking Section 19 to vary condition 2 (Approved drawings) of ref: 19/1350/LBC (Refurbishment of existing basement toilets and associated works) to include the provision of a new guard rail to the basement stairs and the erection of a replacement wheelchair accessible WC and kiosk (following demolition of the existing wheelchair accessible WC structure) to move the building by 0.9m to avoid clashing with an existing pipe.

The Committee:

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

- i. the planning conditions set out in the Officer's report.
- ii. Verbal update at Committee.

24/20/Plan 23/03759/FUL 42 Birdwood Road, Cambridge

The Committee received a full planning application seeking to demolish an existing double garage at the rear of the garden of No. 42 Birdwood Road and erect a single-storey 1 bedroom dwelling in its place.

The Committee:

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

- i. the planning conditions set out in the Officer's report;
- ii. a condition requiring Biodiversity Net Gain to be delivered on site;
- iii. a condition requesting details of cycle parking and that if covered by a roof for it to be a green roof; and
- iv. an informative in relation to the foundation design to take into account on and off-site trees.

24/21/Plan 23/03317/S73 50 Burleigh Street

The Committee received an Section 73 application to vary conditions 2 (External Area) and 3 (Hours of operation) of planning permission 18/1491/S73 (Section 73 application to vary condition 4 of permission APP/Q0505/A/07/2052528 (Change of use from retail to Adult Amusement Centre) to extend the opening hours until 11pm Monday to Saturday and until 8pm on Sunday) to vary condition 3 to allow the premises to operate from 9am to 2am on Monday to Saturday and from 11am to 2am on Sunday and to vary condition 2 to restrict the use of the rear of the premises from 8pm to 2am Monday to Sunday, noting that this outdoor space is not in use past 8pm.

The Committee:

The Committee voted on the Officer recommendation to approve the application and voted; in favour 0 against 1 and with five abstentions..

The Legal Advisor stated that leaves the Committee in a neutral position, therefore application had neither been approved nor rejected.

Councillor Porrer proposed a vote to defer. It was not seconded therefore it did not pass.

Members resolved on a vote of 2 in favour 2 against and 2 abstentions to refuse the application to extend hours of operation to 2am.

The reason/s for refusal were approved, 5 in favour 0 against 1 abstention.

One reason for refusal authorised by Members to encapsulate the following concerns:

- i. Noise
- ii. Character
- iii. Possibility of Crime

The precise wording for reason/s for refusal delegated to Officers to draft in consultation with Chair, Vice Chair and Spokes.

24/22/Plan 23/04342/S73 45 Leete Road, Cambridge

The Committee received a Section 73 to vary condition 2 (Approved plans) of planning permission 23/00455/FUL (Change of use to large 7 bed HMO (7 persons) sui generis. Rebuild and extend existing garage to bedroom 7 including change to pitch roof, and two storey rear extension. (First floor rear

extension, bedroom 6, previously approved under 20/01261/FUL)) adjustments to accommodate different site boundary and changes to the internal layout.

Mr Jackson (Agent) addressed the Committee in support of the application.

The Committee:

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

24/23/Plan CCC Appeals Report (24.01.2024)

Report noted.

The meeting ended at 5.46 pm

CHAIR

Public Document Pack

Planning

Plan/1

Wednesday, 27 March 2024

PLANNING

27 March 2024

10.00 am - 3.55 pm

Present:

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

Officers present in person:

Delivery Manager: Toby Williams
Principal Planner: Laurence Moore
Committee Manager: Chris Connor
Meeting Producer: Sarah Steed
Legal Adviser: Vanessa Blaine

Officers present virtually:

Principal Planner: Aaron Coe
Principal Planner: Katie Christodoulides

FOR THE INFORMATION OF THE COUNCIL

24/12/Plan Apologies

No apologies were received.

24/13/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Was a member of Cambridge Cycling Campaign.
Councillor Porrer	23-04686-FUL	Was a member of Housing Scrutiny Committee where budget for proposal was discussed. Discretion unfettered.
Councillor Smart	23-03068-FUL	Personal: Family member lives nearby. Discretion unfettered.

24/14/Plan 23-04686-FUL Fanshawe Road

Councillor Carling was not present at the beginning of the item and therefore did not participate in the debate or vote.

The Committee received an application for full planning permission.

The application seeks planning permission for the demolition of the existing buildings and hardstanding and the erection of 84 homes, landscaping and associated works.

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

- i. Amendments to Text:
 - The East of England Ambulance Service has requested a S106 contribution towards infrastructure.

The Committee received a representation in objection to the application from a representative from the Fanshawe and Davys Neighbours Group.

- i. Wanted sustainable building that were built intelligently and in keeping with the area and built in areas where wildlife, flora and fauna were not.
- ii. Wanted more socially rented homes.
- iii. Objected because site contained many established trees. Would like all retained.
- iv. Sapling survival rate in the area was low due to drought and climate change.
- v. Area was home to various wildlife which demolition of current buildings would disturb.
- vi. Disturbed by demolition company already removing swift bird boxes.
- vii. Object to renamed and reconfigured open space as it was not acceptable.
- viii. Current green space had been publicly declared as protected.
- ix. Stated the proposed number of homes it too many for the area.
- x. Stated tall buildings were out of character of the neighbourhood.

Ben Binns (Development Assistant Director) and a representative for the developer addressed the committee in support of the application.

Councillor Tong, Ward Councillor, addressed the Committee speaking in objection to the application.

Councillor Griffin, Ward Councillor, addressed the Committee speaking in support of aspects of and in objection to aspects of the application.

Councillor Carling, Ward Councillor, addressed the Committee speaking in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p34 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. The replacement of Condition 8 with a more detailed construction and environmental management plan requiring a resident point of contact regarding demolition and construction works.
 2. An amendment to Condition 20 to make reference to rainwater recycling.
 3. An informative in regard to water re-use and the use of dual pipe systems for grey water.
 4. An informative with regard to the encouragement of the provision of indoor electric charging for bicycles.
 5. An amendment to Condition 11 to allow for watering provision.

The Committee:

Resolved by (6 votes to 1) to approve the planning application subject to:

- i. The planning conditions as set out within the Final List of Planning Conditions appended to the Amendment Sheet (with delegated authority to officers to amend and add conditions where required) and in addition:
 1. The replacement of Condition 8 with a more detailed construction and environmental management plan requiring a resident point of contact regarding demolition and construction works.
 2. An amendment to Condition 20 to make reference to rainwater recycling.
 3. An informative in regard to water re-use and the use of dual pipe systems for grey water.

4. An informative with regard to the encouragement of the provision of indoor electric charging for bicycles.
5. An amendment to Condition 11 to allow for watering provision.

24/15/Plan 23-03653-S73- Aylesborough Close

The Committee received a Section 73 Application to vary condition 2 (approved drawings) to amend the approved refuse strategy of ref: 22/1995/FUL.

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix.

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report.

24/16/Plan 23-03519-FUL Tyndale House, 36 Selwyn Gardens

The Committee received an application for full planning permission.

The application sought 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).

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

- i. Amendments to conditions in bold and deletions shown below:

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. 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), **until the WSI has been submitted to and approved by the Local Planning Authority in writing** and 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).

Condition 19 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).

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, **including demolition**, 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, **excluding demolition** 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).

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).

Restriction of use

39. The proposed residential accommodation shall only be occupied by persons **undertaking research** ~~associated with their primary study~~ at Tyndale House and for individual periods of no longer than **12 consecutive months** ~~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. **(Cambridge Local Plan 2018, Policy 58).**

The Committee received a representation in objection to the application from a local resident.

- i. Would like a Condition added that no site traffic relating to either the construction or ongoing maintenance of the building should use the lane at the rear of the site. Stated it was a safety risk.

- ii. Would prefer that air source heat pumps be located on the northeastern edge of the site.
- iii. Landscaping plan shows multiple commercial rotary washing lines in the southwest corner of the site. Would be 2 metres from speakers window, would be visually unattractive and would bring a steady stream of students to that corner resulting in significant loss of privacy. Would like this aspect reconsidered.

Simon Sykes (representative for the Applicant) addressed the committee in support of the application.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p34 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. Amendment of Condition 23 in relation to agricultural method statement in relation to trees.
 2. An informative in relation to the relocation of washing lines.
 3. An amendment to Condition 14 to include the revision to the traffic management plan to prohibit the use of the lane to the rear of the site.
 4. An additional Condition in relation to water monitoring, final wording of to be agreed through Chair, Vice Chair and Spokes.
 5. A Condition in relation to some visitor bicycle parking at the front of the property.

The Committee:

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

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 - a) Amendment of Condition 23 in relation to agricultural method statement in relation to trees.
 - b) An informative in relation to the relocation of washing lines.

- c) An amendment to Condition 14 to include the revision to the traffic management plan to prohibit the use of the lane to the rear of the site.
- d) An additional Condition in relation to water monitoring, final wording of to be agreed through Chair, Vice Chair and Spokes.
- e) A Condition in relation to some visitor bicycle parking at the front of the property.

24/17/Plan 23-03068-FUL 163-167 Mill Road

Councillor Baigent spoke as a Ward Councillor for this application and did not take part as a committee member in the discussion or decision making for the application.

The Committee received an application for full planning permission.

The application sought 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).

The Principal Planner updated their report by referring to amendments contained within the Amendment Sheet namely:

To note:

- i. 163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary is attached as appendix 1 to the Officer Report.
- ii. Additional conditions as recommended by the Environmental Health Officer are suggested as follows:

1. Replacement Condition 7 (reference to Non-Technical Summary)

Plant Noise Compliance Condition

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 following documents:

- "163-167 Mill Road, Cambridge; "Noise Impact Assessment", Version 2, Ref 230248 (CPWP, 24/10/2023)"
- "163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary", reference L01.1/230248 (CPWP, 9th February 2024)

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)

2. Additional Condition 12

Plant Noise – Post Completion Testing

Except for its testing, prior to the use of all external plant as approved, an acoustic commissioning / completion report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate, through the use of monitored noise data, compliance with the detail contained within the following documents (including operational noise levels, attenuation / mitigation and the results of the BS4142- type assessment daytime and night-time):

- “163-167 Mill Road, Cambridge; “Noise Impact Assessment”, Version 2, Ref 230248 (CPWP, 24/10/2023)”
- “163 - 167 Mill Road, Cambridge, Noise Impact Assessment Non-Technical Summary”, reference L01.1/230248 (CPWP, 9th February 2024)

Any additional mitigation measures required shall be clearly identified and evidenced within the report including the timing for implementation. The plant / equipment and any 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)

3. Additional Condition 13

Hours of Use

The premises shall not be open to visiting members of the public between 9pm and 7am on any given day.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policy 35)

The Committee received a representation in objection to the application from a resident of Sedgwick Street.

- i. Had been a resident of the area for 25 years.
- ii. Stated that 172 local residents signed a petition objecting to the application.
- iii. Stated there were 65 objections on the planning portal.
- iv. Stated did not conform to local plan as the Heath Facility would not serve the local community of Romsey but all of Greater Cambridgeshire. Stated that the local plan states should be set in the Biomedical Campus.
- v. Stated the facility would exacerbate traffic issues.
- vi. Would be noise issues as facility would exceed noise levels. Stated the noise impact assessment submitted by applicant was flawed.
- vii. Stated 25 homes were in the noise sensitive area of this application.
- viii. Stated that excess noise could cause health problems.

Simon Wood (Applicant's Representative) provided a written statement read out by the Committee Manager to the Committee in support of the application.

Councillor Baigent, Ward Councillor, addressed the Committee speaking in objection to the application.

The Committee received a representation in objection to the application from a resident of Sedgwick Street.

- i. Mill Road was primarily a residential street.
- ii. There was now increased traffic created by non locals due to café's and restaurants.

The Delivery Manager offered the following summary of amendments to the Officer's recommendation (as set out on p159 of the agenda) for the planning application reflecting Members' debate during the meeting:

Approve subject to:

- i. The Final List of Recommended Planning Conditions set out in an appendix to the Amendment Sheet and in addition:
 1. An additional condition regarding frontage landscaping hard and soft, final wording of to be agreed through Chair, Vice Chair and Spokes.
 2. An informative in relation to a travel plan.

The Committee:

Resolved by (6 votes to 1) to approve the planning application subject to:

- i. The planning conditions as set out within the Final List of Planning Conditions appended to the Amendment Sheet (with delegated authority to officers to amend and add conditions where required) and in addition:
 1. An additional condition regarding frontage landscaping hard and soft, final wording of to be agreed through Chair, Vice Chair and Spokes.
 2. An informative in relation to a travel plan.

24/18/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 3.55 pm

CHAIR

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PLANNING

3 July 2024

10.05 am - 5.50 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Lokhmotova, Porrer and Thornburrow

Also present Councillors: Ashton, Robertson and Young

Officers:

Delivery Manager: Toby Williams

Area Team Leader (West): Michael Sexton

Senior Planner: Dominic Bush

Senior Planner: Phoebe Carter

Senior Planner: Charlotte Peet

Senior Planner (East) • Delivery: Melissa Reynolds

Planning Officer: Rachel Brightwell

Arboricultural Officer: Joanna Davies

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Chris Connor

FOR THE INFORMATION OF THE COUNCIL**24/41/Plan Apologies**

Apologies were received from Councillor Carling.

24/42/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Lokhmotova	23/43/Plan	Personal: Knew the Architect socially. Discretion unfettered.
Councillor Porrer	23/43/Plan	Personal and Prejudicial: Would speak as Ward Councillor and

		not participate in the discussion or decision making.
Councillor Bennett	23/48/Plan	Personal: Application was in her Ward. Had held discussions with Officers. Discretion unfettered.
Councillor Gilderdale	23/51/Plan	Personal: Used to live at 68 Ramsden Square near application at 66 Ramsden Square. Discretion unfettered.
Councillor Porrer	23/51/Plan	Personal: Sat on Housing Scrutiny Committee which considered council housing. Discretion unfettered.

24/43/Plan 23-04840-FUL Grafton House

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

The Committee received an application for full planning permission.

The application sought approval for erection of new office building (use class E) and associated development, infrastructure and works.

The Senior Planner updated her report by referring to revised condition wording:

- i. On amendment sheet.

Condition 31 added to secure detail of plant enclosure.

Prior to installation of any external plant equipment, full details of the plant enclosure shown on Plant Enclosure Elevations, dwg no. 2655-P80-01, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of appearance, height and floor levels. The enclosure shall be installed prior to the occupation of the building and in accordance with agreed details.

Reason: To ensure that the design of the plant enclosure was appropriate to the character and appearance of the Conservation Area, in accordance with Cambridge Local Plan (2018) policies 55, 56, 61 and 62.

ii. In presentation.

- Condition 29 (external materials) to be deleted as replicates condition 6 (external materials).
- Condition 19 (ecology compliance) to be updated as follows:
 - All ecological measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal at Grafton House Offices, Cambridge by Applied Ecology Ltd (April 2023). Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57)
- Condition 31 (plant enclosure) to be added, as set out on the amendment sheet to secure full details of the plant enclosure appearance, and height.
 - Prior to installation of any external plant equipment, full details of the plant enclosure shown on Plant Enclosure Elevations, dwg no. 2655-P80-01, shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of appearance, height and floor levels. The enclosure shall be installed prior to the occupation of the building and in accordance with agreed details. Reason: To ensure that the design of the plant enclosure is appropriate to the character and appearance of the Conservation Area, in accordance with Cambridge Local Plan (2018) policies 55, 56, 61 and 62
- Condition 3 updated to include restriction change use of use to residential through prior approval change of use.

The Committee received a representation in objection to the application from a resident of Maids Causeway:

- i. Concern about over development of site, scale/height, mass, dominant form so the design was out of character of the area.
- ii. The height and proposed materials did not compliment Grafton House. The first floor metal cladding had been replaced with a richer pallet of highly questionable buff-brick for the gable, and clay tiles for the flank walls and roof, which, according to Cambridge Past, Present and Future (and many others) did not complement the existing build form of Grafton house (gault brick and slate roof) or contribute to the local distinctiveness of the area.
- iii. The minor changes made no impact on the overall scale, massing and form of the building and it would still be completely out of place and

character in a heritage asset surrounded by listed and non-listed residential buildings on three sides. It remained an industrial unit looking, dominant and overpowering building.

- iv. Leaseholders purchased flats in Grafton House in good faith, based on the representations made by Camprop that the large garden would be developed into subterranean and ground floor flats with landscaped gardens as amenities, only to find that the eastern edge of the proposed office building encroached onto some of the western facing bedrooms, affecting privacy and light so proposed amenities were lost.
- v. The application had not sufficiently resolved the very substantive and numerous reasons for refusal of the previous application and should be refused again for the very same reasons.
- vi. If the Committee were minded to approve the application, requested that several conditions were added:
 - a. That Salmon Lane was not used for any form of vehicular or passenger access (construction or post- construction) as it would cause extensive damage and congestion. The door for Salmon Lane should not be used for access.
 - b. That the ivy-clad wall at the top end of Salmon Lane was not demolished, as the Objector had no confidence that it would be rebuilt sympathetically or at all.
 - c. The proposed plant room was moved so that it was significantly more than 4 meters from the nearest garden.
 - d. Because of area was substantially residential, that construction work did not commence before 8.30am and none at weekends. Also control of sites where contractors could park.
 - e. Checking the proportions in submitted drawings for accuracy.

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

Councillor Porrer, Cambridge City Councillor, addressed the Committee speaking in objection of the application and concluded by asking the Committee to refuse the application.

Councillor Thornburrow proposed amendments to the Officer's recommendation to amend Condition 4:

- i. Reference Salmon Lane in the Construction and Environmental Management Plan.
- ii. Include an informative that contractors should inform residents about when they would access the site.

The amendments were **carried by 7 votes to 0**.

Councillor Lokhmotova proposed an amendment to the Officer's recommendation to amend Condition 14: Prior to commencement of development the Applicant would had to demonstrate energy efficiency measures would meet BREEAM excellent requirements.

This amendment was **carried by 7 votes to 0**.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report (with delegated authority to Officers to make minor amendments to the conditions as drafted), subject to:

- i. the planning conditions set out in the Officer's report, presentation (delete 29; amend 3 [removal of permitted development rights] and 19) and amendment sheet (new 31);
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend the following conditions:
 - a. Condition 4 to reference Salmon Lane in the Construction and Environmental Management Plan;
 - b. Condition 14: Prior to commencement of development the Applicant would have to demonstrate energy efficiency measures would meet BREEAM excellent requirements;
- iii. an informative included on the planning permission: Condition 4 to include an informative that contractors should inform residents about when they would access the site.

24/44/Plan 24-00245-REM 111-113 Queen Ediths Way

The Committee received a reserved matters application for approval of access, appearance, landscaping, layout and scale following outline planning ref, 22/01411/OUT (Construction of detached bungalow on land to the rear of 111-113 Queen Edith's Way Cambridge).

The Planner updated his report by referring to condition wording on the amendment sheet (Condition 6 to be added).

The Committee received a representation in objection to the application from a resident of Queen Edith's Way:

- i. The access route in question belonged to her. Outstanding concerns such as lighting had still not been addressed.
- ii. The Highways Authority objection had been removed on the assumption access was restricted to one car parking space and one car, but this was unlikely. If more than one car used the access route it would block neighbours also using it.
- iii. The Applicant only had access to his garage. If the garage was removed he would lose access to the new property.

Councillor Dryden proposed and Councillor Bennett seconded deferring the application to seek information:

- i. From the Highways Authority concerning access route in particular lighting and a tracking diagram of vehicle usage.
- ii. From Fire Service if they could attend the building.
- iii. From Access Officer.
- iv. Clarification on tree root area and impact on the design.
- v. Clarification on number of car parking spaces ie one or two.
- vi. This appeared to be an average size house in a restricted spot. Would a smaller house be more appropriate for the site?
- vii. Concern Local Plan Policies 52, 56, 58 and 59 were not met.

The Committee:

Unanimously resolved to defer the application.

24/45/Plan 22-05556-FUL 198 Queen Ediths Way

The Committee received an application for full planning permission.

The application sought approval for demolition of the existing dwelling and erection of four dwellings and associated works.

The Area Manager (West) updated his report by referring to amendments in his presentation: Late representations from nos.200 and 236 Queen Ediths way, which did not introduce any new details that were not already covered in the report and recommended updates to conditions 5 (to include reference to hedge protection), 8 (to include a new paragraph relating to coppice regrowth within landscape details) and for officers to check no conflict between conditions 19 and 26 (for deliveries and collection to/from site).

The Committee received a representation in objection to the application from residents of Queen Ediths Way (spoken by their son):

- i. Having lived near the application site for thirty seven years, felt the vast development was an over development of site.
- ii. There was no consultation pre-application.
- iii. Expressed concern the ecology survey was undertaken after work started so it contained incorrect information.
- iv. No tree protection was in place.
- v. Expressed concern over parking provision for the site and access/egress.
- vi. Bike parking appeared to be in an inappropriate place.

Councillor Robertson, Cambridge City Councillor, addressed the Committee speaking in objection of the application.

Councillor Ashton, Cambridge City Councillor, addressed the Committee speaking in objection of the application.

Councillor Young, Cambridge City Councillor, addressed the Committee speaking in objection of the application.

Councillor Smart proposed an amendment to the Officer's recommendation that Condition 8 should reference rearrangement of access to allow cargo bike access to parking in the rear garden.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 4 votes to 4 – and on the Chair's casting vote) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to

Officers to make minor amendments to the conditions as drafted) including the amendment to Condition 8 referencing rearrangement of access to allow cargo bike access to parking in the rear garden.

24/46/Plan 24-01360-FUL 237 Hills Road

The Committee received an application for full planning permission.

The application sought approval for construction of a replacement dwelling and garage following the demolition of the existing dwelling.

The Planner updated his report by referring to the amendment sheet. Amended wording of Condition 10 to remove the words added by the consultee requesting the condition.

10. Demolition, construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday.

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

Councillor Porrer proposed an amendment to the Officer's recommendation the application should be retrofitting compatible if a gas boiler were installed.

This amendment was **carried unanimously**.

The Committee:

Resolved (by 7 votes to 0) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report and amendment sheet, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to include an additional condition the application should be retrofitting compatible if a gas boiler were installed.

24/47/Plan 24-01095-HFUL 65 Ferrars Way

The Committee received an application for full planning permission.

The application sought approval for part single storey and part two storey rear extension. Resubmission of 23/03778/HFUL.

The Committee Manager read a statement on behalf of Jenny Gawthrop Wood, speaking in a personal capacity as a local resident, not as a councillor. She addressed the Committee in objection of the application.

- i. Was pleased this amended application was two rather than three story, including bin and cycle storage at the front of the house.
- ii. Still had concerns about overlooking, loss of privacy, size, massing, reduced garden size and loss of existing amenity with this development. This was a two-bedroom terraced family home, recently purchased from the City Council, in an estate of similarly sized terraced homes.
- iii. Neighbours were concerned that the proposal to turn this small, family, 2-bed, mid-terraced, suburban house into a three-bedroom (two double, one single) 5 person dwelling; could be used in future as a 4 or 5 bedroom property, with up to 10 people with consequent loss of amenity, noise and parking pressure. Recognised future use was not a planning issue (9.31) but loss of amenity was.
- iv. Was concerned with loss of privacy. The first-floor extension window (3.3, 9.22, 9.26) faced directly towards Objector's bedroom windows and overlooked her garden. Currently an ash tree at the end of her garden provided privacy [and a conifer tree for 13 Perse Way]. She could not guarantee the lifetime of the tree so asked that the first-floor extension window had obscured glass and restricted opening.
- v. The first-floor extension's pitched roof (9.9, 9.19) added to the mass, size and was overbearing, but was set in and did not increase the ridge line, so more in keeping than a flat roof and easier to manage. Please consider a hipped roof to reduce massing.
- vi. The size of the ground floor extension (3.2), 6x5 metres, substantially increased the footprint of the existing house (almost doubling the ground-floor size) and was the same size as the rejected planning application. This greatly reduced the garden size with loss of biodiversity and amenity.
- vii. Would find it acceptable if the extension was smaller in depth, especially when combined with the massing from the first-floor extension. Unlike 61 Ferrars Way, the end house (9.10), this was a much smaller plot, mid-terrace, affecting the massing impact of the extensions.
- viii. Asked that the green roof requirement (9.8) was enforced and, if possible, no further permitted development (for example, garden room with services and bed) was allowed as this would eat into the remaining garden amenity. There had been recent biodiversity loss with the front garden block-paved and patio laid to both ends of the back garden.

- ix. Internal layout, whole life living: Was concerned about future use and number of occupants. Were the rooms accessible for wheelchairs? Bedroom sizes were not shown. All bedrooms were en-suites. There was no family bathroom (or bath).
- x. Bike and bin stores (3.4, 9.52) needed to be sufficiently large for more occupants and fully accessible when cars/vans were parked on the front standing.
- xi. Plans (9.56): There was a semi-detached brick out-house with a party roof and wall shared with 63 Ferrars Way. This was omitted from the site plan and existing floor-plan, but was on the proposed floor plans. How would this be retained? It certainly existed.
- xii. Construction (9.27) and access: Access was currently allowed through the neighbour's covered passageway which was only 1m wide. Additional traffic, vehicles and access needed to be managed along with noise. Ferrars Way was already under parking pressure. Asked for a strong construction management plan (9.27-9.30) to ensure that noise, dust, disturbance and traffic was kept to a minimum, if this the application was passed. There were several vulnerable neighbours who needed warning when noisy and dusty work was undertaken.

The Committee:

Resolved (by 7 votes to 0 with 1 abstention) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

24/48/Plan 24-01532-FUL Coldhams Common, Sport Pitch

The Committee received an application for full planning permission.

The application sought approval for replacement of a 2G Artificial Turf Pitch (2G ATP) with a 3G Artificial Turf Pitch (3G ATP) with associated works including replacement artificial turf sports surface, additional fencing, replacement lighting, improved hard-standing areas, and supplementary storage containers.

The Senior Planner updated her report by referring to revised conditions on the amendment sheet:

- construction or demolition work;
- artificial lighting.

Ian Ross (Applicant's Agent) addressed the Committee in support of the application.

The Committee:

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

24/49/Plan Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes would follow the order of the published agenda.

24/50/Plan 23-03741-FUL 261 Mill Road

Councillors Dryden, Gilderdale and Lokhmotova left the Committee before this item was considered and did not return.

The Committee received an application for change of use of a takeaway to 1no. apartment.

The Committee:

Resolved (by 5 votes to 0) to grant the application for change of use in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

24/51/Plan 24-01743-FUL Ramsden Square

The Committee received an application for full planning permission.

The application sought approval for addition of external wall insulation to the solid wall constructed parts of the building, along with the replacement of the UPVC double glazed.

The Senior Planner updated her report by referring to updated condition wording on the amendment sheet.

Amendment to the condition 3 (Materials) to read:

No development shall take place above ground level until details of the colour of render to be used in the construction of the development had been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 58).

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

- i. Supported the overall aims of the external insulation project, objected to the use of external render in this planning application.
- ii. All the houses in Ramsden Square had a consistent light yellow Cambridge gault brick and lime mortar construction, all dating from the late 1920s. The square had a special, harmonious and historically significant look and feel as a result.
- iii. All houses had the same colour materials, render was not appropriate. Brick faced insulation systems were preferred offering a brick slip or brick-effect finish and available in suitable colours.
- iv. In point 8.3 of the Officer's report, the Planning Officer stated: "It is acknowledged that the change of material will alter the external appearance of the buildings and character of the street scene, which is predominantly brick. However, Officers consider that with 37 dwellings being rendered it is considered that the external alterations will have little visual impact on the street scene". Many Ramsden Square residents strongly disagreed.
- v. 37 dwellings represented nearly 30% of all the properties in Ramsden Square, so the Objector rejected the notion that the use of render would have little visual impact. The loss of the brick appearance on these properties would be a major and permanent visual harm to the square, that destroyed its aesthetic uniformity.

- vi. Any short term cost saving accrued by using a lower-cost render approach was likely to be offset by ongoing maintenance costs required to keep it in good condition, as it would deteriorate far faster than a brick-faced solution. Other Council owned properties in various parts of the city (Ashfield Road / Eastfield / Edinburgh Road) that had had externally rendered wall insulation installed recently were already showing deterioration to the render finish (discolouration, mould and staining), which demonstrated that this was not a sustainable solution. A brick-faced external wall insulation solution would not only look better, but would also require less maintenance and therefore be more cost effective in the long run.
- vii. It was currently hard to distinguish council owned from other properties in Ramsden Square, which had a harmonious atmosphere as a result. Clearly identifying council properties with poor quality rendering in this way could harm the atmosphere.
- viii. The use of render in other areas did not mean it was appropriate in all districts. Some allowance should be made for local variation in approach depending on the architectural character of each neighbourhood. The impact would be particularly jarring where render was used on a semi-detached property where the other half retained its Cambridge gault bricks.
- ix. Previous work carried out by the Council on its properties in Ramsden Square was done to a high standard. The ground floor rear bathroom extensions constructed by the Council many years ago were completed using Cambridge light yellow gault bricks and also using Flemish bricklaying bond to match the existing structure. The Objector did not see why the Council's design criteria for this current insulation project should not aspire to those same high quality standards.
- x. Noted the Grafton House application discussed earlier in 3 July Planning Committee required appropriate materials to be used. As Ramsden Square had the same harmonious gault brick look for 100 years, requested this continued for the 37 properties affected by 24/01743/FUL.
- xi. Referenced photos included in this submission, taken from the website of the Insulated Render and Cladding Association (INCA - <https://www.inca-ltd.org.uk/project/enfield-project/>), the recognised trade association for the External Wall Insulation industry in the UK. The scheme completed for the London Borough of Enfield insulated almost identical semi-

detached properties to those in Ramsden Square with a brick slip weathering finish and won first prize in the 2023 INCA Awards for Environmental Impact. It was therefore viable for Councils to install high quality and visually appealing brick-faced External Wall Insulation to semi-detached properties, in a way that blended in sympathetically with the neighbouring dwellings. A solution of this type would be vastly preferable over the render-finish proposed.

- xii. Was not objecting to the External Wall Insulation project per se. Environmental measures were important, but equally so was the visual aspect of the built environment. We shouldn't be trading off one against the other and abandoning the distinctive architectural character and heritage of local communities. We should be aiming for excellence in both.
- xiii. Believed other Ramsden Square residents would have come forward to object to the current render-finish plan if the full ramifications of what was being proposed in 24/01743/FUL had been made clearer to them.

James Purkiss (Applicant's Agent) addressed the Committee in support of the application.

The Committee Manager read a statement on behalf of Councillor Hossain (Ward Councillor) in objection to the application.

Councillor Bennett proposed an amendment to the Officer's recommendation that any proposed render colour scheme be informed by consultation with all Ramsden Square residents.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation that proposed work should avoid disturbing nesting birds.

This amendment was **carried unanimously**.

The Committee:

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

- i. the planning conditions set out in the Officer's report;
- ii. delegated authority to Officers, in consultation with the Chair, Vice Chair and Spokes, to amend Condition 3:
 - a. (amendment sheet) amendment to materials;
 - b. (in addition to amendment sheet) render colour scheme to be informed by consultation of all Ramsden Square residents;
- iii. an informative included on the planning permission to avoid disturbing nesting birds.

24/52/Plan 24-01362-LBC 1 Maris Lane

Councillors Dryden, Gilderdale and Lokhmotova left the Committee before this item was considered and did not return.

The Committee received an application for listed building consent.

The application sought approval for demolition of the single brick garage sited within the curtilage of Maris House (List entry number 1101728).

The Committee:

Resolved (by 4 votes to 1) to grant the application for listed building consent in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted).

24/53/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 5.50 pm

CHAIR

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PLANNING

7 August 2024

10.05 am - 5.20 pm

Present:

Planning Committee Members: Councillors Smart (Chair), Baigent (Vice-Chair), Bennett, Dryden, Gilderdale, Griffin, Porrer and Young

Officers:

Deputy Director, Greater Cambridge Shared Planning and 3C Building Control:
Heather Jones

Area Manager (East): Jane Rodens

Strategic Sites Manager: Philippa Kelly

Historic Environment Team Leader: Christian Brady

Principal Landscape Architect: Helen Sayers

Principal Planner (CIP and SCIP Projects): Aaron Coe

Senior Planner: Dominic Bush

Senior Planner: Phoebe Carter

Senior Planner: Charlotte Peet

Planner (Telecommunications): Paulo Tavares

Legal Adviser: Keith Barber

Committee Manager: James Goddard

Meeting Producer: Sarah Steed

FOR THE INFORMATION OF THE COUNCIL**24/63/Plan Apologies**

Apologies were received from Councillors Lokhmotova, Thornburrow and Todd-Jones.

Councillors Griffin and Young attended as Alternates.

24/64/Plan Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign.
Councillor Bennett	24/67/Plan	Personal: Sat on Housing Scrutiny Committee when the item came up

		for discussion at Housing Scrutiny dealing with non-planning matters. Pre-disposed but not pre-determined.
Councillor Griffin	24/67/Plan	Personal: Was a Ward Councillor for Coleridge. He had spoken in favour when previous application came to Committee 27 March 2024. Was also a member of Housing Scrutiny Committee which considered Housing Revenue Account funding for this as a non-planning matter. Pre-disposed but not pre-determined.
Councillor Porrer	24/67/Plan	Personal: Sat on Housing Scrutiny Committee when item came up for discussion on Housing Revenue Account for this as a non-planning matter. Discretion unfettered.
Councillor Young	24/70/Plan	Personal and Prejudicial: Application was in her Ward and she had general discussions with residents about it. Withdrew from its determination and did not vote.
Councillor Bennett	24/72/Plan	Personal: Had general conversations about previous application with residents as a Ward Councillor. Was neither pre-disposed or pre-determined.
Councillor Gilderdale	24/72/Plan	Personal: Was a Ward Councillor when the Varsity brought their first planning application in 2022. Had general conversations with the Applicant at the time. This was a new iteration so discretion unfettered.
Councillor Porrer	24/72/Plan	Personal: Varsity Hotel was in her Ward but other Councillors had liaised with residents about it so discretion unfettered.

24/65/Plan Committee Recording

The Committee minutes list public speakers at Committee. Please view the recording of the meeting on [Cambridge City Council - YouTube](#) to see/hear more detail about statements from public speakers and Ward Councillors.

24/66/Plan Re-Ordering Agenda

Under paragraph 4.2.1 of the Council Procedure Rules, the Chair used his discretion to alter the order of the agenda items. However, for ease of the reader, these minutes will follow the order of the published agenda.

24/67/Plan 23-04686-FUL Fanshawe Road Addendum committee report

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping and associated works.

Ben Binns (Applicant's Representative) addressed the Committee in support of the application.

The Committee:

Resolved (by 6 votes to 0 with 2 abstentions) to:

- i. approve planning application reference 23/04686/FUL subject to the planning conditions and informatives as set out below with delegated authority to Officers to settle any amendments to those conditions and informatives prior to issuing of the planning permission; and
- ii. the completion of a s106 Agreement to secure a policy compliant 40% affordable housing scheme and all other planning obligations set out in the initial Officer report presented to Committee on the 27 March 2024, with delegated authority to Officers to settle the final contribution amounts and minor alterations required to the Heads of Terms to secure an Agreement; and
- iii. delegate authority for the Director of Planning to execute and exchange a Memorandum of Understanding with the Council's Director of Communities which in the event of a further tranche/s of grant funding

being awarded by Homes England, will seek to secure that all additional affordable units being provided on the development are occupied, managed and maintained in accordance with the Approved Housing Scheme pursuant to the Section 106 Agreement.

24/68/Plan 24-00973-FUL Land To Rear Of 33-39 Paget Road

The Committee received an application for full planning permission.

The application sought approval for the construction of 4 No. dwellings (comprising 4 x 3-bed units) including demolition of existing garages, widening of existing access from Paget Road and associated landscaping.

A resident of Scotsdowne Road addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

Jim Pollard (Applicant's Representative) addressed the Committee in support of the application.

Councillor Lokhmotova, Cambridge City Councillor, addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Hauk, Cambridge City Councillor, addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

Councillor Smart proposed an amendment to the Officer's recommendation to include obscure glazing on the rear windows.

This amendment was **carried unanimously**.

Councillor Smart proposed and Councillor Porrer seconded deferring determination of the application.

This proposal was lost **(by 6 votes to 2)**.

The Committee:

Resolved (by 7 votes to 1) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to include obscure glazing.

24/69/Plan 24-01783-FUL 2 Scotland Close

The Committee received an application for a change of use from a small scale 6 person HMO (Use Class C4) to Sui Generis as an 8 bedroom, 8 person HMO.

Ed Sturdy (Applicant's Agent) addressed the Committee in support of the application.

Councillor Porrer proposed an amendment to the Officer's recommendation: Amend Condition 3 to split a minimum of 8 secure covered cycle parking spaces between the front and rear of the property.

The amendment was carried unanimously.

The Committee:

Resolved (by 7 votes to 1) to grant the application for change of use in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the amendment to Condition 3 to split a minimum of 8 secure covered cycle parking spaces between the front and rear of the property.

24/70/Plan 24-01907-S73 48 Cavendish Avenue

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

The Committee received a s73 application to vary condition 2 (approved drawings) of ref: 23/02630/FUL (demolition of existing dwelling and erection of 1no 5bed dwelling) extensions to the north-west corner of the dwelling, in addition to alterations to the fenestration of the building.

A resident of Cavendish Avenue addressed the Committee speaking in objection to the application.

JinSeok Yang (Architect) addressed the Committee in support of the application.

The Area Development Manager (East) proposed an amendment to the Officer's recommendation regarding Condition 6:

Within two months of this decision being issued a Biodiversity Net Gain (BNG) Plan shall be 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:

(Admin note: The rest of the condition is as per the officer report.)

This amendment was **carried unanimously**.

The Committee:

Resolved (by 7 votes to 0) to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the timescale amendment to Condition 6.

24/71/Plan 24-01604-FUL Edeva Court

The Committee received an application for full planning permission.

The application sought approval for the construction of a single storey extension at roof level comprising 4 No. self-contained residential flats (Use

Class C3), including provision of car parking, cycle parking and associated works.

The Senior Planner updated his report by referring to the removal of Condition 11 (which related to the obscure glazing of third floor windows within the southern elevation) on the Amendment Sheet.

Kieran Rafferty (Applicant's Agent) addressed the Committee in support of the application.

Councillor Young proposed an amendment to the Officer's recommendation to include an informative requesting the Applicant to consider installing windows on the north side of the property if considered by Officers to be appropriate.

This amendment was **carried by 5 votes to 3**.

The Committee:

Unanimously resolved to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer as amended by the Amendment Sheet (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the informative requesting the Applicant to consider installing windows on the north side of the property if considered by Officers to be appropriate.

24/72/Plan 24-01408-FUL The Varsity Hotel and Spa, 24 Thompson Lane

The Committee received an application for full planning permission.

The application sought approval for an all-weather retractable roof canopy with living meadow walls and associated works.

Alison Oughton (Cheffins) spoke on behalf of Magdalene College in objection to the application.

A Cambridge Past, Present & Future Representative addressed the Committee speaking in objection to the application. (Written statement read by Committee Manager).

A Director of Beaufort Place Ltd addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application.

A local resident addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Will Nicholls (Planning Consultant) addressed the Committee in support of the application.

A member of hotel staff addressed the Committee speaking in support of the application and concluded by asking the Committee to approve the application.

Councillor Martinelli, Cambridge City Councillor, addressed the Committee speaking in support of the application. (Written statement read by Committee Manager).

Councillor Ashton, Cambridge City Councillor, addressed the Committee speaking in support of the application.

Councillor Hossain, Cambridge City Councillor, addressed the Committee speaking in support of the application. (Written statement read by Committee Manager).

Councillor Bick, Cambridge City Councillor, addressed the Committee speaking in objection to the application and concluded by asking the Committee to refuse the application. (Written statement read by Committee Manager).

The Committee:

Resolved (4 votes to 4 – and on the Chair’s casting vote) to refuse the application as per the Officer recommendation.

24/73/Plan 24-01388-S73 45 Nightingale Avenue

The Committee received a s73 application to vary conditions 2 (approved plans) and 13 (obscured glazing) of planning permission 17/2261/FUL (erection of two detached, three-storey, four-bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage) with fenestration alterations and addition of roof lantern.

Councillor Smart proposed an amendment to the Officer's recommendation to check proposed materials and ascertain they were not flammable.

This amendment was **carried unanimously**.

Councillor Porrer proposed an amendment to the Officer's recommendation to obscure the dormer window or not at Officer discretion.

This amendment was **carried unanimously**.

The Committee:

Unanimously resolved to grant the s73 application in accordance with the Officer recommendation, for the reasons set out in the Officer's report, and subject to the conditions recommended by the Officer (with delegated authority to Officers to make minor amendments to the conditions as drafted) including the following amendments:

- i. to check proposed materials and ascertain they were not flammable; and
- ii. to obscure the dormer window at Officer discretion.

24/74/Plan Planning Committee Review Project Update Aug 2024

The Committee noted the Officer's report.

24/75/Plan Appeals Information

The Committee noted the appeals list.

The meeting ended at 5.20 pm

CHAIR



Planning Committee Date	4 th September 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02127/FUL
Site	Mayflower House, Manhattan Drive, Cambridge, CB4 1JT
Ward / Parish	West Chesterton
Proposal	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.
Applicant Presenting Officer	Mr John Muir Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	The application was deferred at Planning Committee on 11 th June for the following reasons: <ol style="list-style-type: none">1. Loss of Telecommunications2. Overheating of single aspect units3. Impact upon existing residents within Mayflower House
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

1.1 The application is for full planning permission for a roof extension on top of Mayflower House, which will provide no. 8 flats. This will entail the removal of the existing telecommunications which currently sits on top of the building. The application also proposes a bin and bike store, to serve the future occupants residing in the development.

1.2 This application was deferred by members at Planning Committee on 11th June for the following reasons:

- Loss of telecommunications within the area and potential impact upon local residents
- Concerns with single aspect units regarding the amount of light and overheating impact
- Impact upon existing residents within Mayflower House

1.3 The applicant has submitted further information to address the issues raised by members. This comprises the following:

- Effect on existing amenities – Note by the Management Company (Midsummer Estates Ltd, 4th July 2024)
- Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting)
- Amended Roof Plan – Drawing No. 4D_1845_PL_113_Rev E
- Sustainable Design/Ventilation Letter dated 18th July
- Loss of Telecommunications Statement – dated 3rd July 2024 (see appendix 2)

1.4 This report is an addendum report to the original Committee report appended at appendix 1. It is considered by Officers that the additional information submitted addresses the reasons for deferral as set out above. As such, it is recommended that the Planning Committee approve the application, subject to the recommended conditions.

2.0 The Proposal

2.1 This application is for full planning permission for a roof extension which will provide no. 8 flats, following the removal of the existing apparatus which currently sits on top of Mayflower House. The proposal will also provide bin and cycle stores for the future occupiers.

3.0 Relevant Site History

Reference	Description	Outcome
21/03999/PRIOR	Removal and replacement of 6 antennas, the installation of 10 antennas on 5 no. 2.1m high	Prior Approval Not Required

	poles at a height of 21.85m agl and the installation of 4 microwave dishes and ancillary equipment.	
20/51004/PREAPP	Proposed replacement 7th floor to provide 4 studios, 1 x 1 bed flat and 3 x 2 bed flats.	Supported, subject to details submitted at application stage

4.0 Policy

4.1 National

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

(Listed Buildings and Conservation Areas) (LBCA) Act 1990

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)

4.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 34: Light Pollution
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 50: Residential Space Standards - internal Residential Space Standards
Policy 51: Accessible Homes
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 60: Tall Buildings and Skyline in Cambridge
Policy 61: Conservation and Enhancement of Cambridge's Historic Environment
Policy 62: Local Heritage Assets
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 84: Telecommunications

4.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking for New Residential Developments SPD – Adopted 2010
De Freville Conservation Area Appraisal – Adopted 2009
Chesterton Conservation Area Appraisal – Adopted 2009
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

5.0 Consultations following the last Committee meeting 11th June

5.1 Sustainability Officer

5.2 No objections, subject to a condition regarding water efficiency and carbon reduction and an informative to encourage the applicant to achieve water use of no more than 100 litres/person/day.

5.3 The above is a summary of the comments that have been received. All of the original comments and representations received are listed within the existing Committee report and are available on the Council's website.

6.0 Assessment

6.1 Principle of Development

6.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

6.3 Given the site is located within a sustainable location and in close proximity to the city centre, the proposed residential units are acceptable and is in accordance with Policy 3 of the Cambridge Local Plan 2018, subject to the below considerations.

6.4 **Loss of Telecommunications**

6.5 Policy 84 of the Cambridge Local Plan (2018) does not provide for any protection against the loss of existing telecommunications equipment, neither does the NPPF. The application was previously deferred by members due to concerns over the retention of telecommunications within the area, and how this would affect the daily lives of nearby residents.

6.6 The applicant has submitted a statement dated 3rd July 2024, which outlines the current situation regarding the relocation of the existing telecommunications and the national legislation which directs Mobile Network Operators (MNOs) in retaining coverage and the necessary contractual agreements which are required to prevent a total loss of coverage.

6.7 Firstly, the statement sets out that there are a number of mobile installations within the area which can send and receive signals over many kilometres. A map showing the number of the mobile installations is presented under paragraph 16, in relation to Mayflower House. Given the sheer number of other mobile installations nearby, it is considered that the reduction of indoor coverage for residents would not be significant, should the telecommunications be lost on top of Mayflower House. Even if some reduction of indoor coverage does arise, this would not result in any real loss of service for mobile devices because most mobile users within buildings, whether commercial or domestic, will connect via Wi-Fi supplied by fixed broadband. The OFCOM broadband checker confirms that ultra fast broadband is available in the wider area with download speeds up to 1,000 Mbps and upload speeds of 100 Mbps, which is significantly faster than current mobile speeds.

Electronic Communications Code

6.8 As aforementioned, Policy 84 of the Local Plan and the NPPF do not protect against the loss of telecommunications. Instead, it is the duty of Electronic Communications Code under Schedule 3A of the Communications Act 2003, which controls the operations MNOs and the

delivery of telecommunications. The main objective of the Electronic Communications Code (the Code), is to help facilitate the deployment of digital services, including those provided by the MNOs and the continuation of such services in the public interest. The Code specifically controls against the potential loss of services without restricting or prohibiting the redevelopment of a site or building, which would otherwise place a burden on landowners. Nonetheless, it does include mechanisms under which an MNO can remain on a building for a temporary period of up to 18 months in the absence of any consensual agreement and these can come into play if necessary and considered justified by the Court to ensure the continuation of services.

- 6.9 In the case of Mayflower House, different MNOs occupy space on the roof under different contractual arrangements. In accordance with the Code, Mayflower has been having ongoing discussions with the MNOs regarding the relocation of their services. If an agreement cannot be reached, then the MNOs can seek an agreement under the Code to remain for a temporary period, however, if an agreement is not reached within that temporary period, Mayflower would be legally obliged to remove the telecommunications, as instructed by the Code. Even if the MNOs relied on these backstop arrangements and prevented Mayflower from pursuing their planning application, the MNOs would be liable to compensate Mayflower for any financial losses incurred. This is reflected in the lack of any objection comments on the application received by the MNOs as they are obliged to be proactive and relocate their services.
- 6.10 Schedule 2, Part 16, Class A of the GPDO (2015 as amended) allows applicants to notify the LPA for installing telecommunication apparatus in the case of an emergency where sudden disruption to services may occur. The Code recognises this and confirms that in cases of an emergency, MNOs must react as quickly as possible to retain a service. In this case, the redevelopment of Mayflower House is not an emergency scenario and therefore the MNO cannot apply for notification of providing apparatus elsewhere. Should the MNO wish to install temporary apparatus elsewhere, they would have to apply for Full Planning permission or apply for Prior Approval under the GPDO, for the LPA to assess accordingly. It should be noted that Officers recommend a condition to remove permitted development rights under Part 16, Class A of the GPDO, to ensure that the development if approved is retained in its entirety.
- 6.11 As such, Planning legislation should not, and does not, need to interfere with the legal mechanisms set out within the Code to protect against the loss of the telecommunications as it is in the interests of both Mayflower and the MNOs to relocate or seek an agreement to retain the services for a temporary period and avoid any legal stipulations which could be incurred. Should planning permission be refused on the grounds of loss of telecommunications, this would interfere with the regulations under the Code, which is not the objective of Planning legislation.

- 6.12 In conclusion, the protection of the existing telecommunications on the roof of Mayflower House not a matter on which the LPA could refuse planning permission on the basis of the NPPF, the Local Plan, or any other reasonable ground, and is therefore acceptable in principle.
- 6.13 **Overheating**
- 6.14 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.
- 6.15 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.
- 6.16 The application was previously deferred by members due to concerns regarding overheating risk of the residential units, especially flats 5-8 facing southwards. The lack of ventilation mechanisms proposed was also a concern. As mentioned previously, the roof overhang by virtue of the proposed butterfly style design, would limit the impact of overheating to some degree, which the Sustainability Officer is satisfied with. In addition, a condition is recommended to ensure the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar specification) in the south facing units and where required, such as in openable skylights. The Proposed South Elevation drawing has been amended accordingly (Drawing no. PL115 – Rev C).
- 6.17 The applicant has also submitted a Thermal Comfort Analysis – (Approved Document Part O, Revision 01 June 24, Zenko Consulting) and updated the roof plan to incorporate roof windows for each flat (drawing no. 4D_1845_PL_113_Rev E). The Sustainability Officer has been consulted and has raised no objections but has recommended the inclusion of external heat awning blinds to the south facing roof lights to help further reduce solar gains. Officers consider this detail can be secured via a condition which is recommended.
- 6.18 The submitted Thermal Comfort Analysis has been undertaken using the dynamic thermal modelling route to Part O of Building Regulations, with all units tested passing the requirements of these regulations. With the additional roof lights serving the flats, this would help allow for natural ventilation which help prevent the flats from overheating.

- 6.19 As such, following the receipt of additional information, Officers are satisfied that the risk of overheating can be sufficiently mitigated, and the development is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 6.20 **Impact Upon the Existing Residents**
- 6.21 Members raised concerns regarding the potential impact the proposed development would have upon the existing residents of Mayflower House. The applicant has submitted a statement on behalf of Midsummer Estates Ltd, dated 4th July, which sets out how the proposed development would not have any significantly harmful impact upon the living conditions of existing residents.
- 6.22 In terms of the existing facilities and outdoor space, the proposed flats will be equipped with their own washer-driers to allow future occupiers to wash and dry their own clothes and not rely on the existing laundrette. The new flats will be well insulated for source and impact sound in compliance with the high standards of the current Building Regulations. The existing laundrette has seen a decrease in use since 2015 and therefore the use of the laundrette will not be affected. As for the outdoor space, this will remain open to all residents to use however it is probable that future occupiers will use their own balconies for outdoor space.
- 6.23 The lift is able to accommodate all users and will be replaced in due course as part of further internal refurbishments, to ensure the building is up to modern living standards. A condition is recommended to ensure the development is constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).
- 6.24 Mayflower House is well insulated and well-constructed. The additional floor extension can be accommodated without resulting in any potential risk to the existing foundations of the building. Detailed calculations will be submitted for Building Regulations approval via the Building Safety Regulator of the HSE, who will confirm this in due course.
- 6.25 A condition is recommended to secure a noise/vibration impact assessment prior to any works commencing on site, in order to mitigate any noise impact arising upon existing neighbouring properties. Another condition is also recommended to secure full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration.
- 6.26 In conclusion, the applicant has liaised with Midsummer Estates Ltd who manage the estate, and have confirmed that the proposed development would not result in any detrimental impact upon the living conditions upon existing residents of Mayflower House. Conditions are recommended to

secure mitigation measures prior to any works commencing on site, to allow the LPA to ensure all necessary measures are in place. As such, Officers consider that the proposed development is in accordance with Policy 35 of the Local Plan.

6.27 Planning Balance

- 6.28 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).
- 6.29 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. There is no protection against the loss of telecommunications within the NPPF (paras. 118 -122), nor within the Local Plan (Policy 84), and is instead controlled by the Electronic Communications Code (the Code). It is therefore not for the purpose of Planning legislation to interfere with the regulations under the Code and is not a reason to refuse the application.
- 6.30 Following the receipt of additional information in relation to overheating and ventilation, as well as sufficient on site management, the proposed development would provide a good quality of living for future occupiers, as well as protecting the existing living conditions of residents in Mayflower House.
- 6.31 As mentioned in the original Committee report, the proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.
- 6.32 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to the conditions set out below.

7.0 Recommendation

- 7.1 **Approve** subject to:

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

8.0 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.

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

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

3) No development (including the removal of the existing apparatus) shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

4) No construction works shall commence until a Contractors Parking Plan has been submitted to and been agreed in writing by the local planning authority. The aim will need to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors taking the works on both the public highway and private street areas.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 5) 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).

- 6) Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall include full details of monitoring, public communication, complaint handling and mitigation measures to be taken to protect local residents from noise and / or vibration. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory measures are in place to prevent noise disturbance upon existing and future residents (Cambridge Local Plan 2018 Policy 35).

- 7) No development shall commence until a scheme for the disposal of surface water and foul water shall be provided to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 8) 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 (Cambridge Local Plan 2018 Policies 31 and 32).

- 9) No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:
- a. Levels of carbon reduction achieved at each stage of the energy hierarchy; and
 - b. A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit.

Where on-site renewable or low carbon technologies are proposed, the Statement shall also include:

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

There shall be no occupation of the development until the carbon reduction measures have been implemented 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 Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

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

10) 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).

11) No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required to mitigate and reduce to a minimum potential adverse impact 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 prevent any harm upon the amenities of the neighbouring properties (Cambridge Local Plan 2018 Policy 35).

12) The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

13) No development shall take place above slab level, other than removal of the existing apparatus, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 56, 57, 58 (for extensions) and 60.

14) 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.

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

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

- 16) All hard and soft landscaping details shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing 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).

- 17) No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out in accordance with the approved details.

Reason: To conserve and enhance ecological interest (Cambridge Local Plan 2018 Policy 57 and 70).

- 18) Prior to the occupation of the development hereby approved, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the safety of future occupiers against fire risk (Cambridge Local Plan policies 55, 56, 57 and 58).

- 19) 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 Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62).

- 20) Notwithstanding the provisions of the regulations set out within Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no plant, antennae, railings, enclosures, flues, vents, or other equipment or constructions (excepting awning blinds pursuant to condition 24) shall be fitted to the exterior surfaces of the extension without the specific granting of planning permission by the local planning authority.

Reason: To ensure the development is retained in accordance with the approved details under this permission, in order to reduce any visual harm upon the character and appearance of the local area and settings of the Conservation Areas (Cambridge Local Plan 2018 policies 55, 56, 58, 60, 61), LBCA Act 1990 and the NPPF.

- 21) All proposed balconies hereby approved shall be fitted with obscure glazing to Pilkington obscurity level 3 or greater and shall be retained as such for the lifetime of the development.

Reason: To prevent significant overlooking upon neighbouring properties (Cambridge Local Plan 2018 policies 55 and 58)

- 22) Prior to the installation of any glazing for the new apartments, the type and specification of the solar glazing to be installed on units 5-8, together with an overheating assessment for the apartments, shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to avoid overheating and demonstrate compliance with policy 28 of the Cambridge Local Plan 2018.

- 23) Notwithstanding the approved plans, the development hereby approved, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

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

24) Notwithstanding the approved plans, external awning blinds shall be inserted to the south facing roof lights and shall be retained as such. Reason: To help mitigate and further reduce any potential overheating impact (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

9.0 Informatives

- 1) In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.
- 2) To satisfy and discharge Environmental Health recommended conditions (including those related to construction / demolition, operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, should be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (2020). Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.
- 3) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.
- 4) Before the existing apparatus is removed, the applicant should contact the Council's Building Control Department to establish the way in which the equipment will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.
- 5) The applicant will need to ensure that the works do not interfere with any assets nearby, which are under the ownership of Cadent Gas Ltd. The applicant should therefore engage with Cadent Gas Ltd prior to the works commencing.

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 SPD

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Appendix 1



Planning Committee Date	11 th June 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02127/FUL
Site	Mayflower House, Manhattan Drive, Cambridge, CB4 1JT
Ward / Parish	West Chesterton
Proposal	Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays.
Applicant Presenting Officer	Mr John Muir Dean Scrivener
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design/Visual Impact2. Conservation Area Harm3. Neighbour Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application is for full planning permission for a roof extension on top of Mayflower House, which will provide no. 8 flats. This will entail the removal of the existing telecommunications which currently sits on top of the building. A condition is recommended to remove permitted development rights under Schedule 2, Part 16 of the General Permitted Development Order 2015, which would allow the LPA to formally assess any future application for the reinstallation of apparatus.
- 1.2 The application also proposes a bin and bike store, to serve the future occupants residing in the development.
- 1.3 The proposed roof extension is considered to constitute a form of development which will be modern in appearance but also be in keeping with the character and appearance of the local area, and not harm the setting of the adjacent De Freville Conservation Area, which surrounds the northern section of the site, from east to west.
- 1.4 Despite the roof extension being clearly visible from neighbouring buildings and properties, Officers are satisfied that the proposed extension would not result in any significant harm in terms of overbearing, overlooking or overshadowing impact, above and beyond which already exists.
- 1.5 Officers recommend that the Planning Committee approve the application, subject to the recommended conditions listed below.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area (Setting of)	X	Local Nature Reserve	
Listed Building (Setting of)	X	Flood Zone 2 and 3 (Moderate to High Flood Risk)	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	X
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site lies within Midsummer Meadows, which comprises a cluster of buildings which are occupied by residential units. Midsummer Court and Bridgacre are located closest to Mayflower House, situated to the east and west, respectively. Mayflower House is the tallest building

within this location, which is occupied by residential flats and comprises seven storeys in height (including ground floor level).

2.2 Lovers Walk is set directly to the north of the site and marks the boundary of the De Freville Conservation Area. The site is accessed via Manhattan Drive, further to the south west of Mayflower House. The south eastern boundary of the Chesterton Conservation Area lies on the far side of Elizabeth Way to the east, and the Riverside and Stourbridge Common Conservation Area boundary lies to the south, alongside the River Cam and including the open space of Midsummer Common. The site itself is not designated and lies outside these Conservation Area boundaries.

2.3 The immediate area around the building is mainly used for car parking and comprises large areas of hardstanding which are partly broken up by grassed areas with trees. The site is relatively well concealed from the surrounding area, however the tall buildings on the site can be seen from certain viewpoints.

3.0 The Proposal

3.1 This application is for full planning permission for a roof extension which will provide no. 8 flats, following the removal of the existing apparatus which currently sits on top of Mayflower House. The proposal will also provide bin and cycle stores for the future occupiers.

4.0 Relevant Site History

Reference	Description	Outcome
21/03999/PRIOR	Removal and replacement of 6 antennas, the installation of 10 antennas on 5 no. 2.1m high poles at a height of 21.85m agl and the installation of 4 microwave dishes and ancillary equipment.	Prior Approval Not Required
20/51004/PREAPP	Proposed replacement 7th floor to provide 4 studios, 1 x 1 bed flat and 3 x 2 bed flats.	Supported, subject to details submitted at application stage

5.0 Policy

5.1 National

National Planning Policy Framework

National Planning Practice Guidance

National Design Guide 2021

(Listed Buildings and Conservation Areas) (LBCA) Act 1990

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light Pollution

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential Space Standards - internal Residential Space Standards

Policy 51: Accessible Homes

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 60: Tall Buildings and Skyline in Cambridge

Policy 61: Conservation and Enhancement of Cambridge's Historic Environment

Policy 62: Local Heritage Assets

Policy 70: Protection of priority species and habitats

Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 84: Telecommunications

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Cycle Parking for New Residential Developments SPD – Adopted 2010
De Freville Conservation Area Appraisal – Adopted 2009
Chesterton Conservation Area Appraisal – Adopted 2009
Riverside and Stourbridge Common Area Appraisal – Adopted 2009

6.0 **Consultations**

6.1 **County Highways Development Management**

6.2 No objections subject to conditions regarding a traffic management plan and a contractor's parking plan. An informative is also recommended to inform the applicant that the future occupiers will not benefit from residential parking permits.

6.3 **Environmental Health**

6.4 No objections subject to conditions regarding construction hours, noise/vibration impact and plant installation.

6.5 **Sustainability Officer**

6.6 No objections subject to conditions regarding a Carbon Reduction Statement and water efficiency.

6.7 Further comments were provided in response to the single aspect units being proposed, especially as they would face southwards. There is a concern of overheating however the proposed roof design would limit sunlight and reduce the amount of overheating. Further information on this would be helpful, to ensure the units would not overheat.

6.8 **Drainage Officer**

6.9 No objections subject to a condition regarding surface water and foul water drainage mitigation.

6.10 **Conservation Officer**

6.11 No objections subject to a condition requesting further details regarding the structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing have been secured.

6.12 **Cambridgeshire Fire and Rescue Officer**

6.13 No objections subject to a condition to secure the provision of fire hydrants.

6.14 **Health and Safety Executive (HSE)**

6.15 Following receipt of the amended Fire Strategy and Statement, HSE is content with the fire safety design of the proposed development.

6.16 **Cadent Gas**

6.17 No objections subject to an informative to inform the applicant to ensure that no part of the development interferes with the operation of local assets.

7.0 Third Party Representations

7.1 15 letters of objection have been received. Their concerns are summarised as follows:

- Impact upon existing services within Mayflower House, i.e the lift, the shared laundrette – extra strain on these
- Asbestos removal within the roof
- Overshadowing impact
- The submitted Daylight/Sunlight Impact Assessment is inadequate and should include the Winter months
- Mayflower House is already the tallest building within the locality and the proposal would not be in scale with the surrounding development
- Overlooking impact
- The application is not clear on where the existing apparatus will be located. This is a concern as this would make the building even taller
- Noise impact from construction and use of external balconies
- Conservation Area impact
- The proposal lacks architectural merit
- Lack of additional car parking being provided for future occupiers would result in additional parking stress upon local streets
- Increase in vehicle movements, to and from the site which could result in hazard upon pedestrians, cyclists and children – alternative access should be conditioned to restrict vehicles using Manhattan Drive
- Potential reduction of light due to the erection of scaffolding

- The existing trees situated along Lovers Walk provide some screening along the northern boundary of Mayflower House however the roof extension would sit above the tree canopy and would not be screened
- Lack of planting incorporated within the proposal
- Insufficient time given to allow comments to be submitted
- Roof plant noise impact
- Location Plan lacks details for the contractor parking and storage of materials etc – also is Bridgacre part of the proposals? Location plan should be corrected
- Plant room should be incorporated within the roofscape to reduce visual impact
- Construction impacts upon local residents
- Painting the existing brick work may be difficult to achieve
- Impact upon existing internet connections
- Some form of change should be delivered to outweigh the disruptiveness upon existing residents – i.e. service charge responsibilities/compensation

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

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 Given the site is located within a sustainable location and in close proximity to the city centre, the proposed residential units are acceptable and is in accordance with Policy 3 of the Cambridge Local Plan 2018, subject to the below considerations.

8.4 Loss of Telecommunications

8.5 Policy 84 of the Cambridge Local Plan (2018) does not provide for any protection against the loss of existing telecommunications equipment. Neither does the NPPF. Nonetheless, the extent of loss of the telecommunications apparatus on the roof would be significant. This is partly a commercial arrangement in that the use of the rooftop is leased but the granting of planning permission would effectively curtail current provision in favour of additional residential use. The subsequent impact on telecommunications coverage in this part of Cambridge is unknown. At the time of writing this report there is no formal representation from the telecoms operator(s). The site, in forming a high point to large areas of well-used open amenity parkland/common and buildings, will provide

communications benefit to the public at large. There is not an alternative location for the telecommunications equipment approved and its loss must therefore be balanced against the merits of the proposal.

8.6 Skyline of Cambridge

8.7 Policy 60 of the Cambridge Local Plan (2018) aims to protect the existing skyline of Cambridge and sets out a number of criteria which need to be accorded with. Further guidance on how applicants should address each of these criteria is set out within Appendix F of the Local Plan. The supporting text of Policy 60 states that in developing any proposals for tall buildings, developers should make reference to Appendix F of the plan, which provides a more detailed explanation of the required approach, methodology and assessment to developing and considering tall buildings in Cambridge.

8.8 Paragraph F.10(ii) states that '*within the suburbs, buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.*' The current application would trigger these thresholds and therefore Policy 60 is engaged.

8.9 The site is located outside of the historic core, as illustrated by Figure F.1. of Appendix F. Mayflower House is located outside of this area, to the west of Elizabeth Way and within an area where the prevailing height of residential buildings is generally two storeys with some more substantial three storey Victorian and Edwardian buildings on the main approach roads. Midsummer Meadows comprises the tallest buildings within this area of Cambridge however, these are relatively well concealed and can only be seen from certain viewpoints which will be addressed in the below paragraphs.

8.10 Paragraphs F.20 and F.21 list a number of sites which are classified as 'Long to Medium distance views towards Cambridge' and 'Local to short distance views.' Applications for tall buildings should carefully consider other local views on key approach roads. Ultimately, applicants need to submit a document that addresses all of the assessment criteria within Appendix F. Although the proposal is not for a new building, it proposes alterations and extensions to an existing tall building which would result in a change to the external appearance of the building, and therefore the assessment needs to follow the guidance set out within Appendix F.

Criterion a) of Policy 60: Location, Setting and Context

8.11 Paragraph F.29 states that the relationship of the proposed building, or buildings, to the surrounding context needs to be carefully examined. It

lists a number of features which need to be assessed as part of a townscape, landscape and urban design appraisal.

- 8.12 The applicant has submitted a Landscape, Townscape and Visual Assessment (LTVIA) (Jon Etchells Consulting, April 2023). The LTVIA declares that site visits and viewpoints were assessed during February 2022, when the building would be most visual within the townscape, as illustrated by the various photographs and accompanying visuals presented within the report.
- 8.13 The visibility of Mayflower House is limited by the other buildings within the Midsummer Meadows estate and also by the generally dense urban fabric of Cambridge around it, with the relatively narrow residential streets often limiting views of the taller buildings within Midsummer Meadows. The more open areas of Midsummer Common to the south and south west of the site allow more open (but also more distant) views of the upper parts of the building above intervening houses. Views of Mayflower House can be categorised into short distance public views from the area around the site; medium distance views from roads and open spaces within Cambridge; longer distance views from viewpoints around the edges of the city (the Strategic Viewpoints of Appendix F); and private views from buildings in the area around the site. These are summarised within the LTVIA.
- 8.14 Figure 3 of the LTVIA illustrates that the ‘strategic viewpoints’ as shown within Figure F.3 of Appendix F of the Local Plan, have been visited and accompanying photographs have been taken looking from these viewpoints towards the site. Of the total 15 strategic viewpoints visited, Mayflower House could only be seen from two of these viewpoints, at Wort’s Causeway/ Shelford Road (viewpoint 9) and Castle Mound (viewpoint 1). The building would only be visible using a zoom lens and is indiscernible to the naked eye and has no significant visual presence in the context of this city-wide panorama when taken from viewpoint 9. In respect of views from Castle Mound, the majority of tall buildings are visible from this viewpoint and therefore the effect of the proposal in terms of visibility is considered to be minimal within the larger context of the townscape. As such, it is considered that the proposal would not result in visual harm upon the skyline of Cambridge when viewed from the ‘strategic viewpoints’ as shown in Figure F.3 of Appendix F.
- 8.15 The LTVIA infers that the proposal would be more visible from more short-medium distanced views, as illustrated in the accompanying photographs on pages 15-29. The key viewpoints identified are presented on Figure 2 of the LTVIA, which have been visited and accompanying photographs have been submitted. Of the viewpoints assessed and from looking at the accompanying photographs, the key views from where the proposal would have the most impact are considered to be the following:
- Viewpoint 2 (Elizabeth Way)

- Viewpoint 13 (Elizabeth Way over River Cam)
- Viewpoint 11 (St Andrews Road)
- Viewpoints 23, 24 and 26 (Midsummer Common)
- Viewpoint 1 (Midsummer Meadows/Manhattan Drive)

- 8.16 The remaining viewpoints are considered to be partially obscured by the existing built form within the area and the proposal would not result in a significant visual intrusion upon the existing skyline. This is clearly illustrated within the accompanying photographs and the photomontages provided within Appendix 1 of the Heritage Statement (HS) (Asset Heritage Consulting, January 2020, updated May 2023). These are taken from viewpoints 11 and 17 on Figure 2 of the LTVIA.
- 8.17 Officers did request that further photomontages were submitted with the application to demonstrate the visual prominence of the proposal from the above viewpoints. These were provided in respect of viewpoints 2, 13, 23, 24 and 26 (upload). It should be noted that photomontages from the other viewpoints within the surrounding residential streets have been included within Appendix 1 of the Heritage Statement, which clearly show the proposal would have a limited visual impact upon the existing skyline. These are viewpoints 11, 17 and 22 on Figure 2 of the LTVIA.
- 8.18 Viewpoints 2 and 13 are located on Elizabeth Way bridge. The photomontages provided for these viewpoints clearly show the proposal in clear views within the existing skyline. The site can be clearly seen which portrays a modern residential appearance, with a parkland character of large apartment blocks surrounded by well-tended open space and parking areas, and a number of mature trees. The apartment blocks vary in architectural style and materials, with Mayflower House being the tallest and also the most utilitarian in appearance, with a somewhat stark, rectilinear character and with the discordant collection of plant and equipment on its flat roof, detracting from its appearance.
- 8.19 It is considered that the proposed extension would create a sympathetic design and a more appropriate termination to Mayflower House, especially when compared to the existing apparatus and equipment which currently exists. It is confirmed that the proposed extension would be lightweight and would not be suitable for supporting any new telecommunications plant and aerials, so those features would be permanently removed and could not be replaced in the future, as recommended via condition.
- 8.20 The photomontages provided for viewpoints 23, 24 and 26 have also been provided. These are located along the boundary of Midsummer Common alongside the edge of residential properties further to the south. Only the top section of proposal would be seen from viewpoint 24 due to the presence of the existing block of flats within the foreground of this view. Therefore, the visual impact upon the skyline of Cambridge is not considered to be excessive from this viewpoint. The proposal would have more visibility when viewed from viewpoints 23 and 26, given the more

open nature of these views. Nonetheless, given the proposal is designed to provide a more satisfactory and attractive cap to the building than the existing apparatus and associated plant, the current view undermines the skyline at present. The additional floor has been designed to complement the fifth floor recently added to the adjacent Bridgacre building, and materials would be pale grey matt finished metal panels with extensive glazed areas. The existing dark brickwork of the seventh storey would be painted to blend with the floors below and emphasise the role of the additional floor in capping and completing the elevations in an attractive manner.

- 8.21 Lastly, View 1 of the photomontages in Appendix 1 of the HS presents a very close view of the site, whereby the proposal would be visually prominent. This view takes in modern development on Manhattan Drive and within Midsummer Meadows. In essence, the proposal is considered to be an upgrade when compared to the existing apparatus and associated clutter and would resemble a similar appearance to the roofscape of Bridgacre, overall complimenting the site.
- 8.22 In summary, the submitted LTVIA and accompanying photomontages clearly sets out the implications of the proposal in respect to the local context of the area, and demonstrates the limited impact which would result, as directed by criterion a) of Policy 60.

Criterion b) of Policy 60: Impact upon the historic environment

- 8.23 Lovers Walk is set directly to the north of the site and marks the boundary of the De Freville Conservation Area. The south eastern part of the Chesterton Conservation Area lies to the far side of Elizabeth Way to the east, and the Riverside and Stourbridge Common Conservation Area lies much further to the south, alongside the River Cam and includes the open space of Midsummer Common. Despite the site being located within the setting of these Conservation Areas, the site itself is not designated and lies outside the Conservation Area boundaries.
- 8.24 As well as the LTVIA, the applicant has also submitted a Heritage Statement (HS) (Asset Heritage Consulting, January 2020, updated May 2023). These documents outline the level of harm identified in respect to the settings of the local Conservation Areas.
- 8.25 The Midsummer Meadows site was always distinct from the De Freville estate to the north/north west, with the curving line of Lovers Walk still separating the two. The Midsummer Meadows estate represents an enclave of taller apartment buildings set between those roads and the earlier De Freville estate. Mayflower House's immediate context is Midsummer Meadows, a relatively small, four-acre, well-maintained estate of apartment blocks set within planted verges and gardens.

- 8.26 The De Freville Conservation Area comprises residential development, which primarily comprises two-storey houses (although commonly incorporating roof-level extensions), with this contrasting character a result of its distinct historical development. The HS refers to the eastward views along Aylestone Road where the proposal would be seen in between gaps of the residential properties. Although the proposal would be seen within these gaps, the proposed rooftop extension would sit below the parapet level of the existing lift overrun and below the top of the existing aerials (the centrally placed plant enclosure only would rise above the parapet level of the lift overrun but would remain below the top of the existing aerials). Therefore, it is considered that the proposal would be seen however this doesn't mean the proposal would result in significant harm when compared to the existing view.
- 8.27 View 2 of the photomontages presented in Appendix 1 of the HS shows the roofscape of the existing Bridgacre building being the prominent building when viewed from Aylestone Road. As can be seen, the proposal would be seen in the background above Bridgacre, however the amount of roofscape visible would not be significant within the existing skyline.
- 8.28 In relation to the views along Humberstone Road, which is located to the north of the site, there appears to be glimpse views in between the residential properties from this street. Most of the views are already obscured by extensions attached to these residential properties, of which already provide some level of harm to the existing skyline within this area of the Conservation Area. As such, the replacement of clear visibility of excessive rooftop clutter on what is perfectly legible as a modern building within these views, is considered to be a visual improvement to the skyline.
- 8.29 Turning now to the Chesterton Conservation Area, an important viewpoint is the view from St. Andrew's Road, located to the east on the other side Elizabeth Way. View 4 in Appendix 1 of the HS illustrates the presence of the existing modern apartment buildings which are of a larger scale than the earlier the two-storey residential properties along St Andrews Road and local vicinity. As stated within the Chesterton Conservation Appraisal, this viewpoint does not contribute to what is significant about this Conservation Area, and so, while the proposals would clearly represent a visual improvement, the benefits to the Conservation Area are limited. It should also be noted that St Andrews Road is a more recent addition to the Conservation Area, with the main core being located further to the east, where Mayflower House is not visible.
- 8.30 Notwithstanding this, the building would be clearly visible from this viewpoint and the apparatus and associate clutter is clearly visible at present within the skyline, and the proposals would result in an enhancement to the skyline from this viewpoint within Chesterton Conservation Area.

- 8.31 In respect of the River and Stourbridge Conservation Area, the most visible viewpoints have already been discussed in the above section, with reference to viewpoints 23, 24 and 26 within Midsummer Common. As concluded above, the proposal when viewed from within Midsummer Common is not considered to result in significant visual impact upon these open views and would deliver a form of development which would preserve visual appeal of these views.
- 8.32 In addition to the above, the Conservation Officer has been consulted on the application and has raised no objections, subject to a condition securing details the junction details and associated details including colours, surface finishes/textures and relationships to glazing and roofing. This condition is recommended.
- 8.33 In summary, the information provided within the Heritage Statement clearly demonstrates that the proposal would not significantly affect the settings of the surrounding Conservation Areas in respect of intruding the existing skyline and accords with criterion b) of Policy 60.

Criterion c) of Policy 60: Scale, Massing and Architectural Quality

- 8.34 Paragraph F.40 of Appendix F states that proposal should demonstrate through drawings, sections, models, computer-generated images (CGIs) etc., the design rationale of the building and how the form, materials and silhouette of the building will deliver a high quality addition to the city which will respond positively to the local context and skyline.
- 8.35 In addition to the LTVIA, the applicant has submitted a Design and Access Statement (DAS), (4D Studio, May 2023). This document outlines the rationale behind the architectural qualities and design approach for the proposal.
- 8.36 The proposed additional storey is attractively glazed with a distinctive 'butterfly' roof that will create a high-quality architectural statement to transform the block, the design of which was conceived in the 1960's. The butterfly roofs of the development are an appealing and distinctive contribution to the Cambridge skyline and are utilised at the development further along the River Cam to the west at Riverside Place. The proposal will significantly improve the architectural quality of Mayflower House; views inside and outside the estate will be enhanced by replacing the discordant clutter of telecoms equipment and plant buildings on its roof with a harmonious and well considered architectural intervention.
- 8.37 It is proposed to install a non-combustible lightweight rain screen wall cladding system faced with matt finish light grey colour (similar to Bridgacre) metal panels and significant areas of glass. The

photomontages reveal that with this cladding material the finished building will be much more effective and visually lighter than a roof extension finished in brick. The new facades are restrained but the grey metal gives them a high quality appearance, completing the building. The large planar windows also help to give the top storey a more contemporary architectural design quality, as well as providing a successful contrast to the existing brick. A condition is recommended to secure the details of the proposed materials.

- 8.38 The information provided in respect to criterion c) is acceptable given the scale of development proposed. Given the proposal would provide an additional storey on top of an existing building, as opposed to proposing a new building comprising eight storeys in height, the application has successfully demonstrated that the proposal would provide a development of high architectural quality and an acceptable scale and massing. As such, the proposal is in accordance with criterion c) of policy 60.

Criterion d) of Policy 60: Amenity and Microclimate

- 8.39 Criterion d) requests tall buildings to respect the amenities of neighbouring properties, in regards to overlooking, overshadowing and overbearing impacts. These matters will be discussed in further detail under the below section 'Amenity'.

Criterion e) of Policy 60: Public Realm

- 8.40 The design of space around buildings is crucial in the creation of a good public realm. Tall buildings need to be sensitively located so that they relate well to the space around them.
- 8.41 Mayflower House is situated within an area comprising car parking and hardstanding. There are trees planted within grassed areas which help break up the amount of hardstanding within the site but these have no statutory protection. Given the nature of the proposal, it is not considered that enhancements to the public realm are necessarily required in this instance. The public realm is therefore to remain the same with the exception of the provision of a bicycle and bin store, which will be discussed further below.
- 8.42 In summary, given the nature of the proposal, the level of information in respect of public realm enhancements is not required in this instance and is in accordance with criterion e) of Policy 60.

Conclusion

- 8.43 In conclusion, the application contains a sufficient level of information within the LTVIA and supplementary photomontages, as well within the

Heritage Statement and DAS, which successfully demonstrates that the proposed roof extension would not significantly intrude the skyline of Cambridge and would in fact be an enhancement. The proposal is therefore in accordance with Policy 60 and the guidance as set out within Appendix F of the Cambridge Local Plan 2018.

8.44 **Design, Context and External Spaces**

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

8.46 These policies build upon the principles outlined within the above section in respect of Policy 60, which is the main overarching policy adopted in this instance.

8.47 The roof extension would comprise a height of 5.3m (including the roof plant) from the base of the existing roof. The extension will comprise a matt cladded material with a light tone set within a 'butterfly' style roof and areas of glazing. Although the extension would be seen in viewpoints as assessed above and depicted within the LTVIA, the scale of the extension is considered to resemble a proportionate and subservient extension to the building and would not result in a top heavy addition to the building. The height of the extension would not exceed the total height of the telecommunications apparatus approved under the prior approval and is considered to be betterment to the building aesthetically. Given a condition will be imposed to remove the permitted development rights for telecommunication apparatus to be installed on the building in the future, the scale of development proposed is considered to be an enhancement within the local area.

8.48 The extension would be in contrast with the existing brick materials of Mayflower House however the appearance and form of the roof extension would provide a more modern form of development which would be similar to that of the adjacent Bridgacre building. Furthermore, the proposed design is similar to roof forms seen at Riverside Place, further to the west of the site, and is therefore a design which is compatible with the local area.

8.49 As aforementioned, the photomontages reveal that with this cladding material the finished building will be much more effective and visually lighter than a top storey finished in brick. The cladding will be a highly durable non-combustible material with a long service life to avoid severe weathering effects, which is particularly important given the height of the building. Details of materials will be secured via condition.

Landscaping

- 8.50 As well as shrub beds laid out around apartment buildings and many mature trees at the estate, a large central area of landscaping laid to lawn provides an integral setting for the blocks at Midsummer Meadows.
- 8.51 It is noted that a new Yew hedge will be planted and retained at the same height within a small grass area to separate the bike store from the adjacent premises of Bridgacre. This will help provide screening and prevent any visual clutter within the site. A condition is recommended to retain this hedge for the lifetime of the development.

Conclusion

- 8.52 Overall, subject to the above conditions, the proposed development is a high-quality design that would not result in significant visual harm upon the character and appearance of the local area and be compatible to its surroundings. The proposal is compliant with Cambridge Local Plan 2018 policies 55, 57, 58 and 59 and the NPPF.

8.53 Impact Upon the Setting of the Conservation Area

- 8.54 As aforementioned, the site is located within setting of three Conservation Areas, however does not directly sit within the boundary of any of these. The De Freville Conservation Area lies directly to the north/north west of the site, terminating at the north boundary of the site. Policy 61 of the Cambridge Local Plan 2018, as well as Section 72 of the Listed Building and Conservation Area (LBCA) Act 1990, seek to development to preserve or enhance the visual appeal of Conservation Areas.

- 8.55 The submitted Heritage Statement addressed the main viewpoints into and out of the Conservation Areas, and how the proposal would not result in significant visual harm upon the setting of these conservation areas. Although the roof extension would be clearly seen in some views into and out the surrounding Conservation Areas, the proposal is considered to be an upgrade to the existing apparatus on top of the roof, which does not provide any merit to the character and appearance of the Conservation Areas. The Conservation Officer has been consulted on the application and has concluded that the proposal would preserve the character and appearance of the Conservation Areas subject to a condition securing the junction details of the extension.

- 8.56 In conclusion, subject to the above condition, the proposal is not considered to result in significant detrimental harm upon the character and appearance of the surrounding Conservation Areas and would preserve the settings of these Conservation Areas, in accordance with Policy 61 of the Cambridge Local Plan 2018 and the LBCA Act 1990, and the NPPF.

8.57 Impact Upon the Setting of Listed Buildings

8.58 There are a number of boathouses along the River Cam further to the south west of the site, which are Grade II listed. A photomontage within the Appendix 1 of the HS has been included and shows the proposed roof extension from this viewpoint with the boathouses in the foreground. Given the roof extension is of an appropriate scale and design and would not result in a significant intrusion within the existing skyline as addressed above, and would remain relatively discrete, the proposal is not considered to result in significant visual impact upon the setting of these listed boathouses, and the proposal is therefore in accordance with Policy 61 of the Cambridge Local Plan 2018, Section 66 of the LBCA Act 1990 and the NPPF.

8.59 **Carbon Reduction and Sustainable Design**

8.60 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.

8.61 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.

8.62 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.

8.63 The Sustainability Officer has been consulted on the application and has raised no objections, subject to conditions securing carbon reduction statement and water efficiency. A combination of passive solar design, energy efficiency measures and the installation of air source heat pumps would reduce the dwellings' regulated CO2 emissions and ensure compliance with Building Regulations Part L 2021 and Policy 28 of the Cambridge Local Plan 2018. The roof will also be an upgrade to the existing roof which is not considered to have good insulation.

8.64 There is a concern raised by the Sustainability Officer in respect of the units facing southwards (Flats 5-8). These units could overheat but it is accepted that the roof overhang by virtue of the proposed butterfly style design and overhang, would limit the impact of overheating.

8.65 In order to mitigate overheating impact, the applicant has confirmed that the windows for these units would be fitted with solar control glass which would limit the solar rays absorbed and reduce the impact of overheating. It is intended to use high quality Pilkington Suncool (or glass of similar

specification) in the south facing units and where required, such as in openable skylights. The Proposed South Elevation drawing has been amended accordingly (Drawing no. PL115 – Rev C). Following discussions with the Sustainability Officer, this has been confirmed as an acceptable approach to mitigate the impact of overheating and a condition is recommended to secure the details of the glass specification in conjunction with an overheating impact assessment, to ensure the specification proposed effectively mitigates overheating, prior to occupation of the development.

- 8.66 In addition, an informative is recommended to ensure the development complies with parts O and F of Building Regulations, to ensure the building adopts a design to minimise overheating.
- 8.67 Subject to the above conditions, the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.68 **Biodiversity**
- 8.69 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.
- 8.70 Given the existing nature of the building and apparatus on top of the roof, the proposed roof extension is not considered to result in any significant harm upon local bats or birds, and therefore the absence of any ecological assessment being undertaken is not significant in this instance. The site does not form part of any designated ecological site.
- 8.71 Given the application proposes a roof extension to the existing building, as no habitat is affected, there is no BNG requirement. In addition, given the height at which the extension would be located and the fact that the roof is slightly pitched, it would be impractical and there is no policy requirement for any form of green roof. Notwithstanding this, a condition requesting details for securing ecological enhancements is considered reasonable and necessary and is recommended.
- 8.72 Subject to the above condition, Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species, and would taking the above into account, the proposal is compliant with policies 57 and 70 of the Cambridge Local Plan (2018), and the Biodiversity SPD.

8.73 Water Management and Flood Risk

- 8.74 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.75 The site is partly located within Flood Zones 2 and 3 (Moderate to High Flood Risk). The Drainage Officer has been consulted on the application and has raised no objections, given the location of the proposed extension being on top of the roof. Conditions regarding surface water and foul water drainage are recommended.
- 8.76 Subject to the above conditions addressing the issues of water management and flood risk, the proposal is in accordance with Cambridge Local Plan 2018 policies 31 and 32 and the NPPF advice.

8.77 Highway Safety and Transport Impacts

- 8.78 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.
- 8.79 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.80 The Local Highway Authority has been consulted on the application and have raised no objections, subject to conditions requesting a traffic management plan and a contractor's parking plan. Given the close proximity of neighbouring properties in and around the site, these conditions are reasonable and necessary and are recommended.
- 8.81 The proposed increase in the number of car movements in and out of Midsummer Meadows will be de minimis and materially below the design intent of the estate. The Highway Authority have raised no objections to the proposal and therefore the proposal is not considered to result in any detrimental impact upon the safe and effective operation of the adopted highway.
- 8.82 Subject to the above conditions, the proposal accords with the objectives of Policy 80 and 81 of the Cambridge Local Plan 2018 and is compliant with NPPF advice.

8.83 Cycle and Car Parking Provision

Cycle Parking

- 8.84 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 residential developments to comply with the cycle parking standards as set out within Appendix L of the Local Plan, which in this case is one cycle space per bedroom.
- 8.85 The application proposes an additional no. 32 cycle spaces to be provided, which will serve both the exiting residents and future residents of Mayflower House. This is in light of surveys at the estate since the early 1980s which have indicated a decline in car ownership and a concomitant rise in cycle ownership. This is also supported by Policy 82 which states that in instances where part of a site with a known shortfall in cycle parking is redeveloped, provision in excess of the standards will be strongly recommended.
- 8.86 Although the new provision of cycle parking will not be directly located at the entrance of Mayflower House, it will be incorporated amongst the existing cycle parking along then northern boundary. In the view of Officers, this is considered acceptable and would provide easy and convenient access for residents to use.
- 8.87 It is proposed to provide a pitched roofed structure for 10 existing cycle hoops (serving 20 cycles) that adjoin the boundary with Lovers Walk. It will be located on the axis between Mayflower House and Bridgacre and act as a foil. The design will be as that built at Broadmeadows. Materials will be seasoned oak posts and Keymer 'mixed farmhouse' plain clay handmade tiles. Materials will be secured via a condition to ensure that they are compatible within this location. It is noted that all existing cycle spaces will be covered within the site and that a separate application is to be submitted in due course.
- 8.88 Subject to the above condition, the application is in accordance with Policy 82 of the Cambridge Local Plan (2018) and the cycle parking standards as set out within Appendix L.

Car Parking

- 8.89 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. The site is within a designated Controlled Parking Zone. Policy 82 also states that Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 8.90 No additional car parking is proposed to serve the residential units and given the amount of cycle ownership of existing residents, as well as the drive to deliver more car free schemes within sustainable locations, the level of car parking is acceptable in this instance. Car ownership of existing residents is low. The over provision of cycle parking as mentioned above, will outweigh the lack of car parking in this instance.
- 8.91 An informative is recommend that future occupiers will not benefit from a Resident Parking Permit.
- 8.92 Therefore, the proposal is considered to accord with Policy 82 of the Local Plan and the standards set out under Appendix L.
- 8.93 **Amenity of Neighbouring Properties**
- 8.94 Policy 35, 55, 57 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. Criterion d) of Policy 60 is also of relevance to this section, as it refers to respecting the amenities of neighbouring properties.
- 8.95 The site is surrounded by neighbouring properties, both within and to the north and western, and southern boundaries.

Midsummer Meadows

- 8.96 Mayflower House is the tallest building within Midsummer Meadows and is set in a central location between other residential buildings. Bridgacre is set to the west; Midsummer Court is set to the east; Woodvale is set to the south, and Broadmeadows is set to the south west.
- 8.97 Given the existing massing and height of Mayflower House, and the modest proportions of the proposed roof extension, the proposal is not considered to result in significantly harmful impact upon Bridgacre and Midsummer Court. In addition, there is sufficient separation between the three buildings which would limit the effect of overbearing and overlooking from the proposal upon these buildings. A condition is recommended to secure details of the proposed 1.5m screening around the balconies which will further mitigate any impact in terms of overlooking.
- 8.98 The applicant has submitted a Daylight/Sunlight Impact Assessment (February 2023). This assesses windows within the east elevation of Bridgacre and on the seventh floor of Mayflower House itself. The vertical skylight reached by all of these windows was in accordance with BRE Guidance and there no significant loss of light would occur upon these neighbouring windows.

- 8.99 Given the distance at which Mayflower House is set in relation to Woodvale and Broadmeadows, no significantly harmful impact in terms of overlooking, overbearing or overshadowing impact upon these buildings.

Humberstone Road

- 8.100 There have been a number of representations received from the neighbouring properties along Humberstone Road. These properties are located to the north of the site, with nos. 58-68 being directly rear facing Mayflower House.
- 8.101 Although the proposed extension would be clearly seen from the rear garden areas and windows of these neighbouring properties, the existing height of Mayflower House already provides a sense of enclosure to these properties. The rear garden areas terminate at the boundary with Lovers Walk, which creates a separation between Mayflower House and these neighbouring garden areas. The distance between the rear boundary of these garden areas and Mayflower House is 16m. Given the rear garden areas are relatively large in size and provide a good level of external amenity for the residents, Officers consider that the level of any additional overbearing impact and sense of enclosure caused by the proposal would be minimal when compared to the existing circumstances.
- 8.102 Officers do note that there is a row of mature trees which are situated between Mayflower House and Lovers Walk. These provide some screening at present between the building and the neighbouring gardens and it is acknowledged that the proposed roof extension would project higher above the canopies of these trees. Despite this, these trees are not under the ownership of the applicant and could be removed at any time and as such, the screening provided by the trees at the current time could be removed at any time, regardless of the current proposal.
- 8.103 Moreover, in respect of overlooking impact, it is acknowledged that the flats would benefit from balconies which would directly face towards these neighbouring properties. As aforementioned, a condition is recommended to secure details of the proposed screening around the balconies which will further mitigate any impact in terms of overlooking impact. This would not completely remove overlooking from the balconies from occupants who are standing close to the edge, but it would rather minimise opportunities for and the perception of overlooking. There is already a degree of overlooking from the windows within the north elevation of Mayflower House, which are more directly in line with the rear elevations and gardens of the properties along Humberstone Road, than the proposed roof extension. The line of sight from the balconies will be offset as they will be located at a higher level and therefore with the addition of screening, the level of and opportunities for direct overlooking will not be significantly harmful.

- 8.104 Many of the representations received from these residents is concerning overshadowing of their rear garden areas.
- 8.105 Firstly, as aforementioned, the distance between Mayflower House and the rear boundary of the garden areas is 16m. In addition, the distance between Mayflower House and the neighbouring properties is approximately 40m. This distance varies when taking into account rear extensions, with the closest distance being 31m between the building and a rear extension at no. 62. These distances are significant.
- 8.106 In relation to the Vertical Sky Component (VSC), the assessment declares that given these distances, the proposal would not have an impact upon the neighbouring windows or gardens of these properties. There are outbuildings within the rear gardens which have skylights but these would retain at least 27% of the VSC due to their inclination in relation to Mayflower House. The closest window is set at 31m from Mayflower House, at No. 60, which will receive sufficient light as shown in Table 1 of the assessment. It is also noted that this calculation assumes a continuous obstruction and therefore will overestimate the impact of the proposed development.
- 8.107 Given that the former value of the VSC of the closest window has been calculated to be 0.89, it can be asserted that the proposal would not result in significant loss of light upon the other windows at the rear of these dwellings along Humberstone Road, which is acceptable.
- 8.108 Shadow maps have been submitted which shows the extent of sunlight received by the garden areas serving Humberstone Road. This illustrates that there would be a sufficient amount of sunlight received by the neighbouring gardens which is acceptable. There are comments received from the representations which allude to the fact that an assessment has not been undertaken in relation to the precited APSH, especially during the winter months. For the purposes of the assessment, the March equinox is considered the most appropriate month from which to draw any reasonable conclusions regarding such impact and the developers have provided this.
- 8.109 Given the existing height of Mayflower House and the relatively modest scale of the proposed extension, as well as the distance between the rear garden areas and Mayflower House, the proposal is not considered that the proposal would result in any more significant overshadowing impact when compared to the existing situation. A diagram on page 10 of the DAS does illustrate the extent of shadowing from the proposal when compared to the existing situation and confirms that the proposal would not result in any significant overshadowing upon these residential garden areas during the winter solstice. Therefore, the rear garden areas will be unaffected during the winter months as Mayflower House already blocks a significant amount of sunlight.

8.110 As such, Officers consider the applicant has undertaken an assessment which is in accordance with the BRE Guidance which demonstrates that the proposal will not have an adverse impact in terms of overshadowing.

Conclusion

8.111 Overall, subject to conditioning the screening of the balconies, the proposal would not result in any significantly harmful impact upon the amenities of neighbouring properties in respect of overbearing, overlooking or overshadowing impacts. As such, the proposed development would comply with Policies 55, 56, 57, 58 and Policy 60(d) of the Cambridge Local Plan 2018.

Amenity of Future Occupiers

8.112 The Daylight/Sunlight Impact Assessment concludes that the proposed flats will receive sufficient light levels and is therefore in accordance with BRE Guidance.

8.113 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units exceed or are in accordance with the minimum standards. In this regard, the units would provide a high-quality internal living environment for the future occupants. The gross internal floor space measurements for units in this application are shown in the table below:

Flat No.	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	2	4	1	70	71	+1
2	1	1	1	37	42	+5
3	1	2	1	50	50	0
4	1	1	1	37	42	+5
5	1	1	1	37	37	0
6	2	3	1	61	63	+2
7	1	1	1	37	37	0
8	1	2	1	50	50	0

- 8.114 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. All flats will have access to private balconies and promotes a good design.

Accessible Homes

The development has been assessed for compliance with Policy 51 in relation to all the new units. The Design and Access Statement states the development will comply with the requirements of Part M4 (2) of the Building Regulations. A lift is shown to be provided to serve the upper floor to allow level access between all floors within the block. This is labelled as a lift suitable for fire fighters. It is unclear at this point in the writing of the report whether the lift would function for everyday use for all occupants and visitors to the apartments. Further clarity has been sought from the applicant on this basis, as it goes to the merits of the inclusivity of the scheme. Officers have assumed for the purposes of the recommendation that the lift would also be suitable for everyday use. The committee will be updated accordingly.

Noise Impact

- 8.115 Policy 35 of the Cambridge Local Plan 2018 safeguards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 8.116 The Council's Environmental Health Team has been consulted and has raised no objections subject to conditions relating to the following:
- Construction hours
 - Construction Noise/Vibration Impact
 - Plant machinery/equipment
- 8.117 All of these conditions are recommended by Officers to safeguard the amenities of neighbouring properties and future occupiers. There is sufficient separation space between the residential units and the proposed ASHPs, this can be mitigated through condition.
- 8.118 An informative is also recommended to ensure the applicant is aware of their responsibilities to safely remove any associated asbestos when undertaking the construction of the development, as well as an informative to ensure the applicant is aware of the installation of ASHPs.
- 8.119 Overall, it is considered that for the above reasons, and subject to the above conditions, the proposed development would not result in any significant noise impact or disturbance upon the amenities of the

neighbouring properties. As such, the proposal is in accordance with Policy 35 of the Cambridge Local Plan 2018.

Fire Safety

8.120 In accordance with the guidelines as set out under the Health and Safety Executive (HSE), the LPA have formally consulted HSE for 21 days regarding the assessment of fire safety for the development. HSE have raised no objections to the proposed development as it promotes an appropriate design in terms of fire safety for future occupiers and it will be the responsibility of the applicant to demonstrate compliance with these measures at later regulatory stages. As such, Officers are satisfied that the development is acceptable in regard to fire safety and the application is acceptable.

8.121 Third Party Representations

8.122 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
The additional stress upon existing services – the laundrette and the existing lift	This issue is not considered to be a material planning consideration and will need to be addressed by the Management Company of the building who will be able to provide more services if needed.
The neighbouring properties should be eligible for compensation to offset the impacts of the development	This is considered to be an unreasonable request for the LPA to engage with. The LPA has assessed the impacts of the proposed development upon the amenities of the neighbouring properties and concludes that the proposal is acceptable, subject to the conditions recommended below.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Site Location Plan	The site location plan submitted with the application shows the land under the ownership of the applicant. Certificate A has been submitted to declare this and the LPA has no right to declare otherwise.
Neighbour Consultation time inadequate	The LPA have formally consulted a range of neighbouring properties within and around the site, for a statutory period of 21 days.

Other Matters

8.123 The Site Plan shows refuse storage will be located further to the south of the site. A condition is recommended to secure the details of the refuse store to ensure that it is well screened and has sufficient capacity to serve Mayflower House. As such, the proposal is in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.124 **Planning Balance**

8.125 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).

8.126 The application proposes to erect a roof extension on top of an existing building, which would provide 8 new flats. This would necessitate the removal of existing telecommunications apparatus which appears very unlikely to ever be relocated back onto the roof due to its structural integrity. Given the amount of telecommunication apparatus loss, whilst there is no policy basis to protect existing equipment (NPPF paras. 118 - 122), this is nonetheless a material consideration for members to consider because any loss of an operational site will impact on the network operators' cell coverage and would be likely to result in off-site proposals to mitigate this.

8.127 The proposal would result in the physical replacement of the existing apparatus on Mayflower House with a form of development which will enhance the character and appearance of the area, as well as preserve the character of the surrounding Conservation Areas. The proposed design, scale and architectural merit would facilitate in providing a sympathetic addition to the existing skyline of Cambridge and would provide more residential units within a sustainable location, whilst respecting the amenities of neighbouring properties.

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

9.0 **Recommendation**

9.1 **Approve** subject to:

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

10.0 **Planning Conditions**

As set out on the Addendum report

Date: 3 July 2024

Saleem Shamash BSc (Hons) FRICS MRTPI
Shamash Consulting Ltd
Stonewold House
Marston Meysey
SWINDON
SN6 6LQ

By Email

Cambridge City Council
Greater Cambridge Shared Planning Service
The Guildhall
Market Square
Cambridge
CB2 3QJ

For the Attention of Dean Scrivener

Dear Sir

Mayflower House, Manhattan Drive, Cambridge, Cambridgeshire CB4 1JT
Erection of (i) 8 no. flats (4 no. studios, 2 no. one bed & 2 no. two bed flats) on the eighth floor on Mayflower House with removal of Electronic Communications Apparatus on the roof (ii) bin-store for proposed flats occupying one existing car parking bay (iii) bespoke structure to cover 20 no. existing cycle bays (iv) structures to cover 32 no. additional cycle bays

Planning Application Ref: 23/02127/FUL

1. I am instructed by Mayflower Manhattan Ltd (Mayflower), the applicant on the above planning application, to respond to one of the requests set out in your email dated 12 June 2024 that was sent to their architect John Muir of 4D-Studio.
2. In particular, I have been instructed to respond in relation to the third issue set out, i.e. the Loss of Telecoms Provision.



3. I am instructed because I have specialised in town planning and electronic communications since 1986. In supplying this report, I should clarify that I have not been previously involved in the scheme, the subject of the application that is before the Council.
4. In previous roles, I have been a member of the Government Planning and Electronic Communications Working Group and so contributed to the drafting of Codes of Practice as well as the evolution of the permitted development rights and national planning policy. In addition, I was greatly involved in the 2017 reform of the Electronic Communications Code in making representations and holding discussions directly with the Law Commission and what was the Department of Culture Media and Sport.
5. With this background, I have an expert understanding of the interrelationship between the town planning system and the separate matters controlled by the Electronic Communications Code.
6. I have seen the proceedings of the Planning Committee that was held on 11 June and note the resolution was simply to defer consideration of the application. I can see that your request seeks information that is hoped to allay the concerns held by Members in relation to the loss of telecoms provision.
7. As you recognise in your email, there are confidentiality issues. This is twofold – the Mobile Network Operators (MNOs) themselves are in competition with each other and there are ongoing commercial discussions with Mayflower.
8. There are other substantive issues. I regret the request is unrealistic, as it is a complex exercise to relocate an installation. At high level, this requires the identification and assessment of potential alternative sites, discussions with alternative site providers and the City Council as planning authority, the preparation and approval of drawings for planning, prior consultation, the planning process itself and agreeing lease terms with the new site provider, which might possibly require seeking the imposition of an agreement via the Electronic Communications Code.
9. There are also a number of other factors that might affect the position. At present the MNOs only provide 4G services from Mayflower House and so the relocation presents them with an opportunity to consider how best to provide 5G services. This could entail splitting the cell, by using two smaller installations in different locations, possibly involving the deployment of street works monopoles, or using small cell antennas installed on existing lampposts, or perhaps a combination along with other network optimisation of existing installations to best balance out their operational requirements with minimising potential visual impact. The proposed merger between Three and Vodafone, which is currently before the Competition and Markets Authority, also has the potential to greatly affect matters.
10. At this stage, it is therefore technically unrealistic to effectively seek a definitive relocation programme for the MNOs, even setting aside the commercial sensitivities. Nonetheless, as explained in more detail below, constructive discussions are underway

with CTIL and MBNL, acting on behalf of all the MNOs, to agree potential timescales for vacating the roof of Mayflower House and should provide the necessary reassurance, even if not in the detail requested.

11. Whilst Mayflower is keen to be constructive, open and co-operative with the Council, this does not affect the fundamental point that the loss of telecoms provision in this case is not, in any event, a material planning consideration as it is a matter that is controlled by other legislation. This is consistent with the online guidance provided by the City Council on Material Considerations and in particular what is not a material consideration. This could not be clearer:

“The following are not material planning considerations as defined by national regulations and case law, so we can’t take them into account when deciding on planning applications. Please do not comment on:

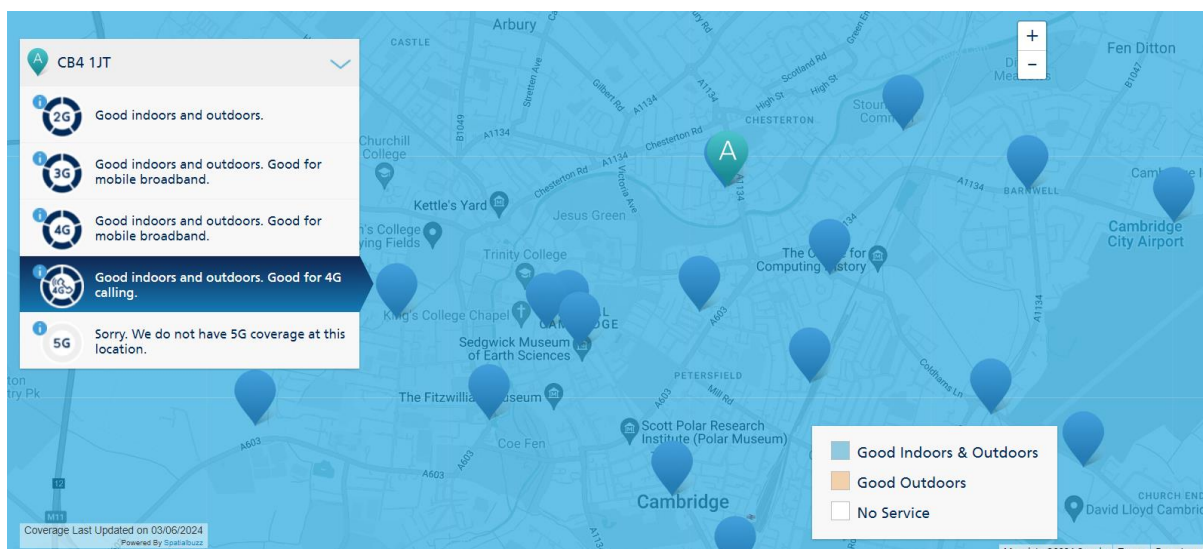
.....

Matters controlled by other legislation....”

12. I will explain this further below along with the reasons why it would not be appropriate for the City Council to seek to use the planning system to duplicate the existing controls.
13. Insofar as your Council might remain of the view that the matter can be a material consideration, for the same and other reasons, the issue is not one to which any weight should be attached.
14. I set out the following under sub-headings to help clarify the position and at the same time provide sufficient reassurance for the City Council that it can grant the planning permission sought without losing the provision of mobile services across the local area, a key concern expressed by Members.

The Extent of Any Potential Loss

15. I should point out that in an urban area, mobile installations that can send and receive signals over many kilometres tend to be much more closely sited. This is to minimise the effects of potential signal obstruction or attenuation that can be caused by high buildings, to provide additional network capacity and to provide resilience in the event that a site fails or needs to be turned off or reduced in power during any maintenance or repairs.
16. This is well illustrated by the O2 coverage checker below – icon A is Mayflower House and the other blue balloon icons are the locations of other nearby installations. As indicated in the bottom left hand corner, this was last updated on 3 June 2024.



O2 Coverage Checker

17. O2 and Vodafone share many of their sites, which are managed by Cornerstone Telecommunications Infrastructure LTD (CTIL), a company originally established by them as a joint venture. In view of this, one can reasonably assume that Vodafone will have access to these sites as well as possibly others.
18. A similar position exists with the other two MNOs, Three and EE, who established Mobile Broadband Networks Ltd (MBNL) to manage their network requirements. As the City Council will know, they submitted an application on the nearby building Bridgacre (Ref: 23/03981/FUL). In passing, I should point out that the refusal of this application on 14 December 2023 means MBNL is having to reconsider the options. These include resubmitting an application with the further information sought by your Council, possibly with some revisions, or looking again at the alternative sites identified from page 20 of the Site Specific Supplementary Information submitted with the application, along with other potential sites and technical solutions, such as small cells. This serves to bear out why it is unrealistic to be seeking a definitive relocation programme to be supplied now
19. Anyway, the coverage plots submitted with application 23/03981/FUL in relation to EE and Three, show similarly dense networks, with only some diminution in indoor coverage through the potential loss of Mayflower House, particularly for Three.
20. It is notable, that any diminution in indoor coverage is unlikely to result in any real loss of service for mobile devices. This is because most mobile users within buildings, whether commercial or domestic, will connect via Wi-Fi supplied by fixed broadband. Apart from generally better connections, this is normally less costly and does not use up limited mobile data plans. In addition, Wi-Fi is now widely available in coffee shops, restaurants and pubs, so can be readily accessed by anyone on the move and who might wish to use a device for a high data purpose.

21. The OFCOM broadband checker confirms that ultra-fast broadband is available in the wider area with download speeds up to 1,000 Mbps and upload speeds of 100 Mbps, which is significantly faster than current mobile speeds.
22. I hope this information provides reassurance to the Council that even if the development at Mayflower House resulted in the temporary loss of the mobile services currently provided from the roof, this would not equate to a significant loss of telecoms provision. As revealed by information that originates from the MNOs themselves, there would just be a degree of service diminution to indoor coverage that in all probability could be addressed through the use of existing and excellent fixed broadband services.
23. To the extent that you consider this to be a material consideration, this information should help you appreciate it is not one to which any significant weight should be attached, much less overriding weight.
24. **In any event, it is not for the planning system to address this issue, but the Electronic Communications Code.**
25. As recognised in paragraph 8.5 of the Committee Report, the National Planning Policy Framework (NPPF) does not provide any protection against the loss of individual sites and this has always been the case with previous expressions of national policy. As a consequence, Policy 84 of the Cambridge Local Plan (2018), which must be in accordance with national policy, does not offer any protection either.
26. The lack of protection against the loss of individual sites in the NPPF is not therefore an oversight, but deliberate as that protection is provided through the separate control of the Electronic Communications Code. I explain this in more detail below.

The Separate Control of the Electronic Communications Code

27. The Electronic Communications Code is now found at Schedule 3A to the Communications Act 2003, following the amendments made within the Digital Economy Act 2017. These amendments were introduced pursuant to extensive consultation with stakeholders that informed the Law Commission's Report (Law Com No 336) presented to Parliament in 2013. Since then further amendments have been made by the Product Security and Telecommunications Infrastructure Act 2022 to iron out certain issues, but the purpose and main objective of the statutory scheme were deliberate and clear.
28. The purpose of the Electronic Communications Code is to regulate the relationships between Electronic Communications Code Operators (which includes all four UK MNOs) and site providers.
29. The main objective of the Electronic Communications Code is to help facilitate the deployment of digital services, including those provided by the MNOs and the continuation of such services in the public interest. The Electronic Communications

Code therefore specifically controls the potential loss of services that is of concern to the City Council in this case.

30. At the heart of the Electronic Communications Code and the associated guidance is that agreements between operators and site providers should be consensual and fair to both parties. This involves a balanced approach in terms of the statutory powers that the MNOs seek to employ and also the payment of compensation where a site provider might suffer any loss.
31. It is especially relevant that one of the few grounds under which a potential or existing site provider may successfully resist the imposition of an agreement or the renewal of an agreement to remain on a site is for redevelopment. It is not therefore the intention of the Electronic Communications Code to place network requirements over the ability of a site provider to redevelop the whole or part of a site or building – the Government effectively acknowledges this could stifle much needed development required, for example, for economic purposes or housing development.
32. In addition, to limit the rights of a site provider to undertake redevelopment would be an unduly onerous burden and one that would be in conflict with human rights. It would clearly be inappropriate and wrong for the planning system to attempt to do this instead in these circumstances.
33. The Electronic Communications Code does, however, include mechanisms under which an MNO can remain on a building for a temporary period up to 18 months in the absence of any consensual agreement and these can come into play if necessary and considered justified by the Court to ensure the continuation of services. This is explained in more detail below with specific reference to Mayflower House.

Consensual Agreements

34. The MNOs all occupy space on the roof of Mayflower House under separate leases that have all expired. Consistent with the objectives and spirit of the Electronic Communications Code, Mayflower has been in positive and constructive dialogue with CTIL and MBNL that should lead to consensual agreements to allow the orderly relocation for services.

The Backstop of the Electronic Communications Code

35. If it is not possible to reach consensual agreement on such matters, then the MNOs have the backstop of being able to seek an agreement under the Electronic Communications Code to retain the apparatus already installed for a temporary period.
36. Even where such an agreement is granted by the Court, if at the end of that period the apparatus has not been removed, Mayflower would, in the absence of any further agreement, have to apply to have the apparatus removed under paragraph 37 of the Electronic Communications Code.

37. If the MNOs had to rely on these backstop powers and prevented or delayed Mayflower from being able to undertake its development, then compensation would have to be paid by them for this loss and any other losses. This might include, for example, professional fees associated with any planning application to renew the planning permission.
38. As you will know, the MNOs themselves have not objected to the planning application. This reflects the genuine attempts by all parties to reach agreement to dovetail the development proposed with their ability to successfully relocate, against the background of their considerable powers under the Electronic Communications Code.
39. The planning system should not therefore be used to duplicate these controls, which are more than adequate. Importantly also, they make provision for compensation to be paid to Mayflower in the event that it suffers any loss. By contrast, the refusal of planning permission on the basis of any loss of telecoms provision would effectively deny Mayflower the compensation otherwise due. This would be entirely contrary to the statutory scheme that has been devised by Government to be fair to all parties and recognising the need to respect human rights, only allowing interference of property rights where due compensation is paid.

Emergency Permitted Development Rights

40. One matter that is not raised in your email, but which clearly concerned Members, was the prospect of the MNOs seeking to install temporary installations, with reference being made to previous proposals on Jesus Green. I am not familiar with the full circumstances of that case, but understand that the MNOs were looking to install a temporary mast for a period of 18 months under the emergency Permitted Development Rights (PDRs). As you will know, these rights can be used without requiring any form of application – only a simple notification to the City Council.
41. Whilst such rights do exist, they can only be used in specific circumstances and I think it helpful to clarify that on the face of it, they do not apply in this case. The relevant PDRs are set out under Part 16 of Schedule 2 to the Town and Country (General Permitted Development) (England) (Order) 2015, as amended (the GPDO).
42. The emergency PDRs are set out under Class A (b) and allow for:

“the use in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for that purpose.”
43. From this, one can discern three distinct criteria, all of which must be met.
44. First, the situation must be an emergency. "Emergency" is not defined in the GPDO or the Town and Country Planning Act 1990, as amended, but it is commonly understood in law to mean an urgent, sudden or unanticipated event. A lease expiry and with it

the possibility of having to surrender up a site are entirely normal and predictable estate events that can be successfully managed.

45. This is evident from the definition of "Emergency" that is set out in Section 1 of the Civil Contingencies Act 2004, as amended. This makes it clear that it is the event or situation that must be an emergency, which might lead to the disruption of the communication service, i.e. the disruption is not in itself an emergency:

"1. Meaning of "emergency"

(1) In this Part "emergency" means—

(a) an event or situation which threatens serious damage to human welfare in a place in the United Kingdom,

(b) an event or situation which threatens serious damage to the environment of a place in the United Kingdom, or

(c) war, or terrorism, which threatens serious damage to the security of the United Kingdom.

(2) For the purposes of subsection (1)(a) an event or situation threatens damage to human welfare only if it involves, causes or may cause—

(a)....,

(f) disruption of a system of communication,..."

46. This is also made clear in the Electronic Communications Code. Although the Electronic Communications Code does not define "Emergency", a definition for "Emergency Works" is set out under paragraph 51 (9) and this confirms the above, i.e. "Emergency Works" are works to effectively end or prevent a situation arising that has caused or may cause disruption to service.
47. The Emergency PDRs also envisage a scenario under which the Code Operator has to react so quickly that the normal notification requirements are, under Condition A.2 (5B), deferred until "as soon as practicable after the emergency begins".
48. The MNOs occupy tens of thousands of sites and every year have to relocate a few hundred because of planned site redevelopments, which they refer to as 'churn'. The MNOs accordingly have established estate management procedures for dealing with these situations, which are not emergencies, even if they might result in some disruption in service. This criteria would not therefore be met.

49. Second, the emergency PDRs only allow the replacement of "unserviceable apparatus" and so clearly envisage some cataclysmic event in which an installation is damaged beyond repair. Again, the removal of the apparatus from the Mayflower House would not be undertaken because it had been rendered unserviceable by some sudden and cataclysmic event, but simply through lease expiry. This second criteria would not be met either.
50. Third, the apparatus installed must be moveable, which is the only criteria that might be met.
51. I hope this clarifies and allays the concern of the City Council that the emergency PDRs do not apply in this case. In the event that any temporary installations are required by the MNOs, they will therefore have to be subject to the normal town planning requirements for either full planning permission or prior approval under the GPDO, depending on the site specific circumstances.

Summary

52. In summary, whilst it is not realistic to be able to provide a detailed relocation programme for the four MNOs on Mayflower House, reassurance can be given about the constructive discussions to dovetail the planned development with their relocation. Any replacement installation or installations would be subject to the normal planning processes and so any significant proposals would require an application for either planning permission or under the GPDO prior approval process. The prospect of such applications is not relevant to this application and they would have to be considered by the City Council on their own merits.
53. If it transpires that the MNOs require any temporary installations, the emergency PDRs are unlikely to apply and so these would also have to be subject to the same processes. With the advance notice already given to the MNOs and likely timings under discussion, such installations should not prove necessary.
54. In any event, even if the installations on Mayflower House were removed before replacement, there would not be a total loss of mobile services. On the information available from the MNOs this would be largely confined to some diminution of indoor coverage. Furthermore, as mobile devices could still connect indoors via Wi-Fi through the ultra-fast broadband that is available across the wider area, this would be unlikely to result in any discernible service issues to the average mobile user.
55. Thus, even if considered to be a material planning consideration, little weight should be attached to this matter. It would clearly be inappropriate to afford overriding weight to protect existing installations when there is no policy basis for doing so in the specific guidance in the NPPF and Local Plan Policy 84. On the clear guidance of the City Council this matter is not a material planning consideration.
56. The continuation of service is a matter that is deliberately protected by separate legislation under the Electronic Communications Code and not through planning policy.

57. In the event, that the parties cannot reach a consensual agreement to dovetail the development proposed with the relocation efforts of the MNOs, then they can apply under the Electronic Communications Code to remain on site for a temporary period. Even after that period expires, Mayflower might have to follow further procedures under the Electronic Communications Code to require the removal of the apparatus if left in place. In these circumstances, Mayflower would be entitled to make a claim for compensation for any losses incurred.

Conclusion

58. In conclusion, the protection of the existing mobile installations on the roof of Mayflower House is not a material planning consideration and is clearly not a matter on which the Council could refuse planning permission on the basis of the NPPF, the Local Plan, or any other reasonable ground.
59. To withhold or refuse planning permission on this basis would be contrary to the statutory scheme devised by Government. This provides a clear divide between the respective roles of the planning system and the Electronic Communications Code. This scheme was enacted following extensive consultation by the Law Commission with stakeholders. The scheme expressly protects the right of redevelopment by a site provider, whilst at the same time making provision if necessary to allow for the continuation of services for a period of time that could be 18 months or more dependent on the processes that may have to be followed. At the same time, the scheme provides for the payment of any losses to the site provider.
60. Denial of planning permission on this ground would therefore represent a duplication of controls, contrary to the online guidance set out by the City Council. In addition, it would also unfairly deny Mayflower compensation in circumstances where that could be very high and where the Government has determined compensation should be payable to uphold human rights.
61. A refusal on this basis would also, in my opinion, expose the City Council to an award of costs in the event of any planning appeal.
62. I hope with this information and clarification you can maintain in your report to Committee a recommendation for approval (assuming the other issues are also addressed satisfactorily).

I trust this assists, but if you have any queries about this matter, or require any further amplification, please do not hesitate to contact me.

Yours faithfully

Saleem Shamash

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cc – Mayflower Manhattan Ltd
- John Muir 4D-Studio Architects

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Planning Committee Date	4 Sept 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/01354/FUL
Site	137 And 143 Histon Road Cambridge Cambridgeshire CB4 3HZ
Ward / Parish	Arbury
Proposal	Erection of 70 dwellings including access, car parking, cycle storage, substation, 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. The application is a Regulation 3 planning application as 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. Context of the site, design, scale and external spaces.2. Affordable housing.3. Open space provision4. Biodiversity Net Gain5. Amenity of existing and future occupants.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of 70 new homes, car parking, cycle parking, landscaping, substation and associated works.
- 1.2 The development would increase the amount of affordable housing on an allocated site which is located in a sustainable location.
- 1.3 The design, scale, height and massing of the proposed development is supported.
- 1.4 The proposed development would contribute to the Council’s supply of both private and affordable homes. The proposed development would provide a high quality, sustainable development that would not have any significant adverse impacts on the residential amenity of the neighbouring occupiers.
- 1.5 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions and the completion of a S106 agreement.

2.0 Site Description and Context

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

- 2.1 The application site comprises 1.18 hectare in area. The site borders Histon Road to the east, the Histon Road Recreation Ground immediately to the south and residential developments at Greengates Court to the north of the site and Seaby’s Yard to the west of the site.
- 2.2 Murketts garage buildings previously occupied the southern half of the application site, these buildings were demolished in 2023 (prior approval reference 23/01842/PRIOR) and this part of the site is now cleared. The northern half of the site consists of vacant buildings and a disused yard.
- 2.3 The site is outside of but immediately adjacent to the Castle and Victoria Conservation Area. The site is subject to an Area Tree Preservation order. The site is in Flood Zone 1, an area of very low risk of flooding from rivers and the sea. The site is also an area with low risk of surface water flooding.

3.0 The Proposal

- 3.1 The application proposes the erection of 70 homes car parking, cycle parking, landscaping, substation and associated works.
- 3.2 The proposal consists of 45 houses which include a variety of detached, semi-detached and terraced properties. A block of 25 apartments are proposed at the entrance of the site fronting onto Histon Road.
- 3.3 All dwellings are proposed to have their own private amenity space in the form of private gardens, terrace gardens and winter gardens/ balconies for the apartments.
- 3.4 28 properties are proposed to be delivered as affordable homes.
- 3.5 The vehicular access to the site is proposed via Histon Road.
- 3.6 An additional pedestrian access point from the site to Histon Road recreation ground is proposed to the east of the application site.
- 3.7 During the course of the application the following amendments have been made:
- The removal of the central pedestrian access point to the recreation ground
 - Reconfiguration of the eastern access point to provide a more welcoming route into the recreation ground
 - Amendments to the single / dual aspect arrangements within the apartments
 - The materiality of plot number 18 has been amended
- 3.8 The proposal has evolved collaboratively through a planning performance agreement (PPA) pre-application process with the applicant and their design team. The application has been through a thorough design process with multiple pre-apps, a Design Review Panel (Appendix A), Development Control Forum (Appendix B) and Pre-app Member Briefing.
- 3.9 The application is accompanied by the following supporting information:
- Air Quality Assessment
 - Acoustic Assessment
 - Arboricultural Impact Assessment and Tree Protection Plan
 - BRE Daylight and Sunlight Assessment;
 - Design and Access Statement;
 - Drawings
 - Energy Assessment and Sustainability Statement.
 - Flood Risk Assessment and Drainage Strategy Report;
 - Lighting Assessment
 - Overheating Assessment
 - Planning and Affordable housing statement
 - Preliminary Ecological Appraisal, Surveys and BNG Assessment,
 - Statement of Community Involvement;
 - Tier 2 Geo Environmental Assessment

- Travel Plan
- Transport Statement
- Travel Plan

4.0 Relevant Site History

4.1 The most relevant planning applications are detailed below:

Reference	Description	Outcome
23/01842/PRIOR	Demolition of the Murketts garage.	Approved
24/00538/PRIOR	Demolition of the buildings to the rear of ATS.	Approved

5.0 PUBLICITY

5.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notices Displayed: Yes

5.2 Neighbour notification letters were sent out by the Local Planning Authority. In addition to the standard consultation letters, statutory press notices and the display of site notices, the applications has been subject to extensive consultation and publicity.

5.3 Prior to the submission of the applications, the applicants held a series of public meetings and exhibitions to seek public/stakeholder views on the proposed development.

5.4 The proposals have also been discussed with officers as part of comprehensive pre-application discussions.

6.0 Policy

6.1 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
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)

Draft National Planning Policy Framework (Consultation Document) July 2024

On 30 July 2024 The government launched a [consultation on revisions to the NPPF](#) which seek to achieve sustainable growth in the planning system. The proposed changes underline the Government's commitment to a plan-led system that supports sustainable and high-quality development, boosts housing supply, increases affordability, makes effective use of land and supports a modern economy.

At the same time, the government is also seeking views on a series of wider planning reforms and policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects (NSIPs).

In an [accompanying statement](#), the Government sets out how the proposed changes to the NPPF aim to help investment and construction of key modernised industries to support economic growth. Views are also sought on whether these priorities should be reflected in the NSIP regime.

Chapter 6 'Delivering affordable, well-designed homes and places' seeks views on changes to planning policy to support affordable housing delivery. This chapter is also seeking views on changes to further reform the NPPF in line with the Government's objectives for the planning system. These include changes to promote mixed tenure development, community development, small sites, and design.

The governments ambitions with regard to housing delivery demonstrate a material change in the national planning policy context, to seek to deliver an increase in social and affordable housebuilding, and support objectives of a more diverse housing market, that delivers homes more quickly and better responds to the range of needs of communities.

However, as a consultation document, it carries only limited weight at the present time. It is, however, insightful in understanding the Government's policy intentions and the direction of travel of the NPPF.

The NPPF consultation closes on 24 September 2024. Officers from the shared planning service are in the process of reviewing the documentation and drafting a response.

6.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 6: Hierarchy of centres

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 61: Conservation and Enhancement of the Historic Environment
Policy 64: Shopfronts, signage and shop security measures
Policy 67: Protected open space
Policy 68: Open space and recreation provision through new development
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

6.3 **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

6.4 **Other Guidance**

Castle and Victoria Road conservation area (adjacent to, not within)

7.0 **Consultations**

County Highways Development Management

- 7.1 No objection subject to conditions which secure the following:
- Details of the future management and maintenance of the proposed streets.
 - Traffic management plan compliance.
 - Permanent closure of existing vehicular access points.
 - Informatives regarding residents parking permits and works within the public highway.

7.2 County Transport Team

- No objection subject to the following mitigation package:
- £192,500 towards the Greater Cambridge works to improve walking and cycling provision along Histon Road.
- £5,000 towards the implementation of waiting restrictions.
- Travel welcome pack condition.

7.3 Cambridgeshire County Council Growth Officer

7.4 The County Council education and Section 106 officers have assessed the proposal and requested contributions towards the following:

- £117,053 towards Early Years Places.
- £263,606 towards Secondary School provision.
- £10,325 towards enhancing the static library provision in the area.
- £150 monitoring fee.

7.5 Urban Design Officer

7.6 The applicant has reviewed and responded to the requested minor alterations. The development is considered acceptable subject to conditions securing material details, sample panels and cycle/ bin store specifications.

7.7 Landscape Officer

7.8 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, management/ maintenance plan, tree pits and green roof details.

7.9 Tree Officer

7.10 The principle of tree removals on site and reliance on the addition of trees to neighbouring land is not supported by the tree team. Additional tree planting is proposed on the application site itself and the details of the additional planting can be secured by condition.

7.11 During the course of the application the applicants submitted levels details and further information in respect of the new path and access point through the eastern boundary of the recreation ground. The additional information is supported by a letter from the arboricultural consultant which confirms a no dig system is proposed within the root protection areas of A005. The tree officer has confirmed there is no objection to this subject to conditions.

7.12 Through the pre-application process layouts have been adjusted to minimise conflicts, while maintaining the required housing numbers. In order to safeguard the healthy retention of trees shown to be retained it will be necessary to agree specialised protection and construction methods prior to commencement of construction. The following conditions are recommended:

- 7.13 -Arboricultural Method Statement and Tree Protection Plan
-Site meeting
-Replacement tree planting
- 7.14 **Local Lead Flood Authority (LLFA)**
- 7.15 No objection subject to conditions securing the details of the surface water drainage strategy, the details of how surface water will be managed during construction and a post completion survey of the surface water drainage system.
- 7.16 **County Archaeology Officer**
- 7.17 No objection subject to a condition securing a Written Scheme of Investigation.
- 7.18 **Sustainability Officer**
- 7.19 No objection subject to conditions securing compliance with the carbon reduction statement, compliance with the water efficiency measures and a condition requiring the installation of an energy & water smart meter.
- 7.20 **Environmental Health Officer**
- No objection subject to conditions relating to: construction and delivery hours, construction noise, vibration and piling details, dust, implementation of remediation, phase 2 site investigation compliance, artificial lighting compliance, alternative ventilation scheme, noise insulation/ glazing specification, air source heat pump (noise impact assessment), phase 4 verification/ validation report, unexpected contamination and material management plan.
- 7.21 **Housing Strategy team**
- Developer team has added assurances with regards to exceeding 15-unit cluster to ensure a sustainable long term balanced community is achieved. Affordable housing provision is policy compliant. Lack of intermediate units is compensated for by the inclusion of an 80% capped market rent. Although the high proportion of 1 bed units exceeds the starting point of the framework, the propensity of larger properties in the surrounding area ensures a good balance locally. 2no. M4(3) units are provided in accordance with policy 51.
- 7.22 **Conservation Officer**
- No objection subject to conditions securing material and window details. The proposed development will not harm the setting of the adjacent conservation area and will comply with local plan policy 61.
- 7.23 **Development Contributions Monitoring Officer**

Community Facilities:

£205,319.00 towards the provision of and / or improvement of facilities and or equipment such as tables and chairs, storage and community kitchen provision at or connected to Jesus Green Lido, Cambridge..

Indoor Sports:

£91,204 towards the provision of and/or improvement of indoor sports facilities and equipment (which may include studio spaces and/or gym provision and/or gym equipment) at Jesus Green Lido.

Outdoor Sports:

£80,693 towards the provision of and/or improvement of the outdoor sports facilities (including the provision of and/or improvements to racquet sports and courts) on Jesus Green, Cambridge.

Informal Open Space:

£77,157 towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Histon Road Recreation Ground.

Play provision for children and teenagers:

£94,144.00 (plus indexation) towards the provision and/or improvement of the children and teenage play facilities at Histon Road Recreation Ground.

Waste Receptacles:

The proposed development will require £8,260 index linked towards waste receptacles for the benefit of the new development.

Section 106 monitoring and administration fees:

£2,200 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation. The final fee will thus be confirmed at the drafting stage of the legal agreement.

7.24 Ecology Officer

- Content with the bat survey efforts and reports.
- Content with the BNG baseline. The BNG report sets out a greater than 20% net gain as part of the proposal through a combination of on site and off site provision.
- Ecologically sensitive lighting scheme to be submitted prior to installation of any external lighting.
- Exact specification of lighting into the recreation ground to be secured by condition.

7.25 Anglian Water

7.26 No objection raised.

7.27 **Cadent**

No objection raised.

Fire Authority

7.28 No objection subject to a condition requiring the provision of fire hydrants.

**Cambridge and Peterborough Clinical Integrated Care System (CAPICS)-
No Objection**

7.29 No objection subject to financial contribution (£60,180.48) towards increased capacity at Huntingdon Road Surgery or Red House Surgery.

7.30 **Designing out crime officer**

7.31 No objection- the applicants have engaged in early consultation with the applicant. Recommendations relating to crime prevention measures and the installation of enhanced security products have been made.

7.32 **Access officer**

7.33 The route to the recreation ground must be accessible for mobility scooter users and wheelchair users to go independently. Content with the proposed condition to secure the detailed design of the footpath connection and the specification of the additional gate.

7.34 **Greater Cambridge Shared Waste Service**

7.35 The development is acceptable subject to a condition which ensures the refuse vehicle can turn without conflict with the proposed soft landscaping.

7.36 **Design Review Panel Meeting of 14th December 2023 (Please refer to Appendix A)**

-The addition of connectivity is fundamental to the success of the project; there should be physical connections with the Histon Road Recreation Ground provided as part of the new development. The recreation ground is being relied on heavily for visual aspects but this design component is undermined if residents of the new development cannot access it physically.

-The existing local community can also benefit from the recreation ground enhancements and new access if there is a better route.

-The approach to affordable housing requires a further review.

7.37 **Development Control Forum (DCF) of 23rd July 2024**

One petition was received and heard at the DCF. The main issues raised and discussed at the DCF related to an in principle objection to any proposed new pedestrian access points from the development site into the Histon Road recreation ground, the impact on child safety as a result of the new access point, the lack of green space being provided within the development site and the impact on local infrastructure.

A copy of the review letter is attached in full at appendix B.

The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

8.0 Third Party Representations

8.1 137 representations (133 objections, 3 neutral and 1 in support) have been received.

8.2 Those in objection have raised the following issues:

Impact on Histon Road Recreation Ground

- New access points would be unsafe for children and dog owners, as the entry points would allow greater access for cyclists/e-scooters etc.
- The new entry points degrade the safe arrangement and overall quality of the existing park.
- Histon Road Recreation Ground is a protected space.
- Unnecessary Development (Park was updated last year, park updates should not be dependent on large developments)
- The existing access arrangement works well.
- More green space should be provided on the development site.
- The entire development site should be additional park space.
- Impacts on future residents from limited amenity space.
- Overlooking of public park is detrimental and allows for intrusive views.
- More litter.

Biodiversity and Arboricultural matters

- Ecological concerns re bats and hedgehogs stemming from new access points.
- Query the validity of BNG metric and compliance with Greater Cambridge Biodiversity SPD.
- Inclusion of wildflower areas, trees, swift boxes and bat boxes, hedgehog highways and a small pond/lake should be considered.
- Impact on existing trees.

Character

- Apartment block is not in keeping with character of area, which primarily consists of 2-3 storey developments.
- Negative impact on the Conservation area.

Highway matters

- The development will create additional traffic and impact highway safety.
- The development will cause on street parking stress on surrounding streets.

Local infrastructure

- Concerns re adverse impacts on availability at doctors surgeries.
- Concerns re availability of places at schools, nurseries, secondary schools.

Amenity

- Impact on Seabys Yard development - Residential amenity concerns re loss of light and loss of privacy from proposed scheme.
- Noise pollution during demolition and during construction.
- Light pollution

Miscellaneous

- Local people need council houses, not council flats.
- Affordability calculated against Cambridge market rate is not affordable
- EV charge points does not guarantee electric cars. Will Electric Vehicles be mandatory?
- Water scarcity
- Flood Risk concerns
- Housing should be sold to Cambridge residents only.
- Proposed properties are not big enough for families.
- The development perpetuates inequality and exclusion.
- Concerns re use of properties as Air BnB.
- Not enough site notices.
- Contractor parking during construction.
- Poor consultation.

8.3 The representation in support cited the following reasons:

- 8.4
- Development is well planned, in favour of the cycle parking and new pedestrian routes.
 - Landscaping seems well considered
 - Inclusion of air source heat pumps are well received.
 - Cambridge needs a range of housing as proposed in this development.
 - No concerns for highway safety with proposed scheme.
 - Strongly support a link through the park.
 - Development should however provide its own green space.

8.5 The neutral representations made the following comments:

- There should only be one access path and it should be fenced. It should remain segregated from the children's play area.
-

9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups and Organisations

10.1 Raises concern that the development has not given due consideration to cycle movements. The development should be revised to create enhanced routes for those travelling actively to reach Oxford Road and Histon Road. An enhanced access route should be provided through the park. The path to the east near plot 42 must service people walking and cycling to and from Oxford Road. The route must be of suitable width (design guidance sets out 3m) and without physical barriers. This development should facilitate its improvement as it will ultimately add additional sustainable transport journeys onto the path.

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

Principle of residential 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 is allocated for residential use.

11.4 Paragraph 128 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The proposed development will provide a contribution to the delivery of affordable housing within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 70 new homes (28 affordable homes- 40%).

11.5 With the above in mind, it is considered that the proposal is in accordance with policy 3 of the Cambridge Local Plan 2018 and the NPPF.

11.6 As defined by the Cambridge Local Plan Policies Map (2018), the site forms part of an allocation for housing development under policy R2. The allocation also includes the ATS garage building which fronts Histon Road, which is not proposed to be redeveloped as part of this application proposal, and adjacent land to the north west which has already been developed for residential apartments (Greengates Court).

11.7 The adopted local plan allocation supports the principle of residential development of an indicative capacity over the full allocation area of 78 dwellings. Therefore, the addition of 70 homes proposed by this application will

result in an exceedance of the number of dwellings set out within the R2 allocation. However, within the emerging Greater Cambridge Local Plan, the allocation has been refined to exclude the already developed land to the north (but continues to include the ATS building) with an indicative capacity of up to 110 dwellings.

- 11.8 Whilst the details within the emerging Greater Cambridge Local Plan cannot be given any weight at this stage, the proposed residential development will make efficient use of a brownfield development site which is located in a highly sustainable location and this is given weight in the overall assessment of the proposed development.
- 11.9 The principle of a residential development on the site is acceptable and in accordance with Policy 3 of the Cambridge Local Plan 2018 and the NPPF.

Loss of commercial use

- 11.10 The previous commercial use has vacated the site having moved operations elsewhere and the principle of redeveloping a former employment site is established within the Local Plan given the allocation of the land for housing. Officers are satisfied that there is no conflict with policy 41 of the Cambridge Local Plan 2018.

Affordable Housing

- 11.11 The proposed development includes 28 affordable homes which equates to the policy requirement of 40%. This is in accordance with Cambridge Local Plan 2018 policy 45.
- 11.12 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.
- 11.13 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. This includes the delivery of 3 x 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.
- 11.14 The proposed tenure mix of solely affordable rented homes does not meet the requirement of the Greater Cambridge Housing Strategy 2024-2029 for 25% of the affordable provision to be delivered as an intermediate tenure. Notwithstanding this position, the City Council Housing strategy Officers has advised that the under provision of intermediate homes is compensated for by the inclusion of an 80% capped market rent which meets the needs of local workers. It is considered that this will help to meet the needs of households on middle incomes who would struggle to rent or buy on the open market in Cambridge. On this basis, the tenure mix is supported.
- 11.15 In terms of clustering the application proposes 25 affordable units within the apartment block at the entrance to the site. For a development of the size proposed the Council's policy seeks to limit affordable housing clusters to 15

units and the proposal therefore conflicts with the clustering guidance. However, the Council's Housing Strategy team have confirmed that a balanced mix of affordable rented properties will be provided and the properties will remain under the management of the City Council. The City Council Housing management team have been consulted at length and are satisfied in this instance the scheme will maintain a long term balanced community in accordance with the requirement of policy 45. Moreover, the area surrounding the application site is made up of a broad mix of tenures and uses which helps achieve a balanced community. As such the provision of 25 affordable units within the apartment block is considered acceptable.

- 11.16 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 by officers.
- 11.17 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.

Design, Layout and Scale

- 11.18 Policies 55, 56, 57, 58, 59 and 61 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 and extensive pre application discussions with officers.
- 11.20 The application site is bounded by Histon Road Recreation ground to the south, the rear gardens of 3 storey town houses on Seaby's Yard to the west, and three-storey apartment blocks to the north. To the east, the site is bounded by the rear gardens of dwellings on Histon Road. Immediately to the north-east is ATS tyre and car services which continues to operate and requires access to their workshop from the development site.
- 11.21 The surrounding architectural context of the site is varied, including traditional, two-storey brick cottages on Histon Road along with more recent infill developments of a range of styles and materials.
- 11.22 The application site is narrow and linear in form and has sensitive edges on all sides, including mature trees on the northern, western and southern boundaries and existing homes on the northern and eastern boundary. This places numerous constraints on the development, with development off-sets desirable on all boundaries to either protect existing trees for root protection, but also limiting potential future conflicts caused by overshadowing of and maintenance issues to homes and rear gardens of the proposed dwellings.
- 11.23 Through the pre application process a number of alternative layout options were explored, including options that positioned the main access street along the northern or southern boundary of the site. Following the testing work it was

concluded that the proposed central location of the access road was most appropriate to make most efficient use of the land and deal with the site constraints.

- 11.24 The proposed site layout consists of a street in the centre of the site with a pedestrian and cycle access to Histon Road. A mews court to the south of the access street, close to the main entrance from Histon Road. The entrance to the mews court will offer views towards the mature tree line along the Recreation Ground eastern boundary, which makes for an attractive feature of the entrance to the development. It also includes a new pedestrian access point into the into the Recreation Ground which has been enhanced through the formal application process. The pedestrian access point will provide a safe route into the park and will be required to connect with the existing footpath network within the recreation ground which will form part of the enhancement scheme secured by the Section 106 agreement.
- 11.25 A pocket park has been introduced in the centre of the development, to the south of the main access road. This space originally included an additional pedestrian path and gate providing direct access to the Recreation Ground from the centre of the site. However, during the course of the application this has been designed out of the scheme following third party concerns relating to the impact on the existing secure children's play spaces within the recreation ground. Officers remain satisfied that the inclusion of an enhanced pedestrian access from the east of the site will enable direct accessibility of the proposed development to the existing recreation ground. The new access will improve pedestrian connectivity generally which will result in improved integration and enhanced routes for both the new and existing residents.
- 11.26 Mews courts to the north and south of the main street are proposed. These are configured to provide a "T" junction at the end of the main street and accommodate turning facilities for servicing vehicles and parking provision for adjacent homes. The primary use of these courts is access and parking. However the spaces are well-overlooked by dwellings, benefit from mature trees on the northern and southern boundaries, and include further proposed trees and planting zones, to establish them as positive spaces. The proposed site layout is supported by officers and considered to meet the requirements of the relevant Cambridge Local Plan 2018 policies.
- 11.27 The proposals include an L shaped apartment block which is proposed to step up from 3 storeys along Histon Road to 4 storeys at the entrance to the site and along the access road where the building turns into the site. The apartment building design turns the corner successfully and creates an appropriate transition from the existing two storey dwellings along Histon Road. The proposed massing of 3 to 4 storeys is considered acceptable. It is acknowledged the apartment block will be taller than the surrounding buildings, however, the architectural design is well articulated and this helps break down the scale of the building, and creates an acceptable transition to the surrounding buildings. The use of three storey gable end bays with pitched roofs on Histon Road is supported as transition to existing homes. The four storey element of the block has a flat green roof, but the parapet has been

designed to provide some articulation and create the impression of shallow pitches. The parapet slopes down towards the edges to ease the transition to the three storey elements. The windows and balconies have been arranged to provide further articulation and give the impression of the block being made up of several linked elements.

- 11.28 To the south west of the apartment block three terrace properties at two storeys in height are proposed within a courtyard which flank the existing Histon Road properties. Along the southern side of the access road, three blocks of three storey houses with integral parking are proposed. These properties are proposed to have pitched roofs, with key corners marked by a gable end onto the main street. The properties are also proposed to be served by first floor terraces on the rear elevation which increases the amount of private external space for future occupants and increases the natural surveillance across the recreation ground. To the north of the access road three-storey, gable end terrace properties are proposed between the retained ATS site and the proposed pocket park. The houses have been set back from the street to accommodate a cycle store, a bin store, on plot car parking and soft landscaping to the front of the houses. A pair of semi detached properties are proposed adjacent to the pocket park (plots 13 and 14) which step in from the northern building line and a marker building is proposed along the western boundary which terminates the vista along the access road.
- 11.29 Along the western boundary a courtyard arrangement is proposed. The dwellings consist of a mix of two and three storey houses. Through the pre application process amendments were made to the proposals to ensure the proposed dwellings respected the amenity of the existing apartment block to the north of the site. The northernmost dwelling of the eastern terrace block has been reduced in height to two storeys and set back from the site boundary to reduce the impact on the Greengate court apartment blocks and to allow for an additional planting buffer to be incorporated into the layout.
- 11.30 In terms of materials the predominant facing material for the apartment block is brick. Manipulated fenestration patterns and horizontal black brick details are proposed to create dynamic facades. Articulation is achieved through the introduction of different colour bricks as the apartment block transitions from three storey gable frontages to the four storey block. Limited information is provided on the specification of roofs, windows and rainwater goods. Further details will be secured via planning condition (12) to ensure high quality and durable materials with simple details are delivered as indicated on the submitted information.
- 11.31 For the houses brick is again the prevalent material along with vertical cladding. The details of the proposed “vertical cladding” material specification has been discussed during the application process and the applicants have tested a lighter colour vertical cladding in response to concerns that black could possibly increase the urban heat island effect. The impact of the dark cladding material on overheating has been considered in further detail. There are only three dwellings where dark coloured cladding is proposed on the majority of the elevation. These buildings have an important function as a vista stop. The use

of an alternative material that reflects the buildings position as “marker buildings” yet does not lose the sense of cohesion of the scheme is required. The final details of the material will be agreed through the discharge of the materials condition (12). For the other dwellings on which black cladding is proposed, the cladding covers the top section of the elevation only with the rest of the building proposed as a light coloured brick. The dwellings for which black cladding is proposed are mostly located to the south side of the street. The front / street-side elevations of the dwellings are thus orientated to the north where the potential overheating of the façade and reflection back onto the street is considered to be less of an issue. The southern elevation of the buildings are located in relatively close proximity to a mature line of tall trees. In summer, when overheating could be an issue, the trees would be in leaf and provide shade to the rear elevation which will minimise the risk of overheating. In consideration of the above, the use of a dark material as proposed would be acceptable. However, it is still felt that the use of an alternative material, such as metal that could wrap across both the roof and part of the façade would more accurately reflect the industrial heritage of the scheme. The final details of the material strategy is proposed to be secured by condition 12.

- 11.32 The proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council’s Urban Design officer and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 of the NPPF subject to conditions.

Heritage Assets

- 11.33 The application site sits outside the Castle and Victoria Conservation Area, however, the eastern and southern boundaries abut the conservation area boundary. Therefore, policy 61 of the Cambridge Local Plan 2018 is relevant to the proposals with regards to the impact of the development on views out of the conservation area.
- 11.34 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Although in this case it should be noted that this duty is not engaged in relation to development proposals which are not located within the Conservation Area itself.
- 11.35 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 significance of a heritage asset should require clear and convincing justification.
- 11.36 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.
- 11.37 The Council’s Conservation Officer has assessed the proposals and advised that, in Conservation terms, the most sensitive views are the apartment block

and the rear of the properties which will back onto the recreation ground. During the course of the pre application discussions the apartment block design was amended by reducing the height of the building from 5 storeys to 4 storeys where the building turns the corner into the site. The bulk of the building was adjusted by introducing a more varied roofline and apartments within three storey townhouses which delivers a more appropriate transition from the existing two storey properties along Histon Road. The Conservation Officer, when considering the impact of the development on these views, does not consider that the proposal would result in any harm to the setting of the adjacent conservation area.

- 11.38 The Conservation Officer therefore has no objections to the application subject to a condition which requires sample panels of materials to be submitted and approved.
- 11.39 It is considered that subject to the imposition of the recommended conditions the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

Landscape

- 11.40 In terms of landscaping proposed within the application site a green frontage is proposed along Histon Road to the north and east of the apartment block which will provide defensive planting space and contribute to creating an enhanced streetscene. An avenue of street trees are proposed along the north side of the access road and ornamental shrubs to the south. Within the courtyard area in the north west corner of the site tree planting is proposed. During the course of the application an enhanced eastern access pedestrian link has been designed into the scheme which offers a new path segregated from the road by hedging and street trees, leading directly to Histon Road Recreation Ground. The eastern access point provides a direct and visually appealing route from Histon Road into the recreation ground. During the course of the application the central link through the site to the recreation ground has been removed following feedback from local residents concerns. This central landscaped space now consist of a pocket park which will provide space for further shrub planting, trees and seating. The application is supported by the Council's Landscape officer subject to conditions securing hard and soft landscaping details, tree pit detail, green roof specification and management arrangements (condition numbers 14, 15, 16 and 17).
- 11.41 For the reasons set out above, the proposed development is considered to contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 59 subject to conditions as recommended by the Landscape officers.

Open Space Provision

- 11.42 Policy 68 of the Cambridge Local Plan (2018) is the relevant policy which

requires consideration when assessing the proposed open space provision.

11.43 The development proposals do not provide the required amount of onsite public open space (when calculated against the Planning Obligations Strategy SPD 2010). However, policy 68 of the Cambridge Local Plan 2018 states that:

11.44 *“alternative provision off-site of open space may be acceptable in the following circumstances:*

a) if the proposed development site is of insufficient size in itself to make the appropriate provision (in accordance with Appendix I) feasible within the site; or

b. in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site.

11.45 In respect of criterion (a) the application site is constrained due to the narrow, linear form of the site and sensitive boundaries where off sets are required. This has placed constraints on the development proposals which seek to make efficient use of a brownfield site in a sustainable location. Nevertheless, through the pre application process the applicants tested various layouts and open space arrangements on site, however, officers considered the option of providing a larger area of open space within the application site itself which is located immediately adjacent to the recreation ground would not make best use of the land. As such, in this instance more weight has been given to the need to develop the application site at an efficient density which maximises the delivery of additional affordable and market homes in Cambridge.

11.46 Moreover, officers consider the proposals to meet the requirements as set out in criterion (b). The application site is located immediately to the north of the Histon Road public recreation ground. The proposed development would provide a new access point in the northeastern corner of the recreation ground which will enable direct access for both existing and future residents through the development via an enhanced route to the existing public open space. The application site is also a short walk from the Darwin Green development which is delivering 13.76ha of public open space. To mitigate the under provision of open space, play, sports and community facilities within the development proposals the Council's Section 106 officer has liaised with the City Council's sports and recreation manager to agree the relevant projects which the funds can be allocated to in order to meet the needs of the new population generated by the development.

11.47 The application is supported by an illustrative masterplan for potential enhancement works to the Histon Road recreation ground. However, the details shown are indicative at this stage and will not form part of any of the approved plans. A scheme for the enhancement works are proposed to be secured by an obligation within the Section 106 agreement and will require further consultation with residents, City services team and specialist officers prior to submission.

- 11.48 In the assessment of the application it was important for officers to weigh up the option of delivering more open space on site compared to the option of creating a denser form of development which made a more meaningful contribution to housing delivery (affordable and private) in the City. Officers considered the proposed approach to be a more appropriate strategy for the site in question and scale of development proposed. Officers considered the delivery of a larger area of open space on a site immediately adjacent to an existing Recreation Ground which can be accessed directly from the site would be classed as making inefficient use of a brownfield site in a sustainable location. As such the delivery of more affordable and private homes along with the requirement for financial contributions/ a scheme to enhance an existing open space was given more weight in the planning balance and is considered acceptable.
- 11.49 Subject to the Section 106 agreement securing a scheme to enhance the recreation ground along with the financial contributions as set out at paragraph 11.118 officers are satisfied that the development accords with policy 68 of Cambridge Local Plan 2018.

Trees

- 11.50 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.
- 11.51 The application is supported by a tree survey and arboricultural impact assessment.
- 11.52 Vegetation, including young trees, were removed as part of site survey and works associated with the prior approval demolition works. Within the application site boundary G007, T009 and T030 and a few category U trees are the trees proposed for retention along with the majority of the trees that are located along the boundary of the application site. As there is insufficient space within the layout to fully mitigate the loss of the site's trees it is proposed to provide improvements, including tree planting within the adjacent recreation ground. The details of the tree planting will form part of the off site Histon Recreation enhancement works which will require the applicants to work collaboratively with the Councils City Services team including the arboricultural officers to finalise the enhancement scheme and fulfil the requirements of the obligation.
- 11.53 The Council's tree officer has raised concern with the number of trees lost within the site and reliance on planting trees elsewhere to compensate for the loss. Whilst officers acknowledge this concern it should be noted that the majority of trees within the site proposed for removal are of low quality with the exception of one category B tree (T003). The high value trees along the boundaries will require specialised protection and construction methods will be secured via condition prior to commencement of construction.

- 11.54 Following alterations made during the course of the application to the eastern boundary pedestrian access point, the Council's tree officer requested further levels information and construction methodology information in respect of the new footpath. The information requested has been submitted and reviewed by the Council's tree officer. The tree officer has confirmed the proposed footpath arrangements are achievable and acceptable subject to conditions.
- 11.55 Subject to conditions requiring an arboricultural method statement, tree planting strategy, tree protection measures, replacement planting and a site meeting as appropriate, the proposals are considered to accord with policies 59 and 71 of the Local Plan.
- 11.56 **Carbon Reduction and Sustainable Design**
- Sustainable Design and Construction*
- 11.57 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.
- 11.58 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 per person per day and a 44% on site reduction of regulated carbon emissions.
- 11.59 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.
- 11.60 The application is supported by a sustainability statement, energy statement and overheating assessment which assesses the proposed development and design in the context of sustainability.
- 11.61 The scheme is proposed to be gas free development which is proposed to make use of air source heat pumps and electric panel heating. The proposed residential development is targeting a low water consumption of 99 litres per person per day which betters the policy requirement of 110 litres per person per day. This is secured by condition 28. The submitted energy statement has demonstrated that the proposed development would achieve a 73% on site reduction of regulated carbon emissions against part L of the Building Regulations which exceeds the requirement of Cambridge Local Plan 2018 policy 28.
- 11.62 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to conditions securing compliance with the submitted energy statement, water efficiency and

the installation of smart meters (conditions 27, 28 and 29 as recommended).

Overheating and Ventilation

- 11.63 As originally submitted the application proposed seven (10%) of the proposed apartments as single aspect, however, during the course of the application this has been reduced to six apartments (8.5%). None of these properties would be north facing properties and these are all one bedroom homes. Through the pre application process and application process the applicants have worked to design out and reduce the number of single aspect dwellings.
- 11.64 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the full overheating assessment following the TM59 methodology (the dynamic thermal modelling route in Part O) and this demonstrates that all units comply with Part O.
- 11.65 Overall, officers are of the view that 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.
- 11.66 **Biodiversity**
- 11.67 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver 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.
- 11.68 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).
- 11.69 The PEA identified buildings with bat roost potential and follow up emergence surveys were recommended by the Council's Ecology officer and submitted during the course of the application which demonstrated no additional bat roost constraints existed on site.
- 11.70 The application was also supported by bat activity surveys and demonstrated the suite of species that would be expected within the City to forage, commute through and fly over the site. The majority were the commoner, artificial light tolerant Pipistrelle species using the vegetated boundary of the Histon Road Recreation Ground. However, more light averse species occur in low numbers, including the rare Barbastelle which commutes over the site. Whilst the light averse species were only recorded in low numbers it is necessary to impose a condition to ensure that the changes to the lighting levels on the boundaries are

ecologically sensitive and the impact on biodiversity is minimised. Condition 45 is imposed to secure this detail.

- 11.71 In respect of Biodiversity Net Gain, the proposed development has demonstrated that a net gain of 325% in hedgerow units is achievable on site, however, the scheme only achieves a net gain of 8.13% in habitat units on site. As such in order to achieve the targeted 20% biodiversity net gain off site mitigation is also required. The applicants have submitted details of a biodiversity net gain plan which proposes habitat creation within the adjacent recreation ground which is managed and maintained by Cambridge City Council. Whilst the principle of enhancing biodiversity within the recreation ground is supported, the precise details of the net gain scheme will require collaboration with the Council's City Services team to ensure the proposals do not impact the existing multi functional uses within the recreation ground. The details of Biodiversity Net Gain scheme and management/ maintenance for a 30 year period are proposed to be secured via an obligation within the Section 106 agreement.
- 11.72 In consultation with the Council's Ecology Officer, subject to conditions and obligations 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).

Water Management and Flood Risk

- 11.73 During the course of the application the applicant provided additional information and clarification, and the LLFA have advised that the submitted information demonstrates that surface water from the proposed development can be managed through the use of a system of tanked permeable paving accepting surface water from roads, parking areas and buildings with offline attenuation storage for storm events. The system is pumped from site at a controlled rate of 2l/s into the existing surface water sewer on the western boundary. Adequate pump failure modelling has been provided along with a detailed maintenance strategy of the pump and all surface water drainage features.
- 11.74 The Lead Local Flood Authority have confirmed they have no objection to the proposals and applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 11.75 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 the site. A Transport statement 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 securing compliance with the submitted traffic management plan, the submission of future management/maintenance arrangements of estate roads, the submission of details for the widening of the footway along Histon Road and construction vehicles weight/time limits.

- 11.76 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 of £192,500 towards the Greater Cambridge Partnership improvements to walking and cycling provision along Histon Road and £5000 towards additional waiting restrictions. A travel plan welcome pack condition is also recommended (condition 11).
- 11.77 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

Cycle Parking

- 11.78 The application exceeds the cycle parking standards as set out in Policy 82 of the Cambridge Local Plan 2018. Each house has a covered and secure cycle store, located both in the front and rear garden, except for plots 14 and 15 which are served by an enlarged integrated garage which is of sufficient size to accommodate cycle parking comfortably. In all instances the cycle parking is considered more convenient than the allocated car parking space and is considered to accord with Cambridge Local Plan 2018 policy 82. The final design of the cycle stores are secured by condition 13.
- 11.79 In respect of the apartment block cycle storage is provided in the ground floor of the building. The cycle store is located immediately adjacent the main entrance on the corner of the block. The easy, direct access to Histon Road is supported by officers. 36 spaces provided in the form of Sheffield Stands and 2 spaces are allocated to cargo bikes. Visitor cycle parking spaces are also proposed in the form of Sheffield stands at the entrance to the apartment block. The proposed cycle parking arrangement is considered by officers to be convenient and practical for future occupants. The proposal is in accordance with the requirements of policy 82 and is acceptable.

Car parking

- 11.80 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 of the Controlled Parking Zone the maximum standard is no more than 1 space per dwelling. The proposed development includes one dedicated car parking space for the houses which meets the maximum standards set out in policy 82.

- 11.81 Two accessible car parking bays are proposed to serve the M4(3) wheelchair accessible homes within the apartment block. Six visitor car parking spaces are also distributed across the site.
- 11.82 The proposed amount of car parking is in accordance with the Cambridge Local Plan 2018 car parking standards. Given the sustainable location of the site the level of car parking proposed is still considered to be an over provision. However, in this instance given that there is a low provision of visitor parking and the design intention seeking to prevent any car parking along the main street/ access to the site the level of car parking proposed is considered acceptable.
- 11.83 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 applicants have submitted a car parking plan which demonstrates compliance with this requirement.
- 11.84 The proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82.

11.85 **Amenity**

Impact on amenity of neighbouring properties

- 11.86 The application site is adjacent to existing residential properties along the northern, eastern and western boundaries. Policies 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces. Through the pre application process the applicants have made various design changes to ensure the amenity of the neighbouring properties are protected.
- 11.87 *Impact on 129-133 Histon Road*
- 11.88 The applicants have minimised the impact on the Histon Road (129-133) properties through the pre application process by reducing the height of plots 42-45 to two storeys and introducing a hipped roof with an increased separation distance to prevent any detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces. Moreover, the proposals do not involve any first floor windows on the east elevation. Therefore, the proposal is not considered to result in further loss of privacy for these properties and the proposed relationship is considered acceptable.
- 11.89 The apartment block is proposed to project approximately 2.5m beyond the rear of 133 Histon Road and balconies are proposed to serve the first and second floor properties. In the interest of protecting the amenity of existing occupiers and preventing any overlooking or loss of privacy a condition is recommended

to require 1.8m high privacy screens be installed on the southern side of the balconies serving plots 52 and 60 within the apartment block.

11.90 *Impact on 1-4 Seabys Yard*

11.91 Numbers 1-4 Seaby's Yard are three storey link detached properties. Plots 19-21 are proposed as two storey properties and plots 22-25 are proposed as three storey properties with private roof terrace spaces. A back to back separation distance of approximately 25 metres between the closest habitable room of the nearest three storey property is proposed (between plot 22 and 3 Seaby's Yard) and a distance of 21.5m from the roof terrace to the nearest habitable room. For the two storey plots (19-21), plot number 19 is the closest to number 4 Seaby's Yard with a separation distance of 19.1m between habitable rooms. The relationship between the existing and proposed properties is considered acceptable.

11.92 *1 – 15 Greengates Court*

11.93 The applicants have minimised the impact on numbers 1- 15 Greengates Court through the pre application process by reducing the heights of plots 19-21 to two storeys, introducing an 11m buffer zone (shrub and tree planting) in the north west corner and lowering the ground levels by 1m. The proposals are not considered to lead to detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces of these properties. Moreover, the proposals do not involve any windows on the north elevation of plot 19 and will not lead to any loss of privacy for these properties. The proposed relationship is considered acceptable

11.94 *16-26 Greengates Court*

11.95 The applicants have minimised the impact on numbers 16- 26 Greengates Court through the pre application process by reducing the height of plot 5 to two storeys, again introducing an 11m buffer zone (shrub and tree planting) along this boundary and in addition to this setting the building line in a location which offers relief to the south west of this block where the courtyard space is proposed to be located within the development. The proposals are not considered to lead to detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces of these properties. Moreover, the proposals do not involve any windows on the north elevation of plot 15 and will not lead to any loss of privacy for these properties. The proposed relationship is considered acceptable

11.96 *1 to 80 Masters House*

11.97 The proposed relationship between the proposed three storey dwellings at plots 1 - 10 and Masters House to the north of the site achieves an acceptable relationship with the development achieving separation distances in excess of 21 metres between habitable rooms and no detrimental impacts in terms of overbearingness or overshadowing are considered to arise as a result of the proposals.

- 11.98 The applicant has submitted a BRE 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.
- 11.99 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.
- 11.100 Future occupants
- 11.101 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings meet or exceed the nationally described space standards.
- 11.102 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.
- 11.103 All of the proposed dwellings benefit from a private external amenity area. These spaces are provided in the form of private gardens, roof terraces, balconies and winter gardens.
- 11.104 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 28 affordable dwellings proposed, 2 are proposed to be M4(3) wheelchair accessible dwellings (7.5%) which exceeds the policy requirement of 5 percent of the affordable provision.
- 11.105 **Refuse Arrangement**
- 11.106 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 11.107 The proposed refuse strategy is considered to be acceptable. The waste capacities, drag distances for residents and crew members are considered to be in accordance with the Greater Cambridge Shared Waste Service guide for developers. The applicant has engaged positively with the Greater Cambridge Shared waste team through pre application discussions to agree the waste strategy for the site. The submission documents have been reviewed by the shared waste team. Following a review of the application the waste team have raised no objection to the development subject to a condition which ensures the soft landscape adjacent to plot 26 does not conflict with the refuse vehicles servicing route. This detail is secured by condition 14 (part e).

11.108 Subject to condition officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

11.109 Other Matters

11.110 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 be imposed on any consent granted.

11.111 Public art strategy is secured by condition 23 to ensure compliance with Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD.

11.112 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of this application as the Histon Road recreation ground is immediately to the south of the site and is identified as protected open space (P&G 08). Policy 67 aims to protect designated open space of environmental and recreational importance. The application as submitted does not involve any development within the recreation ground itself or comprise of works that would harm the character of, or lead to the loss of open space of environmental and/or recreational importance. Any proposals for works within the recreation ground that would constitute development would require a separate planning application and be subject to detailed assessment.

11.113 The Council's Access Officer has provided comments in respect of the access arrangements to the recreation ground. The access officers has reviewed the route to the recreation ground and is content with the proposals subject to a condition to secure the detailed design of the footpath connection and the specification of the new gate.

11.114 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.

11.115 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 46 has been imposed to secure these details prior to the occupation of the development.

11.116 Third Party Representations

Third Party Comment	Officer Response
Impact on Histon Road Recreation ground	
<p>-New access points would be unsafe for children and dog owners, as the entry points would allow greater access for cyclists/e-scooters etc.</p> <p>-The new entry points degrade the safe arrangement and overall quality of the existing park.</p>	Please refer to paragraphs 11.24 and 11.25.
<p>-Histon Road Recreation Ground is a protected space.</p> <p>Unnecessary Development (Park was updated last year, park updates should not be dependent on large developments)</p>	Please refer to paragraphs 11.42-11.49 and 11.112.
More green space should be provided on the development site.	Please refer to paragraphs 11.42-11.49
Impacts on future residents due to limited amenity space.	Please refer to paragraphs 11.100- 11.104 and 11.42-11.49
The overlooking of the park from the new development is intrusive.	The additional views into a public open space is supported by the Council's Urban Design officer and the Designing out Crime officer. The additional natural surveillance from the properties is

	considered to help reduce anti social behaviour within the recreation ground.
More litter	Additional bin capacity within the recreation park would form part of the enhancement scheme.
Biodiversity and Arboricultural matters	
-Ecological concerns re bats and hedgehogs stemming from new access points.	Please refer to paragraphs 11.69-11.70. Please also refer to condition 14 (part c) and 45.
-Query the validity of BNG metric and compliance with Greater Cambridge Biodiversity SPD.	Please refer to paragraphs 11.66-11.72.
-Inclusion of wildflower areas, trees, swift boxes and bat boxes, hedgehog highways and a small pond/lake should be considered.	Please refer to conditions 43 and 44.
Design	
-Apartment block is not in keeping with character of area, which primarily consists of 2-3 storey developments.	Please refer to paragraphs 11.18-11.32.
-Negative impact on the Conservation area.	Please refer to paragraphs 11.33-11.39
Highways and Transport	
-The development will create additional traffic and impact highway safety.	Please refer to paragraphs 11.75-11.77

Local Infrastructure	
-Concerns re adverse impacts on availability at doctors surgeries.	Cambridgeshire and Peterborough Integrated Care System (NHS) have requested £60,180.48 contribution towards increased capacity at Huntingdon Road Surgery / Red House Surgery. The contribution requests are considered to be reasonable and necessary to meet the needs of the new population generated by the development.
-Concerns re availability of places at schools, nurseries, secondary schools.	Cambridgeshire County Council have requested a total of £380,659.00 towards education (early years- £117,053.00 and secondary education- £263,606.00). The contribution requests are considered to be reasonable and necessary to meet the needs of the new population generated by the development.
Amenity	
Impact of the development on the residential amenity of neighbouring properties.	Please refer to paragraphs 11.85-11.99
Noise and Light pollution.	The Council's Environmental Health Officer has reviewed and application. The proposals are acceptable subject to recommended conditions 36, 42 and 45.
Miscellaneous	
Local people need council houses, not council flats.	Please refer to paragraphs 11.11-11.17
Affordability calculated against Cambridge market rate is not affordable	Please refer to paragraphs 11.11-11.17
EV charge points does not guarantee electric cars.	Please refer to paragraphs 11.80- 11.85
Water scarcity	Please refer to paragraphs 11.61-62
Housing should be sold to Cambridge residents only.	Not a material planning consideration.
The development perpetuates inequality and exclusion.	Please refer to paragraphs 11.11-11.17
Not enough site notices.	In accordance with the requirements of paragraph 15 of the Town and Country Planning Development Management Procedure

	Order, site notices were displayed on streets surrounding the application site for a period not less than 21 days.
Contractor parking during construction.	Please refer to the submitted Construction Traffic Management Plan and recommended condition 7.

11.118 Heads of Terms

The Proposed 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	Comments
City Council Infrastructure		
Provision for children and teenagers	£94,144.00 towards the provision and/or improvement of the children and teenage play facilities and equipment at Histon Road Recreation Ground.	A scheme for the offsite enhancements and play provision to be secured via Section 106 agreement and submitted for approval.
Indoor sports	£91,204.00 towards the provision of and/or improvement of indoor sports facilities and equipment (which may include studio spaces and/or gym provision and/or gym equipment) at Jesus Green Lido.	Contribution towards off site indoor sports facilities are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Outdoor sports	£80,693.00 towards the provision of and / or improvement of the outdoor sports facilities (including the provision of or improvements to racquet sports and courts) on Jesus Green, Cambridge.	Contribution towards off site outdoor sports facilities are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Informal Open Space	£77,157.00 towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Histon Road Recreation Ground.	A scheme for the offsite enhancements and play provision to be secured via Section 106 agreement and submitted for approval.
Community facilities	£205,319.00 towards the provision of and / or improvement to community	Contribution towards off site community facilities are necessary to meet

	facilities / rooms / spaces and/or equipment such as tables and chairs, storage and community kitchen provision at or connected to Jesus Green Lido, Cambridge.	the needs of the new population generated by the development in accordance with Policy 85.
Affordable housing	Provided on site (40% policy compliant)	In accordance with Policy 45.
Strategic waste	£8260 towards waste infrastructure.	Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.
Monitoring fee	£2,200 the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation. The final fee will thus be confirmed at the drafting stage of the legal agreement.	Contribution directly related to achieving the implementation of the planning obligations.
County Council – Education / Refuse/ Transport		
Transport	£192,500 towards Greater Cambridge works for improving walking and cycling infrastructure along Histon Road. £5,000 towards implementation of waiting restrictions.	Policy 81 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel.
Early years	£117,053.00	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County

		Council guidance and multipliers and policy 85.
Primary School	No contributions sought	-
Secondary School	£263,606.00	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85.
Life Long Learning (Libraries)	£10,325.00	Library facilities necessary to meet the needs of the new population generated by the development in accordance with policy 85.
NHS		
GP services	£60,180.48 contribution towards increased capacity at Huntingdon Road Surgery / Red House Surgery.	Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.
East of England Ambulance Service	£23,800.00 towards a new Cambridge Ambulance Hub (including provision of EV charging facilities) and equipment for first responders. To mitigate the additional pressure on ambulance services as a result of the increased population arising from the development.	Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.
Biodiversity		
Biodiversity net gain - delivery and management	On-site provision of the targeted 20% biodiversity net gain is not achievable. The Heads of terms will include a S106 obligation which requires the applicants to produce a scheme that delivers a minimum 20% net gain and 30 years management/ monitoring	In accordance with Environment Act and the Councils' Biodiversity SPD (2022).

	(combination of on site enhancements and off site provision).	
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- 11.119 The planning obligations 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 accordance with policy 85 of the Cambridge Local Plan (2018).
- 11.120 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and biodiversity net gain scheme, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

Planning Balance

- 11.117 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 11.118 Officers acknowledge that the proposal would involve the loss of a number existing trees on site, the majority of which are of low quality with the exception of one category B tree (T003). The high value trees along the boundaries will require specialised protection and construction methods which will be secured by condition and require submission prior to the commencement of development. Moreover, additional new trees are proposed to be planted within the application site and off site as part of the Biodiversity Net Gain scheme. Officers consider that the loss of trees should be afforded some weight.
- 11.119 The proposal involves the delivery of low carbon and environmentally sustainable homes, this should be afforded a moderate degree of weight as an environmental benefit.
- 11.120 The proposal would result in economic and social benefits through an increase in affordable and private homes on a site which is allocated for residential development. This benefit has been afforded significant weight in the planning balance.
- 11.121 The requirement to enhance a publicly accessible open space along with various significant financial contributions towards local infrastructure and sustainable transport projects. These benefits should all be given moderate to significant weight.
- 11.122 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.

11.123 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.

11.121 Recommendation

11.122 **Approve** subject to:

(i) The planning conditions and informatives as set out within this officer report and with delegated authority to officers to carry through minor amendments to those conditions and informatives (and to include others considered as appropriate and necessary) prior to the issuing of the planning permission;

(ii) The prior completion of a Section 106 agreement with under the Town and Country Planning Act 1990, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning 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).

Highways/ Transport assessment conditions

Management/ Maintenance of streets

6. No development above ground level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority.
The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the life time of the development.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with NPPF (2023) paragraph 114.

Construction Traffic Management Plan

7. The development shall be carried out in accordance with the submitted Construction Traffic Management Plan dated 4th April 2024.

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) Policies 35 and 81.

3.5 tonnes construction vehicles hours

8. 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 interest of highway safety, in accordance with Cambridge Local Plan 2018 policy 81.

Closure of existing access to ATS

9. Within 28 days of the bringing into use of the new access the existing access points along the frontage of the application site (including the existing ATS access) shall be permanently closed and a full height kerb and footway shall be reinstated in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

Widening of Histon Road footway

10. Prior to any works above slab level a scheme for the widening of the footway along Histon Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: in the interests of improved pedestrian access in accordance with Cambridge Local Plan (2018) Policy 81.

Travel Welcome Pack

11. 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).

External materials and sample panels

12. Prior to any works above slab level 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, including 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, verge 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 and must include green roofs on all flat surfaces, including dwellings and garages.

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. Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels.

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)

Cycle parking

13. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development 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 and must include a green roof.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82)

Landscape conditions

Hard and Soft Landscaping

14. 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, visitor cycle parking, 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 grassed area adjacent to plot 26 as shown on the submitted drawings shall be redesigned to ensure the waste collection process can take place without conflict with the soft landscaping or built form within the development site. The details shall be submitted to the Local Planning Authority for written approval in consultation with the Greater Cambridge Shared Waste Service.

f) Notwithstanding the approved plans, prior to the commencement of above ground works the detailed design of the proposed footpath connection and specification of the proposed gate to access Histon Road recreation ground shall be submitted to and approved in writing by the Local Planning Authority. The agreed design and gate specification shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

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.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 56, 57, 59 and 69).

Landscape Maintenance and Management

15. No development above ground level, other than demolition, shall commence until details of a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas have been 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).

Tree pit details

16. No development above ground level 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

17. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).

b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).

c) A management / maintenance plan including means of access.

d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

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

Tree conditions

AMS and TPP

18. 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

19. 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

20. 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

21. 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.

Tree planting strategy

22. No works to any trees and hedgerows shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees and hedgerows to be approved, planted and subsequently protected, to ensure continuity of tree cover and planting in the interest of visual amenity. In accordance with Cambridge Local Plan 2018, policy 71.

Public Art delivery

23. 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)).

Drainage conditions (LLFA)

Surface water drainage strategy

24. 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 Drainage Strategy, Create, Ref: 2912, Rev: A, Dated: 5th July 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.
- j) Measures taken to recycle rainwater within the development.

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.

Surface water management during construction

25. 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.

Post completion drainage survey

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

Reason To ensure the effective operation of the surface water drainage scheme following construction of the development.

Sustainability Conditions

Energy statement compliance

27. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the Energy Statement, produced by Create Consulting Engineers Ltd, April 2024 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 (residential)

28. Water efficiency standards for the proposed development shall be carried out in accordance with the water efficiency targets set out in the Sustainability Statement, Create Consulting Engineers Ltd, April 2024. Prior to the occupation of the proposals, final specifications demonstrating achievement of these targets shall be submitted to and approved in writing by the local planning authority.

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)

29. **Energy consumption monitoring**

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).

Standard EH conditions

Phase 2 Site Investigation

30. No development, with the exception of demolition, shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

a) A detailed Phase 2 Intrusive Site Investigation Report based upon the Tier 2 Geoenvironmental Assessment (by SWECO, ref: 65210885-SWE-XX-XX-T-GE-0001, dated 26th January 2024) and the site investigation strategy (by Richard Jackson Ltd, ref: 62804-RJL-XX-XX-CP-G-0001-P01, dated 24th June 2024) submitted with the application.

b) A detailed Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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)

31. 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

32. 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

33. 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

34. 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

35. 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

36. 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).

37. **Alternative ventilation scheme**

Prior to the commencement of development details of an alternative ventilation scheme for the residential habitable rooms on the Histon Road façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Histon Road. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

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

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

38. **Glazing**

Prior to any works above slab level a noise insulation scheme detailing the acoustic / noise insulation performance specification of the glazing (including wintergarden balconies) shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

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

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

Construction hours

39. 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

40. 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).

ASHP

41. Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHPs shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

Artificial Lighting – compliance

42. The artificial lighting scheme and mitigation requirements as stated within the Create Consulting Engineers Ltd "lighting impact assessment – revision A" dated 5th April 2024 (ref: DR/VL/P23-2912/07-Rev A) & Create Consulting Engineers Ltd document "Histon road-LIA report, comments and finding" dated

14th June 2024 (ref: LMK/P23-2912) shall be fully implemented, maintained and not altered.

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

Ecology conditions

Biodiversity enhancements

43. 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.

Biodiversity Net Gain

44. Prior to the commencement of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
 - Identify the proposed habitat improvements on-site and where applicable, off-site.
 - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, Cambridge Local Plan 2018 policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Ecologically sensitive lighting

45. Prior to the installation of any external lighting a "lighting design strategy for biodiversity" features or areas proposed to be lit 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 for bats and that are likely to cause disturbance in or around their breeding sites and

resting places or along important routes used to access key areas of their territory, for example, for foraging; and

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 or having access to their breeding sites and resting places.

All external 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 within the biodiversity features or areas identified in the strategy be installed without the prior consent from the local planning authority.

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

Fire hydrants

46. 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).

Letter boxes

47. All letter boxes for the proposed residential apartment block shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority.

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

Privacy Screens (apartment block plots 52 and 60)

48. Notwithstanding the approved plans, prior to above ground works, the details of a two metre high privacy screen to serve the first and second floor balconies (plots 52 and 60) within the apartment block adjacent to 133 Histon Road shall be submitted and approved in writing by Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018, policy 57).

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. 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.

4. Surface water maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

5. SPD informative

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

[and-construction-spd](#) and in particular section 3.6 - Pollution and the following associated appendices:

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

The Greater Cambridge Design Review Panel



137 and 143 Histon Road, CB4 3JD (PPA 4368)

14th December 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

Chris Jones (Character, Architecture) – Director at BCR Infinity Architects

David Knight (Character, Connectivity) - Director at Cake Engineering

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

Paul Bourgeois (Character, Climate) - Anglia Ruskin University / The Passivhaus Trust

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

Applicant Team:

Nathan Flax - Senior Development Consultant, Hill

Rob Preston - Associate, Planning Consultant, Carter Jonas

Asli Bilsel - Senior Design Manager, Hill

Eric Molloy - Chartered Landscape Architect, Guarda Landscaping

James Pikett - Senior Development Manager, Hill

Jeremy Thurlby - Head of Design, Hill

Paul Belton - Partner, Planning Consultant, Carter Jonas

LPA Officers:

Joanne Preston – Principal Urban Designer / Design Review Panel Manager

Katie Roberts – Executive Assistant / Panel Support Officer

Anne-Marie de Boom - Consultant urban designer (CIP sites)

Helen Sayers - Principal Landscape Architect

Scheme Description and Background

Brief Description of the Proposal:

Site Context:

The site is located on Histon Road in the Arbury Ward, approximately 1km north of the city centre. There are residential uses adjacent to the south and west, the ATS garage adjoins the site, and the Histon Road Recreation Ground abuts the southern boundary. The site is outside of, but immediately adjacent to, the Castle and Victoria Conservation Area. The site is subject to an Area Tree Preservation Order. The site is approximately 1.18 hectares; the southern half of the application site was previously occupied by Murketts car dealership and the northern half of the site consists of an unused workshop area which is located to the rear of the ATS commercial unit.

Planning History:

23/01842/PRIOR – This permits the prior approval for the demolition and removal of all buildings and structures above ground level.

Policy context and key policy considerations:

The site was originally allocated under the adopted Local Plan 2006 and 2018 (site ref. R2) for 78 dwellings. However, the emerging draft Greater Cambridge Local Plan (site ref. S/C/R2) allocates the site for the development of 110 dwellings (including the ATS garage). The proposed site plan now excludes part of the ATS building along the Histon Road frontage as the business intends to continue operating from the site. The site is in Flood Zone 1 an area of very low risk of flooding.

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 fully understands that the review proposal is for a site acquired on the open market and that this influences the project's viability and the number of affordable homes. This does not however undermine how connectivity is fundamental to the success of the project; there should be physical connections with the Histon Road Recreation Ground provided as part of the new development. The recreation ground is being relied on heavily for visual aspects but this design component is undermined if residents here and nearby cannot access it physically. The community consultation results need to be analysed very carefully; given the summary of mixed comments provided in the review, the applicant team should be seek to demonstrate to the existing local community that they can benefit more from the recreation ground, if there is an interactive route to it through an attractive housing project.

The Panel suggests that CIP partners can help resolve how to fully embrace the recreation ground in this way, and avoid any compromise that does not include physical connections to this public open space.

The approach to affordable housing requires review; as currently designed - with all of the apartments and just three houses being affordable and being grouped on one part of the site - the project is not tenure neutral and therefore inconsistent with national design guidance (the National Design Guide, that has superseded the [withdrawn] Code for Sustainable Homes). Ultimately, whether or not the entire apartment building is finalised as being solely for affordable housing, it will need to be a landmark building from the Panel's viewpoint. The building's Histon Road elevation should be carefully considered not only in the context of the project itself but also the main street frontage's existing housing and ATS building.

The Panel understands the range of issues around value that have been discussed in the review but suggests that wider thinking is needed in relation both to the lift in value that would occur from creating physical connections to the recreation ground,

and to reconsidering how the affordable housing is provided and better integrated into the project.

Detailed Comments

Connectivity

The design team has referred to the site presenting ‘the opportunity to create sustainable development at this location... well-connected to existing communities’. The Panel endorses how the scheme aims to promote sustainable transport and is well-located in relation to the city centre and many local amenities. Yet although the site’s development is predicated on the recreation ground adjacent – that will be perceived and seen from the new homes – no physical connection is currently confirmed. Without connection, the whole scheme suffers. Canterbury Street to the south of the recreation ground terminates at a gate into the recreation ground. The Panel supports similar connectivity, creating wider permeability for residents of the review scheme and from further afield. It is agreed however that any physical connection between the site and the recreation ground should not be for cycles i.e. links should be pedestrian-only.

Although it is understood that no connections to the Histon Road Recreation Ground were first proposed in pre-app discussions, on being encouraged to open up such links, consideration was given to whether they were in the most suitable location, of an appropriate character (e.g. only visual, or via public/ private gates, and for cyclists and pedestrians, or pedestrian-only) and of the right size. The Panel acknowledges how it is not suitable to try and provide a link from the site’s northern boundary, as this would lead into Aldi’s (i.e. private) car park (there are also apparently level issues). The design team has chosen to show visual links to the recreation ground (e.g. from the pocket park), stating that discussions regarding pedestrian routes are under discussion with the City Council. In discussing connectivity to the recreation ground, the applicant team has analysed the addresses for comments made in response to the public consultation. There is a perception expressed by one existing resident that providing access to the recreation ground ‘seems like favouritism for the

new residents'. However, the applicant team has also mentioned in the review that while 60% are against, 40% would endorse new physical connections.

Given the applicant team's wider comments on the contradictory views of local residents in the recent public consultation, whereby some expressed a sense of ownership and proprietorial use, the Panel is convinced that physical access from the site into the recreation ground in terms of helping achieve social cohesion is key. The design team seems to endorse this view. If the new neighbourhood is to become part of the wider community – noting that some local residents have referred to how they like the recreation ground as it is now (and the safety provided by the enclosed children's play area arrangement) – the design team has looked more widely at how connections beyond the site could be created. Two possible locations for physical links to the recreation ground are currently being considered, as referred to in the presentation (one being via the pocket park and the other to the rear of the proposed apartment building). Regard is being had to how the recreation ground's play area currently has two distinct parts in terms of serving older children towards the east and younger children towards the centre. In the public consultation exercise, the applicant team apparently spoke of creating 'informal access' in response i.e. public, pedestrian access replicating the current access gate arrangement within the recreation ground, with a notice referring to it being a dog-free area. The Panel sees these considerations as being fundamental to the success of the project and discussions should be continued to agreement and delivery. It is accepted too by the Panel that connecting the site physically to the recreation ground may well need to be associated with improvements to it, as part of the proposals.

Turning to the proposed spine road, the intention is to create a combined access point that will be safe for the new homes' residents and for ATS tyre customers and servicing. While this intention is understood by the Panel, the design as a single straight spine will necessitate traffic being slowed down and it being made to appear less like a thoroughfare.

With reference to parking arrangements, the Panel supports the proposals for cycle parking. The Panel then notes that the site lies within a controlled parking zone therefore fewer car spaces than otherwise required are already proposed. Parking has also been reasonably well-hidden in the proposed layout, which has also been

devised to prevent on-street parking. The Panel agrees that the urban courtyard could be removed, if parking numbers reduce. At this stage, the Panel nonetheless would suggest that every consideration be given to the scope for reducing the number of car parking spaces proposed on-site now, in order to free up space.

Climate

Sustainability

The Panel accepts that this is a market site but the presented proposal lacks sustainability ambition, despite the design team's stated aim being 'to develop a sustainable neighbourhood'. Comparing this scheme with Hill's other sites in Cambridge and elsewhere, the Panel concludes that these new homes will not be future-proofed. In short, they will not be 'net zero-ready', and effectively will be a burden along with the existing housing stock in 10 years' time.

Although Fabric First has been mentioned in the review, there are no clear standards or metrics being committed to and worked to, other than Part L of the Building Regulations and the Hill ESG 2030 Road Map. Noting that this will be a gas-free development, in relation to performance in use, once again the design team is currently only working to Building Regulations. The Panel recommends exceeding Building Regulations by adoption of a recognised building performance standard in order to ensure low energy use in operation and mitigate any potential for residents getting into fuel poverty.

On the roof of the proposed apartment building, the intention is to provide air source heat pumps (ASHPs), while keeping the extent of plant to a minimum. A brown roof is also proposed; PV panels are currently not considered to be necessary, given the Fabric First approach being taken. The Panel does not agree. Although ASHPs are proposed throughout the scheme, their energy use can be high therefore the Panel recommends that the design team should be considering mitigation with PVs and battery storage on-site. In relation to energy use intensity, providing ASHP energy does not mean that residents' bills will be low therefore on-site electricity generation is essential.

The Panel endorses the design team proposing an EV charging point provided to serve each house, and two apartments sharing one EV charging point.

Water usage

The Panel accepts that although water consumption at a rate of 99 litres per person per day as proposed is a good level, the design team needs to move in the direction of a lower consumption rate, in light of the emerging joint Greater Cambridge Local Plan that proposes 80 litres per person per day.

Circular economy

On demolition of the existing commercial buildings on-site, the applicant team is not currently proposing to reuse any materials. While the Panel accepts that they cannot be re-used on-site, there are organisations operating in Cambridge and Cambridgeshire (e.g. Cambridgeshire Community Reuse & Recycling Network - CCORRN) that would be able to advise on the re-use of redundant construction materials instead.

Turning to circularity in the context of local supply chains, the Panel would expect the applicant team to use local trades and look to support local economic development. A defined radius to achieve this objective could be set, e.g. 50 miles; especially as this is one of many Hill sites, the developer could contribute significantly to growth of the local economy.

In conclusion, there are many small moves in relation to this site that could be made to enhance sustainability, and even save money.

Green infrastructure and landscape strategy

The scheme includes a dense green buffer proposed on the site's northern boundary, adjacent to the three apartment blocks that front Greengate Road and that are at a lower level. As a general principle however, providing such a buffer and trying to retain trees and plant more seems to indicate to the Panel that there is a need to hide a design fault in the proposed development. Similarly, the northernmost corner does not work particularly successfully in landscape terms. The Panel is of the view that strips of planting just for screening often become leftover no-mans' land and fill with litter. In addition, tree shading and its impact on existing properties will only worsen over time (as referred to below).

Turning to the proposed 'pocket park' that as presented would only provide a view into the recreation ground and not any confirmed form of physical access, it is clear to the Panel that it is simply created as the result of a single dwelling being removed from a previous layout option. The pocket park is so small – and it is an odd concept to have a 'park' next to a 'park' – that the Panel concludes that the whole treatment of this area needs more design effort. If the space is there to facilitate an access point between the development and the recreation ground, then clear lines of sight, perhaps not including the proposed larger tree on this potential route is suggested.

On the Histon Road frontage, the Panel supports the aspiration to provide as much green infrastructure as possible. The design team will however need to check the extent etc. of proposed hedge and tree planting shown in the presentation against providing the necessary visibility splays. Once again, the Panel has a concern that how the proposed apartment block itself reads is key, and that showing extensive landscaping is not an appropriate solution for mitigating its intended scale and massing.

The design team proposes that all surface materials would be permeable, with the exception of the Histon Road/ site road junction, where access will be provided to the retained ATS tyre operation (both to the forecourt and separately, to the rear of their building). This junction may be adopted; the rest of the access spine would be maintained by a management company (including any proposed street trees and hedge planting). The Panel advises that the design team needs to consider how the hedges shown between parking bays and garages will be maintained and managed; if the scheme proposals are relying on hedge planting as an integral part of the greening of the street, then this should fall within the responsibility of the proposed management company. Despite assurances in the review, the Panel raised concern about the impact of the proposed hedges on pedestrian safety and visibility splays in respect of drivers using on-plot parking spaces/garages. The Panel is concerned that as an important aspect of the street scene, the loss of hedge planting in future design iterations will compromise the success of the scheme.

Trees

With regard to the mature trees situated just inside the recreation ground's boundaries – particularly on the eastern boundary – the Panel is very aware that they may create issues with the currently proposed layout in terms of overshadowing homes and rear gardens. These trees will keep growing; the design team should factor in a presumption that complaints from future residents will arise. Endorsing the proposal that the new homes with southerly aspects backing onto the northern boundary of the recreation ground would have their living rooms on the first floor – and that this relationship with the boundary trees would work to some extent – the Panel reiterates how continued tree growth and overshadowing could still become issues.

With regard to tree ownership, the Panel very much supports all trees on-site being in shared areas and maintained by a management company. The design team needs to provide for space in the ground for their roots to grow; as currently shown, the Panel concludes that they are positioned very tightly in relation to bin and cycle stores. This kind of pressure could ultimately lead to a reduced number of trees. Instead of having to respond in this way, the Panel recommends that the design team needs to think now of them growing for the next 20 to 30 years.

Looking at the detail of the pocket park, the siting of a new large tree within it is not considered by the Panel to be the best solution; moving it closer to the new spine road, or removing it would help with surveillance.

Biodiversity

The Panel supports the overall planting concept currently referred to. However, there needs to be a much stronger emphasis on biodiversity, climate resilience and drought resistance. Currently there is an emphasis on evergreen hedges however native species and a greater variety of plant species are needed, to make the development as wildlife-friendly as possible. While the applicant team has referred to the only protected species on-site being bats (a low-level licence for a roost will be needed), the adjacency of the recreation ground means that the design team needs to make sure of connectivity for wildlife, considering the proposed development

within the context of the wider network of green infrastructure. Consideration should also be given to the movement of specific species, for example hedgehogs etc. e.g. by creating boundary treatment gaps and holes in fences.

Character

Context

The site is adjacent to, but not within the Castle and Victoria Road Conservation Area that has a clear, grid form of streets. The design team has therefore proposed a straight, central spine road 'to give efficient layout and reflect the linear arrangement of the Conservation Area's streets'. Another key feature of the existing neighbourhood is the Histon Road Recreation Ground that lies primarily on the site's southern (and part of its western) boundary. It has an extensive, dog-free children's play area in its northern part that is enclosed by railings, again directly adjacent to the site's southern and western boundaries. The other key features in the immediate area are the three relatively recently built apartment buildings fronting Greengate Road that were developed in the context of the-then existing industrial buildings. They sit in close proximity to the proposed site's northern boundary and at a lower level than the raised, made land of this part of the review site. The Panel endorses the applicant's proposal to lower the level of the made land in this part of the site, although regard will have to be had to protecting the mature trees that stand just outside of the applicants' control. The apartments' rear elevation balconies will nonetheless all overlook the site, a factor that the Panel sees as being an important consideration in further design development. In contrast, the relatively recently built homes abutting the north western site boundary in Seaby's Yard have rear gardens, such that overshadowing and overlooking are not of direct concern to the Panel.

The site provides the opportunity to improve the existing Histon Road frontage, one that the Panel does not see as yet having been taken due to the design development that is still underway for the proposed apartment building. This building should announce the development through its distinctive form and character, sharing an identity with the rest of the development that is reflective of the site's industrial heritage and granary buildings.

Site layout and masterplanning

The Panel obviously understands that this is an urban site, where future residential development at the Council's accepted density will necessarily feel 'crowded'. But there are difficulties created because of this being a long, narrow site, where the presented response is to somehow fit a double row of housing along a central spine. According to the design team, alternative layouts have been considered but the presented scheme with a new road through the centre of the site's length is apparently the most efficient; any other would lead to the loss of a number of proposed dwellings. An apartment-based scheme has been considered but concluded to be too bulky in terms of massing, and would be car parking-dominated.

The Panel perceives clear opportunities for the proposal to respond better to the opportunities created by the site's levels and the presence of mature trees that are largely beyond its boundaries. While the design team refer to having identified where the project could relate visually 'and actually' with the recreation ground – and in spite of stating total support for physical access to the recreation ground – no confirmed access has been presented to the Panel. In the Panel's view, the scheme becomes almost unacceptable without that physical access, in line with the two indicative points currently shown. Routes to those access points also need to be very clear and legible.

Accepting how the design team has referred to these other opportunities for a different layout having been explored, and how consideration has been given as well to the most suitable position for the 'pocket park' and the 'urban courtyard', the Panel considers that they are all aspects of the layout that remain unresolved. The urban courtyard is such in name only; it may just in reality be a parking area, and refuse lorry and vehicle turning head. The design team's description of the space now and in the future if car ownership decreases. Although being 'a place for children to play' now is not a realistic prospect in the Panel's view, as that does not match the actuality of how that space would be used, if car ownership were to decline and this were to become a car-free area, then it could provide an informal area for play.

Specifically for the pocket park, there are various detailed design issues that have been identified by the Panel - and during the review, the design team agreed with the

Panel that the fenestration treatment on the flank walls/ side elevations of homes abutting the pocket park will be important.

Further consideration needs to be given to the proposed vista building marking the end of the spine road. Its garage as currently shown will be very prominent; the Panel recommends that a different form of building should be considered.

In the longer term, the design team's suggestion is that should the ATS tyre shop site fronting Histon Road become available in the future, it could be appropriate for a redevelopment that would 'mirror' the current project's form on the southern side of the site access road i.e. potentially providing another apartment building of matching scale and massing. The design team and Panel both acknowledge that it is therefore essential for the current scheme's 'corner' apartment building to be high quality.

Boundary treatment

The Panel's views on each of the site's boundaries have focused on ensuring that landscape treatments and layout are closely inter-related in terms of the orientation and proximity of new homes. The proposal to provide extensive 1.8m high close-boarded fencing around plots as boundary treatment is not supported by the Panel – a very unattractive prospect. Instead, it is suggested that the railings reaching the same height would be entirely preferable, noting how lower railings already mark the site's boundary with the recreation ground, and the dog-free play area within the recreation ground itself.

A pitched roof for the apartment building has been explored by the design team but not progressed due to 'looking oppressive'.

Massing, roofscape and elevations

The presentation has shown that proposed elevations for the new houses are not particularly well-developed at this stage. There is a concern that in effect, only a generic 'list' of house types has been shown to the Panel and little sense can be gained of what this proposed new neighbourhood would look like. The design team has helpfully looked into the history of the site and found that it was previously used as granaries (producing chicken feed, according to the Panel); reflecting this past

use, the Panel would support the intended saw-toothed roofs and brick detailing etc. and the reference to granaries in terms of potentially asymmetrical roof ridges that would be very distinctive. Referencing the existing chimneys on-site is also suggested by the Panel. The design team now exploring cutting out the corners of some houses to enhance passive surveillance is also seen as a positive move.

The Panel does not agree with a suggestion that the example of the residential building at the southern end of Histon Road is a suitable reference and relevant to this proposal's apartment building, for which no elevations are yet available.

Although only indicative massing has been presented to the Panel for the proposed apartment building, it does appear to be somewhat bulky. Instead of a flat roof, the Panel suggests that consideration is given to using a saw tooth ~~form~~ or asymmetrical pitched roof form. 'Considered fun' could be had in any building that turns the corner of Histon Road, using e.g. signage, fenestration, materiality, and a typology with very strong characteristics that could also link to the recreation ground. With the cycle storage at ground floor of the currently proposed apartment building on the street corner – if it remains in this position – there is a need for it to be very carefully designed. This corner at ground floor level should not be 'blind' and unattractive; the Panel suggests that glazing could be used to create an enjoyable, active frontage. Otherwise on the ground floor, the apartments will each have their own, private external amenity space, and their own front doors – a suitable approach in the Panel's view. Without seeing elevations, the Panel notes that the apartment building is currently proposed to have either winter gardens or inset balconies on its Histon Road/ access road frontages, and balconies to the rear. No single aspect, north-facing apartments are shown, a design principle that the Panel endorses.

The Panel accepts that throughout the development, elevations and roof forms are still being worked on and endorses how there is an intention in the design team to reference industrial forms and materials, as outlined in the presentation. The palette of materials will also be fundamental.

Community

The Panel emphasises how physical connections to the recreation ground from the development are considered fundamental from a community perspective. More

generally, the community aspects of this design review thread through all aspects of the proposal. But it is not yet clear at all who will live here – whether it would be primarily older people, or young families (for example). The Panel considers that the scheme should feel like a mews-type street (e.g. as at Marmalade Lane, Cambridge and Goldsmith Street, Norwich), where people of all ages can gather and spend time, with informal seating to encourage encounters between neighbours.

Thinking this aspect of the proposal through would be beneficial in terms of giving an idea of the identity of the place – and then showing how it would be different to anywhere else locally. The Panel suggests that an example of how to make the character of this unique place come through would be to use the clue of the historic use of the site as granaries; in other words, ground the new neighbourhood in its history.

The proposed pocket park could be a growing space, in light of the Panel seeing it as odd to propose a park next to a park; there could be seating here, and a place created for all ages that is somewhere to stop, meet and chat i.e. a place that would help to start to bond the new community.

The urban courtyard should likewise be reconsidered – it should feel like a place to inhabit and use.

Although the proposed affordable housing mix has been derived from discussions with City Council housing officers and with reference to the housing waiting list – and conversations are understood to be ongoing – the Panel is disappointed to see that all of the proposed apartments are to provide affordable housing, despite officers not specifying this form of provision as a preference. Because all of the apartments are affordable, the development is not tenure neutral. Although some market research has been conducted by the applicant team, it remains unclear to the Panel why smaller market homes (as apartments) and larger, non-flatted affordable dwellings are not being proposed. At present, only three houses are affordable, positioned adjacent to the apartment building therefore another source of disappointment for the Panel is how the affordable housing is all grouped together in just one corner. Contrary to the National Design Guide, the project will not be tenure neutral with the affordable housing integrated throughout, despite this being a relatively compact site.



Figure 1: Proposed Roof Plan (NTS)

For information: in determining an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see [section 70\(2\) of the Town and Country Planning Act 1990](#) and [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#) – these provisions also apply to appeals). A material planning consideration is one which is relevant to making the planning decision in question (eg whether to grant or refuse an application for planning permission). It is for the decision maker to decide what weight is to be given to the material considerations in each case. This design review panel report will be a material consideration in the determination of a future planning application for the project presented, or a similar scheme, with the Council as decision maker deciding the weight to be attached to the report.

Contact Details

Please note the following contacts for information about the Greater Cambridge Design Review Panel:

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DEVELOPMENT CONTROL FORUM23 July 2024
10.00 - 11.47 am**Present**

Members Present in Person:

Councillor Smart – Planning Committee Member
Councillor Payne – Castle Ward Councillor

Members present (virtually):

Councillor Bennett – Planning Committee Member
Councillor Todd-Jones – Planning Committee Member
Councillor Porrer – Planning Committee Member
Councillor S.Smith – Castle Ward Councillor**Officers:**Delivery Manager: Toby Williams
Committee Manager: Sarah Steed
Meeting Producer: Chris Connor**For Applicant:**Rob Preston, Carter Jonas
Henry Charlton, Hill
Jaques van de Vyver, Programme Manager for Council Development Team**For Petitioners:**

Katyuli Lloyd

FOR THE INFORMATION OF THE COUNCIL**24/1/DCF Apologies**

Apologies had been received from Councillors Baigent, Dryden and Young.

24/2/DCF Declarations of Interest

Member	Item	Interest
Smart	24/3/DCF	Was now Executive Councillor for Open Spaces and City Services.
Bennett	24/3/DCF	Had received emails

		and social media messages from Petitioners. Discretion unfettered.
Todd-Jones	24/3/DCF	The site fell within Arbury Ward and had met with various residents but not in a way which would fetter discretion for the Forum.
Porrer	24/3/DCF	Was a member of the Housing Scrutiny Committee but was attending the Forum in a Planning Committee member capacity.
S.Smith	24/3/DCF	Was Executive Councillor for Finance and Resources and was one of the Councillors who sat on the Cambridge Investment Partnership (CIP) Board. Had liaised with residents over the issues raised. Was not a Planning Committee member so would not be taking part in the decision making for the application. Was a Castle Ward councillor.

24/3/DCF Application and Petition Details (24/01354/FUL - 137 and 143 Histon Road)

Case by Applicant

- 1) The Cambridge Investment Partnership (CIP) was a partnership between the City Council and Hill (as Developer), which was established in 2017. The aim of the partnership was to deliver high quality council homes, market homes and community facilities. CIP had delivered over 600 new council homes.
- 2) CIP had contributed £8million in section 106 contributions, which supported local amenities and services.
- 3) CIP was an investment partnership between the Council and Hill which created a financial return to the Council.
- 4) The development proposed to deliver 70 new homes in the area with 28 affordable homes for the council.
- 5) The site formed the majority of allocation 'R2' in the Local Plan, which was allocated to deliver new housing.
- 6) Local Plan Policy and paragraphs 123 and 128 of the National Planning Policy Framework required the efficient use of brownfield sites.
- 7) Planned to deliver a high quality and efficient development on the site.
- 8) In the context of delivering open space, the Applicant had considered Local Plan Policy 68. The Policy promoted the provision of open space on-site where possible. It acknowledged there were circumstances where it would not be possible to deliver the full informal open space requirement. Believed this site fell within this category due to the sustainable location and referred to the importance of making the most of brownfield sites for affordable and market housing delivery. Consideration also needed to be given to the sites other characteristics including the retention of trees and to respect the relationship with existing neighbouring homes.
- 9) The site aimed to deliver 40% affordable housing.
- 10) The site adjoined Histon Road Recreation Ground (HRRG).
- 11) The Applicant sought to maximise the quality of open space on the site. An attractive green link to the HRRG was proposed. The application proposed the provision of a pocket park in the centre of the development

which would serve as informal open space for sitting out and promoting general wellbeing and community interaction.

- 12) The application did not propose to provide an expansive area of on-site open space suited to more formal recreational purposes. There was already open space at HRRG.
- 13) In agreement with Officers the deficit of provision of open space on-site was proposed to be addressed by enhancements to the HRRG. The delivery and on-going management of open space provision would be secured through the Section 106 Agreement in accordance with Local Plan Policy 68.
- 14) The development would make contributions towards local infrastructure including healthcare and schools through the Section 106 Agreement to mitigate the impacts of the development.
- 15) CIP engagement with residents included:
 - a. Website created 17 November 2023
 - b. In person consultation event on 27 November 2023 which 45 people attended.
 - c. Virtual consultation event on 28 November 2023.
 - d. 1000 flyers posted to residents and 52 responses to the consultation were received. 66% of responses supported / strongly supported the principle of redevelopment and 72% who supported / strongly supported the creation of attractive routes through the development and the provision of accessible cycle storage.
 - e. When the application was submitted there were concerns expressed about connections to the HRRG and the new development. A public meeting was held on 23 May 2024 which over 70 people attended.
- 16) A summary of the key issues raised included:
 - a. Concerns regarding the creation of links through the development.
 - b. Concerns about safety at the play area resulting from the new access points.
 - c. Impact of new development on local infrastructure.
 - d. Anti-social behaviour in the area.
 - e. Support for the sustainability aspects of the scheme.
 - f. Recognised the importance of the provision of affordable housing.

- 17) Before the application was submitted CIP was involved in 16 meeting with Planning Officers. The application was revised before being formally submitted to the council to ensure it was policy compliant.
- 18) The link to the HRRG was seen as important:
 - a. to promote permeability and sustainable travel to the site; and
 - b. social cohesion.
- 19) The original application proposed two new pedestrian access points to HRRG. The revised application proposed one pedestrian access link to the HRRG and removed the central access point.
- 20) The current access to HRRG had poor visibility and access was directly onto a main road.
- 21) The retained new access to HRRG would be a safe new route to HRRG onto a quiet secondary street, which was like the other access points onto HRRG.
- 22) The former central access was now proposed to become a pocket park, providing a visual connection to HRRG and would provide green space in the development to provide relief from the bulk form and serve as an informal sitting out space. It did not seek to provide open space suited to recreation as this was already available at HRRG.
- 23) The new access was proposed to be flanked by shrub planting and a line of trees. No new gates were proposed into the play area within the HRRG, so the way to access the play space remained the same.
- 24) Responses to changes requested in the petition:
 - a. A new link to the HRRG had been seen as an opportunity for this site. Responding to concerns raised only one new access to the HRRG was now proposed.
 - b. As an allocated brownfield site within the Local Plan, the application needed to provide housing at an appropriate density.
 - c. Local Plan Policy 68 didn't require a play area to be provided on site. The duplication of play areas wasn't suitable.
 - d. Planting trees along the boundary wasn't consistent with the 'Secure by Design' Policy.
 - e. The site was an allocated site for housing with the current Local Plan.
- 25) Benefits of the scheme included:
 - a. Section 106 contributions towards local amenities and services.
 - b. 28 new affordable homes.
 - c. Uplift in biodiversity.
 - d. Increased connectivity.
 - e. 70 new energy efficient homes.

Case by Petitioners

- 26) CIP had proposed the creation of access points into, and thus annex, part of the HRRG. This went against original covenants in place on the land from 1886 and the original reason for purchase.
- 27) Cambridge City Council minutes from 1932 stated that 'it was the only available site in the neighbourhood for a children's recreation ground for which there was a growing need in the district.'
- 28) Green spaces were being swallowed up by developers for the benefit of overseas investors and those with property portfolios.
- 29) Children needed open space for physical and mental wellbeing. In creating access points to the HRRG, CIP were slicing off and segregating part of the children's play area. It was not for Hill to say how children should play. Children needed hidden paths, secret dens, blackberry bushes and muddy puddles to spark their imagination.
- 30) Believed the developers were being greedy. Did not feel that the Applicant had provided responses to their Solicitor's letter. The scheme was a greedy attempt to get more development and cut out open space. Green space could be provided on site, but the developer was choosing not to provide it. The local community should not have to suffer; needed the Planning Committee to protect them.
- 31) CIP's proposal to make redundant a well-used area of scrubland and loss of area of the playground for an access point was unacceptable. CIP said the reconfiguration of the railings would provide a more welcoming route. A significant part of the playground would be lost. The play area spanned the full length of the HRRG. The woodland section would become inaccessible and cut off from the main section. Referred to the revised plan and noted that there should be no impact at all.
- 32) There would be a loss of amenity i.e.: the football / basketball pitch which would significantly reduce the enjoyment of the pitch and render it unusable. Residents without garden space of their own relied heavily on this area. The proposals would prevent free movement in the area.
- 33) Landscaping. CIP claimed that the western access route to HRRG had been removed – however on the illustrative landscape master plan, there was a path running south of the development towards the west which if

constructed would bisect the current recreation area. A landscaped path within the recreation area runs to meet railed fencing. Looked like the developer was biding their time to create access points in the future.

- 34) CIP was going against the City Council's Biodiversity Survey from 2021, which stated that there should be no further tree planting in the recreation ground but selected felling and replacement within the woodland areas. Wildflowers should be allowed to grow in the corners and they required sunlight. CIP's bio-enhancement plans included planting trees and bulbs, which would mean the removal of an existing biodiversity feature and included the loss of amenity grassland. The Biodiversity Survey included plans which supported the Petitioner's position and not the Developer's.
- 35) The Council was aware of the statutory requirement for 10% biodiversity net gain. Schedule 7A within the Environment Act 2021 set out the tiered priority for the provision of biodiversity net gain. The first priority was for on-site provision. The application currently proposed less than the required 10% biodiversity net gain.
- 36) Believed CIP was not respecting the community and was just exploiting what was there. Referred to a cover letter from CIP which had not responded to questions asked by the community. Quoted the Applicant as saying, 'The proposed development did not seek to provide readily accessible on-site open space'. Commented that as the HRRG was already readily accessible new access points to it were not required.
- 37) CIP stated that the plans were not final, and they were seeking an 'in principle' approval. Final details would be agreed later.
- 38) Did not feel that the community would be involved in any future discussions. Referred to the scale of opposition to the proposed new access points. Asked the Applicant to remove all access points to HRRG.

Case Officer's comments:

- 39) The planning application was received on 10 April 2024 and validated on 19 April 2024.

- 40) Neighbours and statutory consultees were notified and consulted on the application 22 April 2024.
- 41) Several site notices were displayed on streets surrounding the application site and within the recreation ground on 29 April 2024.
- 42) The original consultation period expired on 23 May 2024.
- 43) To date 102 representations have been received.
- 44) The representations consisted of 98 objections, 1 letter in support and 3 neutral comments.
- 45) A number of technical objections had been received during the course of the application and the applicants submitted a revised package of information to address these issues.
- 46) The current consultation period on the revised application would expire on the 31 July 2024.
- 47) The Applicants had engaged with officers through the pre-application process. The scheme had been presented to the Greater Cambridge Design Review Panel at pre application stage and a pre-application briefing to Planning Committee members had also taken place.
- 48) Noted a number of issues had been raised including open space, biodiversity net gain and infrastructure.

Comments from Councillor Payne (Castle Ward Councillor)

- 49) Noted that this application did not just affect Arbury Ward. The petition had been submitted by a Castle Ward resident.
- 50) Noted that the only resident's association which had been engaged with was Histon Road Area Residents Association.
- 51) Ward Councillors Payne and Nestor had had to ask for a briefing from officers which had not been delivered until September 2023.
- 52) Noted that some residents who would be impacted by the proposals had not been consulted with and therefore public opinion was quite stressed.
- 53) Believed a compromise was possible. People who lived around the site wanted easy access to the HRRG without accessing it from Histon Road, but access points should not devalue the space.

- 54) Supported point 4 in the petition - the inclusion of a row of trees - to protect residents' from overlooking.
- 55) The application did not comply with the requirements of the Local Plan as it did not provide the required level of open space. The decision to depart from Local Plan policy based on the provision of 60-70 dwellings wasn't enough. Was concerned about a precedent being set.

Comments from Councillor S.Smith (Castle Ward Councillor)

- 56) The first exhibition on the application had been held at the end of November 2023.
- 57) Objected to a path through the secure play area. Had used the play area in the past; it was a much-loved play area.
- 58) Had taken concerns regarding the development to the CIP Board.
- 59) Was pleased that the access which had dissected the play area had been removed.
- 60) Believed that a balance needed to be struck between the interests of existing and future residents. Future residents would query why they were not provided with direct access to HRRG and why they had to walk down Histon Road to access the HRRG.
- 61) Noted that anti-social behaviour took place on HRRG and a footpath through the area should discourage this.

Members' questions and comments:

- 62) Queried whether there was a planning policy regarding access points from new development to existing spaces.

The Case Officer advised that the Applicant had undertaken pre-application discussions with them and that access to the HRRG was a key issue. The Urban Design Team, Landscape Architect and the Case Officer had promoted the new access points. In local and national planning policy there were requirements regarding permeability and connectivity between new development proposals and existing spaces. The developer was encouraged to include new access points. The community had commented against the inclusion of new access points. Weight had been given to these comments and therefore the number of new access point had been reduced to one.

- 63) Asked where the new access point was proposed and what existing desire lines there were.

The Applicant advised that they had looked at where desire routes currently were. Noted that there were access points from the east, south and west but there was no access onto the HRRG from the north. Therefore, the application sought to create an access point to the HRRG from the north of the site.

The Applicant advised that in discussion with the City Council's Access Officer that weighted gates were proposed on the new access route in response to concerns regarding e-bikes and scooters. The Applicant noted concerns raised that the weighted gates were not disability accessible complaint and would take this away to review.

The Petitioner commented that anyone buying a property on the site should purchase it as is, it shouldn't come at a cost to the existing community. Suggested that railings be installed along the pavement on Histon Road. Commented that there were drug deals taking place at HRRG daily; residents reported this to the Police and the City Council, and nothing was done about it.

- 64) Commented that amenity concerns for existing residents was easier to see / understand than for future residents but the consideration of amenity for future residents was a critical part of the planning application process. The compromise access (i.e.: one new access point) to the HRRG was better than what had been originally proposed. Noted the Applicant had mentioned that there was scope for discussion regarding comments by residents in relation to a natural woodland.

The Case Officer commented that open space enhancements proposed were indicative at this stage. Off-site provision (i.e.: proposed enhancements to the HRRG) would be secured through a Section 106 Agreement as the land did not fall within the planning application 'red line' site. Local Plan Policy 68 was the relevant policy to consider regarding open space provision. With the HRRG on the doorstep of the

development it would be illogical not to provide access to the HRRG for future residents.

The Applicant commented that they had considered the amenity of future occupiers of the proposed development. Local Plan Policy 68 provided that in certain circumstances informal open space could be provided off-site. The site also provided the ability to connect the site to the HRRG. Local Plan Policies encouraged connections to existing facilities.

The Petitioner referred to the recent Open Spaces Survey which stated that there was no surplus of open space in Arbury and Castle wards. There was no surplus green open space for new residents in these areas. There was space within the development to provide on-site open space, but the Applicant had chosen not to. Believed the Applicant had no respect for the community and was prioritising profit.

The Delivery Manager commented that when the application came to Planning Committee; profit and greed were not material planning considerations.

- 65) Asked whether it was possible to bring forward a smaller development with a play area on site or whether the development could build higher flats to enable a play area to be provided.

The Case Officer commented that these issues would be weighed up in the planning balance and the assessment of the application. The site was immediately adjacent to the HRRG. The site proposed to deliver 40% affordable housing this needed to be weighed up against the provision of open space. All statutory consultees would provide comments on the application.

The Applicant advised that the design started with a blank slate. There were a number of urban design considerations. The site was long and narrow and the impact on neighbouring properties had been considered. The only suitable area for higher density residential development was facing Histon Road. Lower density terrace housing had been proposed towards the rear of the site. Wanted to make the most efficient use of the site with the provision of affordable housing. Proposed to use an element

of off-site provision for open space in accordance with Local Plan Policy 68 to enhance existing facilities.

The Petitioner commented that the proposed development was not providing maximum benefits in terms of infrastructure other than maximising the number of houses. Did not believe the Applicant had answered why the application wasn't delivering its own play area.

- 66) Asked whether the application should have its own play area and whether it was possible to provide a play area on the site. Noted commercial viability may have to be looked at.

The Applicant commented that viability was a consideration. It was unfair to refer to greed. Developing the site as a CIP site meant the Council had a vested interest in bringing the application forward in the best way possible. There were a number of competing objectives, housing was a key component of the development as was whether to deliver a new play area on the site or not. Having the HRRG adjacent to the site was a key consideration. A play area could be provided on site however this would impact on other aspects of the development i.e.: drainage. The development sought to be sensitive to the area and had tried to make the best use of assets whilst delivering sustainable housing.

- 67) Asked what type of affordable housing would be delivered within the 40% affordable housing proposed. Noted reference to the 'Secure by Design' Policy and that there was a balance to be struck between protecting residents privacy versus having 'eyes on the street'. Asked if low hedges could be planted instead of the line of trees requested by the petitioners as this might be a compromise and also deter anti-social behaviour / drug dealing taking place. Noted that HRRG provided good facilities for older children but that younger / disabled children could benefit from more facilities being provided.

The Applicant commented that the affordable housing types had been discussed with the Council's Housing Officers. The pocket park would provide a sitting out area; noted concerns about the surrounding area. The open space was designed to be overlooked but also to protect residents' privacy. The detail regarding proposed enhancements to the HRRG would be included within the Section 106 Agreement. There was

scope to improve the play space facilities for all users. The proposed pocket park within the development was informal open space with a buffer towards the back which would be a good environment for younger children.

The Petitioner commented that they didn't think adequate responses had been given by the Applicant and they had used viability as a justification not to provide facilities for example on-site open space and / or play area. Asked if the viability information would be made available for residents to see as they wanted to see how tight the profit margins were. Queried how providing a play area on-site would affect drainage.

The Programme Manager advised that the provision of a play area on-site would impact the way the proposal had been designed. Drainage was only one example of an impact there would be others.

The Delivery Manager advised that further information regarding the provision of a small play area on-site would be provided outside of the meeting.

Summing up by the Applicant

- 68) Access points to HRRG had been reduced to one.
- 69) This was seen as an opportunity to imbed the site within the community.
- 70) Sought to use the brownfield site, which was in a sustainable location as efficiently as possible. Delivery of affordable housing was a key aspect of the scheme.
- 71) In terms of open space provision, the proposal was compliant with Local Plan Policy 68. Contributions to other infrastructure would be made through the Section 106 Agreement.

Summing up by the Petitioner

- 72) Referred to the e-petition which was against any access points to the HRRG which had 136 signatures.
- 73) Was not against development but was against access points from the development to HRRG, which was one of Cambridgeshire's protected green spaces and was under covenant as a safe space for children.
- 74) The HRRG should not be compromised for an access point; a play area should be provided on-site.

- 75) CIP had made plans, and they did not want to change them.
- 76) The Applicant had assumed that open space and biodiversity net gain could be delivered off-site in the HRRG.
- 77) Asked the Applicant to go back to the drawing board and get rid of the access points on to HRRG.

Final Comments of the Chair

- 78) The notes of the Development Control Forum would be made available to relevant parties, published on the council's website and appended to the Planning Officers report.
- 79) The Planning Case Officer would contact the Applicants/Agent after the meeting to discuss the outcome of the meeting and to follow up any further action that is necessary.
- 80) The Applicant was encouraged to keep in direct contact with the Petitioners and to seek their views on any proposed amendment/s.
- 81) The Council would follow its normal neighbour notification procedures on any amendments to the application.
- 82) The application would be considered at a future Planning Committee.
- 83) Along with other individuals who may have made representations on the application, the Petitioners' representatives would be informed of the date of the meeting at which the application would be considered by Committee and of their public speaking rights.
- 84) The committee report would be publicly available five clear days before the Committee meeting.

The meeting ended at 11.47 am

CHAIR

Agenda Item 7



Planning Committee Date	4 th September 2024 Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01244/FUL
Site	Anstey Hall, Maris Lane
Ward / Parish	Trumpington
Proposal	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments with associated hard and soft landscaping, bin storage, cycle and car parking. Provision of new vehicular access onto Maris Lane and reconfiguration of wall with new entrance gates. New pedestrian access onto Old Mills Road.
Applicant	Trumpington Investments Ltd (Mr John De Bruyne)
Presenting Officer	Tom Gray
Reason Reported to Committee	Third party representations in support and in opposition
Member Site Visit Date	-
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Impact upon the character/loss of protected open space3. Impact upon the character and appearance of the Conservation Area and setting of the Listed Building4. Other Matters
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application proposes the construction of two blocks of retirement accommodation to the south of Anstey Hall. New pedestrian accesses to allow public access to the protected open space are proposed in addition to hard and soft landscaping, cycle and car parking and bin storage. In addition, the proposal is for a new vehicular access onto Maris Lane and reconfiguration of the wall with new entrance gates.
- 1.2 Following planning committee's refusal of the last application, it was members' expectations that improvements were made to address officers' concerns. The new scheme has not been subject to the pre-application process and does not offer some of the benefits of the previous proposal. Whilst the proposal addresses some of the minor technical reasons for refusal, in terms of the blocks located within the grounds of Anstey Hall, it is still substantially the same.
- 1.3 The existing application site comprises a Grade II* Listed Building, located within the Trumpington Conservation Area and adjacent to the Cambridge Green Belt. The site is protected open space for its environmental and recreational qualities. It is located to the north and east of the Trumpington Meadows residential development.
- 1.4 There is mature planting within the site with statutory protected trees along the site's eastern boundaries, and the site is located in close proximity to a City Wildlife Site. The site is subject to an area of high surface water flooding.
- 1.5 Whilst the proposal would provide private retirement accommodation for an ageing population, the proposed retirement blocks would consume a substantial portion of protected open space which would not be satisfactorily replaced in terms of quantity elsewhere. Moreover, the open character of this park and garden and setting of this Listed Building (Anstey Hall) would be significantly eroded and the setting of the city would be adversely impacted.
- 1.6 The proposed retirement blocks would fail to appropriately relate to the Anstey Hall in terms of their design, siting and scale and therefore have an adverse impact upon the character and appearance of Trumpington Conservation Area and the setting of the Grade II* Listed Building. The harm to the character and appearance of the Conservation Area and to the setting and significance of Anstey Hall is identified as a high-level of 'less than substantial' harm and it is not considered that the public benefits arising from the scheme would outweigh this identified harm.
- 1.7 Whilst the proposed car parking is sufficient and traffic movements are considered acceptable, the application fails to provide convenient and integrated cycle provision for future occupiers, visitors and employees, whilst insufficient archaeological information has been submitted.

- 1.8 Moreover, the plans and documents submitted with the application are insufficient and do not reflect accurately the proposed development.
- 1.9 Other potential impacts such as amenity impacts, biodiversity, trees, refuse provision, flood risk and renewable energy have been considered as part of this planning assessment.
- 1.10 Officers recommend that the Planning Committee refuse the application.

1.11 Site Description and Context

Conservation Area	X	Trees subject to Tree Preservation Orders and within the Conservation Area	X
Protected Open Space	X	Flood Zone 1 and High Surface Water Flood Risk	X
Grade II* Listed Building and within the setting of other Listed Buildings	X	Adjacent to Green Belt	X

- 1.12 The application site comprises a Grade II* Building of Anstey Hall, a 17th Century Country House, and Historic Park and Garden. During the application process, the Hall was downgraded from Grade I. The site is Protected Open Space for both its environmental and recreational qualities.
- 1.13 The site is located approximately 4km west of Cambridge City Centre. Anstey Hall is located within the Trumpington Conservation Area and is adjacent to the Grade I Listed Church of St Mary and St Michael and its associated Grade II Listed Vicarage. To the northeast of Anstey Hall are several curtilage Listed outbuildings that have largely been converted to businesses with the exception of the garaging and the Grade II Listed Lodge and Gate Piers, in addition to the Grade II Listed Building of Maris House.
- 1.14 The site is located to the south and Maris Lane, to the north/east of the Trumpington Meadows residential development (an area of major change) and Anstey Hall Barns and west of Waitrose supermarket and car park. There is mature tree planting, in particular on the western and eastern boundaries. The trees on the eastern boundaries in which have statutory protection (TPOs).
- 1.15 Trumpington Meadows Country Park, part of the Cambridge Green Belt is located further to the west whilst the application site is situated adjacent to the protected open space of Trumpington Church Cemetery, a public space. Grantchester Road Plantations is located 100 metres further to the northwest, which is designated as a City Wildlife Site.

- 1.16 The application site is located within Flood Zone 1 (lowest fluvial flood risk), however, 1 in 30-year (high) surface water flood risk, 1 in 100 year (medium) surface water flood risk and 1 in 1000 year (low) surface water flood risk exists within the application site.
- 1.17 Vehicular access to the site is achieved from Maris Lane. Uncontrolled parking exists on adjacent streets.
- 1.18 A listed building consent application has been submitted for the reconfiguration of wall to restore historic access onto Maris Lane. The impact upon the listed building is assessed under listed building consent application 24/01245/LBC.

2.0 The Proposal

- 2.1 The proposed development would consist of two 3 storey accommodation blocks, containing a total of 87 retirement (C2 use) units, each of which would contain 2 bedrooms.
- 2.2 The proposed development would comprise the creation of a vehicular access onto Maris Lane, reconfiguration of the wall, hard and soft landscaping, cycle and car parking, bin storage, and pedestrian access onto Old Mills Road. A public park would be created to the south of the Hall within the grassed open space, which would be connected to the Trumpington Meadows residential development beyond, through a stone belvedere flanked by two flights of stone steps.

3.0 Relevant Site History

Reference	Description	Outcome
21/02332/FUL & 21/02333/LBC	Change of use of Anstey Hall from a wedding venue Use Class formerly D2 (now sui generis) with associated guest accommodation (Use Class C1) which is now collectively sui generis, to use as student accommodation (Use Class C2) for Sixth Form students taught at Dukes Education's St Andrews College, Cambridge	Withdrawn Refused
21/01696/FUL	Change of use of Anstey Hall from Wedding Venue (D2, now F2) and Hotel (C1) to Residential Institution (C2) with ancillary visitor accommodation	Refused
20/01426/FUL	Construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom	

	apartments. Change of use of land to public open space. Change of use of Anstey Hall to mixed uses including ancillary use on the lower ground, ground and first floor to serve the residential retirement community, 5x staff accommodation on the second floor, a C3 private flatted dwelling on the second floor, and 7x short -term guest accommodation on the ground and first floor. Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link, provision of pedestrian access onto Maris Lane and reconfiguration of wall, hard and soft landscaping, car parking and pedestrian access onto Old Mills Road	Refused
20/01427/LBC	Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link. Reconfiguration of wall to restore historic access onto Maris Lane.	Advice Given
19/5091/PREAPP	87 retirement apartments, new orangery containing catering and support services, use of Anstey Hall as central facilities and new vehicular and pedestrian accesses.	Permitted
18/1537/FUL & 18/1538/LBC	Convert existing store rooms into bedrooms with ensuite on ground and first floor loft space, including a roof extension with dormer window on the south elevation. Two new conservation rooflights and internal chimney removed.	Permitted
16/0586/FUL	Installation of a new pedestrian link between Waitrose Store and Barratt development and associated works.	Permitted
15/0871/LBC		

15/0101/ADV	Form new door opening within bookshelves of the west wall of the library. Install "art nouveau" stained glass screen in passage.	Permitted
14/0159/FUL & 14/0160/LBC	External Seating Banners & Stainless Steel Posts	Permitted
13/0950/FUL	Demolition of modern barn and outbuildings and removal of temporary structures to allow conversion of barns, cart sheds and stables to eight residential units and erection of four dwellings, the creation of a spur access drive from Anstey Hall Drive and associated works.	Permitted
12/0504/FUL	Extension to front of store building (Use Class A1) and associated works and improvements.	Permitted
12/0456/FUL	Retrospective change of use from B1 (offices) to (D2) wedding venue and associated (C1) hotel and guest use for 12 bedrooms.	Permitted
10/0180/FUL & 10/0181/LBC	Request permission to continue use of Marquee for Wedding ceremonies etc for a period of at least 3 years.	Refused, Appeal Dismissed
08/0631/FUL & 08/0708/LBC	Formation of extended vehicular driveway and new opening in boundary wall.	Permitted
07/1335/FUL	Refurbishment and change of use of storage and greenhouse to office/light industrial.	Permitted
07/1354/LBC	Change of use of redundant carriage house to offices.	Permitted
07/1092/LBC	New south elevation wall and windows, replacement of floors, partitions and roof.	Permitted
07/1094/FUL	Form an opening of 6 metres wide with two new brick pillars constructed from the reclaimed bricks, stone plinths and two reclaimed stone balls.	Permitted

	Forming an opening 6 metres wide with two new brick piers in wall on west boundary of Anstey Hall.	
C/03/1090	Internal and external alterations to building within curtilage of Grade I Listed Building.	
C/03/1092	Retrospective application for the removal of an internal wall within grade I listed building.	
C/03/1093	Internal and external works to grade I listed building.	
C/03/0575	Internal and external alterations to stables (retrospective).	Permitted
C/03/0130	Change of use of ground floor unit of coach house building from B1 offices to D1 clinical practice.	Permitted
C/02/1160 & C/02/1090	Replacement entrance gates adjacent to Anstey Hall annexe retrospective.	Permitted
C/02/0118	Replacement of entrance gates and internal and external alterations to main hall and stable blocks.	Withdrawn
C/01/1031	Change of use of outbuilding within the grounds of Anstey Hall from retail (Class A1) to Ophthalmic Laser Clinic (Class D1) and external alterations to building.	Permitted
C/01/1032	Internal and external alterations to outbuilding within the grounds of Anstey Hall.	Permitted
C/00/0224	Internal alterations to Anstey Hall and part demolition of outbuildings.	Permitted

3.1 The application site's lawful use is as a wedding venue and hotel. Over recent years the applicant has sought alternative uses of the site including as a residential institution which was refused on a number of grounds and as an educational facility which was withdrawn.

3.2 The most recent application for retirement accommodation in the grounds of Anstey Hall was refused under application 20/01426/FUL for several reasons as follows:

1. Loss of and impact upon protected open space.
2. Loss of trees and open character of the site. Design, siting and scale of the proposed blocks and design of the Orangery resulting in harm to the Conservation Area and setting of the Listed Building.
3. Insufficient information provided for the reconfiguration of the Maris Lane wall.
4. Lack of facilities for the storage of cycles and mobility vehicles.
5. Lack of sequential test for the siting of the block within a high surface water risk area.
6. Insufficient information with regards an energy and overheating strategy.
7. Lighting impacts upon bat species.
8. Noise impacts upon future occupiers.
9. Insufficient information with regards a refuse strategy and swept path analysis.
10. Insufficient archaeological information to demonstrate that the principle is acceptable.

3.3 During the course of the current application, it was agreed with the applicant that on the basis of amended information already provided in Spring 2024 including ecology and drainage information that required formal re-consultation, this information was accepted. Due to timescales of committee reporting to ensure the timeliness of decision making, whilst outlining officers' concerns with the applicant, no further information which has required formal re-consultation has been accepted.

4.0 Policy

4.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2023

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

4.2 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 18: Southern fringe areas of major change

Policy 28: Carbon reduction, community energy networks, 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 and dwelling mix

Policy 47: Specialist housing

Policy 50: Residential space standards

Policy 51: Accessible Homes

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 57: Designing new buildings

Policy 59: Designing landscape and the public realm

Policy 61: Conservation and enhancement of historic environment

Policy 62: Local heritage assets

Policy 67: Protection of open space

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

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

4.3 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
Open Space and Recreation Strategy 2011

4.4 Other Guidance

Trumpington Conservation Area Appraisal 2010

5.0 Consultations

5.1 Access Officer – No objection.

5.2 Anglian Water – No comments received.

5.3 Cambridge and Peterborough Integrated Care System – Seeks developer contribution.

5.4 Conservation Officer – Objection.

5.5 Compared to the previous proposal, the new Maris Lane access is now vehicular. Change of use of Anstey Hall to mixed uses no longer proposed. The demolition of the greenhouses and flat-roof building, and erection of the Orangery is no longer proposed.

5.6 No proposed change of use to the hall, however, there is reference to the hall being used to provide central facilities in the submitted material. Reference to the new development providing funding for repairs, but no positive mechanism to secure this. Detracts from the claimed public benefits and so weakens the case for the proposed development. Flat roofed building to remain is also a negative in terms of heritage.

5.7 The impact of the two proposed large, residential blocks remains the main physical consideration. Their external form and appearance is neither contextual with the house or its estate building nor an elegant contemporary addition. Neither, in their extent and footprint can the blocks be said to be subservient to Anstey Hall.

5.8 Central vista would be framed by the new blocks and so would be completely alien character. New blocks would be unrelated to the Hall in terms of design, location and scale.

5.9 Degree of less than substantial harm to the setting of the Hall and the conservation area is attributed a greater level of harm due mainly to the design of the apartment blocks.

5.10 Removing the detrimental, flat roofed dining building is no longer proposed. Belvedere would introduce a new view.

- 5.11 Degree of public access already through the existing use. The increase in public access would be compromised by the large residential blocks.
- 5.12 No objection to gates and walls to Maris Lane subject to a condition requiring materials to be brick and natural stone.
- 5.13 In conclusion, the benefits that the scheme would deliver are undermined by the extensive residential blocks within the grounds. Their design/appearance does not weigh in the scheme's favour.
- 5.14 Optimum viable use needs to be consistent with the conservation of the heritage asset and given the impact of the apartment blocks on the Hall's setting, it cannot be considered optimum.
- 5.15 Officers have not suggested that the Hall or outbuildings are in serious need of repair nor that the owner was required to bring forward development to pay for such. There is no suggestion that the heritage assets are at risk or needs enabling development.
- 5.16 Repairs stated may need Listed Building Consent (not sought as part of this application). The DAS states that this has not been set out specifically as a case for enabling development (development to enable the repair of a historic building), however, elsewhere it states that the capital generated will fund the maintenance of the hall and parkland garden.
- 5.17 DAS still shows the now excluded conservatory/dining hall. High level of less than substantial harm. It has not been demonstrated that the proposals secure the optimum viable use of the asset, consistent with its conservation. No mechanism (a legal agreement) has been proposed to ensure that the funds generated by the scheme are channelled into securing future repair and maintenance of the Listed Buildings.
- 5.18 If committee are minded to approve, suggest conditions requiring advanced landscaping, approval of materials for the wall/gates and mechanism to secure funds for the repair/maintenance of the buildings.
- 5.19 County Adult Social Care – No comments received.**
- 5.20 County Archaeology – Objection. Additional information required.**
- 5.21 Geophysical survey has been submitted. Recommend site is subject to an archaeological evaluation for the fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains within the proposed development area. An informed judgement can then be made as to the suitability of the development in this location etc.
- 5.22 County Highways Development Management – No objection**

- 5.23 Recommends traffic management plan, falls and levels, bound material conditions. Informative.
- 5.24 Concerns over pedestrian and cycle permeability through the site. Recommend provision of dedicated footways/cycleways through the site that is separate from motor vehicle traffic. Will seek provision of a footway link on Maris Lane, from the eastern access to the existing footway on the southwestern side of Maris Lane. Pedestrian access onto Old Mills Lane crosses third party land which will require permission of the landowner.
- 5.25 County Transport Team – No objection.**
- 5.26 Parking is acceptable. Proposed development is expected to generate less trips than the existing use.
- 5.27 Designing Out Crime Officer – No objection subject to condition.**
- 5.28 East of England Ambulance Service – Developer contribution will be required.**
- 5.29 Environment Agency – No comments received.**
- 5.30 Fire Authority – No objection subject to provision of fire hydrants required.**
- 5.31 Environmental Health – No objection subject to conditions.**
- 5.32 Recommends noise impact assessment for the proposed plant sources, hours of use for the public park, EV charging point provision, artificial lighting, contamination and remediation strategy, construction noise/vibration and dust control, and construction hours.
- 5.33 Noise impacts from Waitrose site will be low/negligible. Consideration to restricting hours of use of the public open space to protecting residents in the late evening and night-time and perhaps with stricter hours for Sunday mornings and evenings.
- 5.34 Noise impacts from ASHPs can be dealt with via condition.
- 5.35 Historic England – Objection.**
- 5.36 High level of less than substantial harm.
- 5.37 The proximity of these large residential blocks would compromise the appreciation of the Hall in what survives of its open setting.
- 5.38 Landscaping benefits would be wholly undermined by the presence of the large scale residential blocks within the grounds, with the result that they would not succeed in mitigating against their impact.

- 5.39 Discrepancy between submitted documents regarding the level of less than substantial harm is noted.
- 5.40 Anstey Hall is one of only 5.8% of Listed Buildings that are listed as Grade II*.
- 5.41 Do not consider it would be appropriate to treat the Hall as a town house, and we emphasise the importance of retaining the surviving garden setting. The remaining land in the ownership of Anstey hall makes a strong contribution to the setting and significance of the Hall and it is important that this is not further compromised by additional development.
- 5.42 Positive elements of the scheme are landscaping proposals and connectivity. Refurbishments proposed are welcomed however no details of these.
- 5.43 Not been demonstrated that providing central facilities for the proposed retirement community would constitute the optimum viable use of the Grade II* Listed Anstey Hall, consistent with its conservation.
- 5.44 Landscape Officer – Objection.**
- 5.45 Loss of protected open space. Site provides a visual amenity from public areas within Trumpington Meadows and elsewhere. Link between the parkland of the site and the adjacent residential development which continues the vista between the listed house and the large apartment building.
- 5.46 Existing protected open space falls within the Environmental Importance category and an important element in the character of the local area.
- 5.47 No form of assessment provided to demonstrate that the land within the blue line land is acceptable or that the compensation is aspect including size, access, character and biodiversity or public benefit.
- 5.48 Lead Local Flood Authority – No objection subject to conditions.**
- 5.49 Surface water from the proposed development can be managed through the use of permeable paving over access and parking areas.
- 5.50 Recommends surface water drainage scheme, avoidance of surface water through construction phase, confirmation of constructed SuDS and groundwater monitoring.
- 5.51 Previous comments (24th April 2024): Objection.
- 5.52 Nature Conservation Officer – No objection subject to conditions**
- 5.53 Biodiversity net gain and increased buffer between blocks and habitats are supported. Retention of these features reduces the likely impact on

- foraging bats and therefore previously requested bat survey information no longer required. Request ecologically sensitive lighting scheme, construction ecological management plan, biodiversity net gain details and biodiversity enhancements.
- 5.54 Previous comments (18th July 2024) Potential errors with the metric which require clarification. Negative impacts during construction and operational phases of the proposal.
- 5.55 Previous comments (12th June 2024): Concern regarding biodiversity net gain habitat classification query and additional bat foraging survey requirement.
- 5.56 Shared Waste Team Officer – No objection subject to condition.**
- 5.57 S106 Monitoring Officer – No objection. No financial contributions are required.**
- 5.58 Sustainability Officer – Additional information required.**
- 5.59 Of the 87 proposed units, 12 are single aspect units, with 6 of these having a west facing elevation, which could make them more prone to overheating. Some shading is provided through reveals and balconies, however, it would be helpful to understand whether the design of the units has been tested against requirements of Part O of Building Regulations. Recommend that the single aspect units be tested using the Dynamic thermal modelling route and additional windows added to create dual aspect units which will enhance ventilation.
- 5.60 Energy statement and carbon calculations which suggest a 69.9% improvement on the Part L 2021 compliant baseline, with air source heat pumps is welcomed. Further information for ASHPs requested to ensure there is sufficient space. Recommend submission of revised SAP calculations secured via condition.
- 5.61 Water efficiency of 99.9 litres/person/day is proposed which is welcomed and can be conditioned.
- 5.62 Tree Officer – No objection.**
- 5.63 Current proposal increases the distance between construction and trees and allows for the retention of more trees than the previous scheme.
- 5.64 Recommend arboricultural method statement and tree protection plan, site meeting, implementation of tree protection and replacement tree planting.
- 5.65 Urban Design Officer – Objection**
- 5.66 Loss of existing open space, harm to the character of the site, concerns about the layout, scale and massing which fail to respond positively to the

key qualities of the site's context, as well as concerns in relation to functional design of the scheme.

- 5.67 Changes to positioning of the buildings are negligible. Significant reduction to the open character of the park and garden. Loss of 8 significant trees identified within the Trumpington Conservation Area Appraisal.
- 5.68 Scale, massing and appearance of the buildings do not respond positively.
- 5.69 Cycle parking stores approach appears an afterthought. The large, shared stores are poorly located to the main entrances of the blocks. Concerns regards shallow balconies and poor thresholds to car parking remain. Unclear how the homes could be adapted in the future.
- 5.70 Poorly designed scheme that fails to address the fundamental concerns relating to layout, scale and massing, with the changes considered minor and negligible. Fails to respond to the key qualities of the site's context and will harm the overall character of the site.

6.0 Third Party Representations

- 6.1 Representations from 18 addresses have been received (10 in objection, 8 in support)
- 6.2 Those in objection have raised the following issues:

Highway safety impacts and parking

- Concerns regarding construction traffic and waste collection. Anstey Hall Barns access road has not been built to the standard required.
- Requests that eastern access be used for construction, waste and delivery vehicles instead and also asks whether this could be the only one used for residents/visitors.
- Lack of pedestrian and vehicle visibility at night along Anstey Barns access road, and due to bend and gateposts.
- Increase in the volume of traffic on Anstey Hall Barns access road and along Maris Lane which is congested at peak times.
- Transport statement is out of date.
- Parking in insufficient. Parking pressure on surrounding streets.

Scale/siting, impact upon Anstey Hall and neighbouring amenities

- Three storey blocks not compatible with the area, too high and overbearing.
- Too intrusive on the setting of Anstey Hall and surrounding homes.
- Accommodation block too close to Piper Road.
- Positioning of western access road too close to Piper Road and suggest repositioning on the other side of the trees.
- Anstey Hall gardens would be destroyed.
- Developer already generated sums through Anstey Hall development but no significant improvements to the Hall have been

made. Recommends conditions to ensure renovation and that any future owner is bound by conditions.

- Risk of damage to neighbouring wall.

Open space

- No details of are marked hatched blue are provided.
- Blue hatched area should be protected for the future due to wildlife habitat.
- Questions access to blue hatched area.
- Lack of details on security provisions and strategy.
- Security concerns with public access to Anstey Hall Barns access road
- Questions whether there is a proposed pedestrian access onto Piper Road.

Tree impacts

- North-western woodland has been excluded from the drawing which is misleading.
- Loss of trees along Piper Road to facilitate access.
- Asks for arboricultural information to be conditioned.
- Risk of damage to neighbouring trees during construction.

Environmental/amenity impacts

- Noise and light pollution.
- Air pollution from increased traffic.
- Anti-social behaviour.

6.3 Those in support have raised cited the following reasons

- Great benefit and asset to the community.
- Allow use by local organisations and charities.
- Aesthetically pleasing and thoughtful.
- Valuable contribution to ageing population.
- Good location.
- Generosity of the applicant.
- Planning obligation money should be made to onsite clinic.

7.0 Member Representations

7.1 None received.

8.0 Local Groups / Petitions

8.1 Cambridge Past Present and Future has made a representation objecting to the application on the following grounds:

- Significant harm by virtue of its scale and massing.
- Unconvinced by parallels drawn with residential squares in major cities.
- Setting on the edge of the city.
- Suggest several smaller blocks and reduction of units.

- Substantial activity generated on and off site from carers, visitors and deliveries.
- Loss of trees through removal of 19 trees.
- Does not preserve or enhance the significance of the conservation area or the Grade II* Listed Hall.
- New blocks would be constructed on greenspace without any corresponding mitigation or public benefit.
- Clarity regarding Orangery, listing grade and whether building would serve community need to be clarified.
- More information required regarding public access to any facilities within the Hall.
- Safeguarding issues arise which would necessitate closure of park at night.
- Open characteristic of the area will be lost through the development of the blocks.
- Water feature will block views of the Hall itself.
- Western access is unsatisfactory as it would see increased volumes of traffic.
- Concerns with impacts of ASHPs on Conservation Area and setting of Listed Building. Suggest use of ground source heat pumps.
- Solar gain needs to be taken into account.

8.2 Trumpington Local History Group comments as follows:

- Considerable archaeological interest which should be assessed prior to development work. Ask for planning condition.

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

9.0 Assessment

10.0 Background

10.1 The previous application, 20/01426/FUL was refused by planning committee in line with officers' recommendation.

10.2 Whilst officers encouraged that the applicant to enter into pre-application discussions, the new scheme has not been subject to the pre-application process.

10.3 The proposed scheme further narrows the protected open space, whilst it does not offer some of the benefits of the previous scheme in terms of the offer of a swimming pool within the orangery, the change of use of Anstey Hall itself nor the demolition of flat-roofed building which currently detract from the heritage assets.

10.4 The proposed scheme within the grounds of Anstey Hall is substantially the same as the previously refused scheme and has not been subject to improvements to the proposed blocks' relationship to Anstey Hall. Whilst

attempts have been made to overcome some of the technical reasons for refusal, the scheme is substantially the same proposal as previously before members. Members should therefore approach their assessment of the application with this background information in mind

10.5 Principle of Development – Spatial Strategy

10.6 The application site is designated as a Protected Open Space. The proposed development would be located adjacent to the Cambridge Green Belt and adjacent to the Protected Open Space of Trumpington Church Cemetery.

10.7 Policy 8 of the Local Plan 2018 states that:

Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces, and the River Cam Corridor, will only be supported where it (amongst other considerations):

- a. responds to, conserves and enhances the setting, and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments, Cambridgeshire Green Infrastructure Strategy and their successor documents;
- b. promotes access to the surrounding countryside/open space, where appropriate; and
- c. safeguards the best and most versatile agricultural land unless sustainable development considerations and the need for development are sufficient to override the need to protect the agricultural value of land; and
- d. includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.

Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across local authority boundaries, will also be supported. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.

10.8 Supporting text to Policy 8 at paragraph 2.75 states that:

Cambridge is characterised by its compact nature, well-defined and vegetated edges, open spaces, and the green corridors that extend into the city centre from the countryside. These green corridors are protected as part of the Cambridge Green Belt or as Protected Open Space...studies have all highlighted that the interface between the urban edge and the countryside is one of the important and valued landscape features of the city, contributing to the quality of life and place enjoyed here.

10.9 Supporting text to Policy 8 at paragraph 2.77 states that:

Development on the urban edge of the city, adjacent to the Green Belt, has the potential to have a negative effect on the setting of the city. As such, any development on the edge of the city must conserve and enhance the city's setting.

10.10 The Trumpington Meadows residential development, built to the south and west of the application site following planning consent granted in 2009 replaced an otherwise rural landscape. Nevertheless, the Cambridge Green Infrastructure Strategy states that throughout the residential development, it was intended that areas of open space ('green fingers') that extend into the development from the arable fields to the south and the country park to the west would result.

10.11 Although it is recognised that its wider setting has changed somewhat over the years, the application site itself remains adjacent to Green Belt land and protected open space to the northwest along which mature trees penetrate its boundaries and are key feature from the which along with its open landscape provides a degree of biodiversity interest. The application site's environmental qualities are recognised in the site's designation as a Protected Open Space. Whilst the applicant contends that the site is no longer on the urban edge, it is clear that on the basis of Policy 8 and the supporting text and taking into account the site constraints and open landscapes, this policy would directly apply to this development proposal.

10.12 With regards criterion a of Policy 8, this is discussed in detail within the subsequent design section of this planning assessment and concerns the impact of the development upon the setting and special character of the city. In this regard, it is considered that the proposed development would have an adverse impact.

10.13 With regards criterion b of Policy 8, the application proposes to make the Hall's private grounds publicly accessible. A new pedestrian gate is proposed to the south to connect with the Trumpington Meadows residential development. A pedestrian gate is also proposed to connect with the Waitrose car park to the east. Whilst there is limited direct pedestrian access to either Maris Lane or Piper Road, as whole the proposed development would meet the criteria within Policy 8(b) of the Local Plan 2018.

10.14 The existing land use is an historic park and garden and therefore it is not considered that the proposal would result in a loss of the best and most versatile agricultural land and therefore there is no conflict with Policy 8(c) of the Local Plan 2018.

10.15 Notwithstanding the presence and visual impact of the proposed residential blocks, the proposed development would provide some landscape improvements in terms of the reinstatement of Anstey Hall's

pleasure gardens and ha-ha which could potentially improve the visual amenity of the space for the public. The current proposal increases the distance between construction and trees which allows the retention of more trees than the previous scheme, thus ensuring the vegetated urban edge is retained.

10.16 Notwithstanding this, by virtue of the adverse impact upon the setting and special character of the city, the principle of this development on the edge of the city and within the Protected Open Space is contrary to Policy 8 of the Local Plan 2018.

10.17 Principle of Development – Flood Risk

10.18 The application site is located within Flood Zone 1 (low risk of fluvial flooding); however, residential Block B would be located within a 1 in 30 year event (high risk) of surface water flood risk.

10.19 Paragraph 165 of the National Planning Policy Framework (NPPF) 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

10.20 Paragraph 168 of the National Planning Policy Framework (NPPF) 2023 states that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

10.21 The application is accompanied by a flood risk and drainage assessment which states that whilst the site is subject to overland surface water flooding with the provision of adequate mitigation and resistance measures the risks can be reduced and considered low within the development design. Furthermore, justification has been provided on the sequential test, which demonstrates that only a small portion of the site would be subject to surface water risk whilst it is considered in the flood risk terms, taking a pragmatic approach, it is not considered that there are preferable alternative sites.

10.22 It is therefore considered that on balance, officers consider that the proposed development would pass the sequential test as set out in paragraph 165 of the NPPF 2023.

10.23 Officers therefore consider that the principle of development in flood risk terms accords with Policy 32 of the Local Plan 2018 and paragraphs 165-

175 of the NPPF 2023. This is discussed further in the water management and flood risk section of this report.

10.24 Principle of Development – Protected Open Space

10.25 Policy 67 of the Local Plan 2018 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.

In the case of school, college and university grounds, development may be permitted where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site. Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.

- 10.26 The application site is designated as a Protected Open Space within the Cambridge Local Plan 2018. It is designated for both its environmental and recreational importance (Appendix 2 – List of Protected Open Spaces - Open Space and Recreation Strategy 2011). It is considered that the existing site makes a major contribution to the setting, character and the environmental quality of Cambridge in that it is an important green break in the urban framework and has significant historical interest. A number of positive features such as mature trees and open grassland which gives it a sense of place is sufficient in making a major contribution to the character of the local area.
- 10.27 Furthermore, it's recreational attributes warranting its protection includes its size, quality and accessibility.
- 10.28 The proposed development would consist of two 3 storey residential blocks and associated car parking, cycle and refuse storage within the historic park and garden of Anstey Hall. Therefore, on this basis, the proposed development would result in a loss of protected open space.
- 10.29 Supporting text to Policy 67 at paragraph 7.47 states that there is a clear presumption against the loss of open space of environmental or recreational importance. However, there may be circumstances where development proposals can enhance the character, use and visual amenity of open space, and provide ancillary recreational facilities, such as changing facilities, or materially improve the recreational or biodiversity value of the site.

- 10.30 The submitted Landscape and Visual Impact Assessment (LVIA) states that the site at present is not used for recreation nor is it covered by any ecological designations. The applicant's submission also argues that many views do not extend beyond the vegetation on the site boundary whilst it would increase public access to the site.
- 10.31 Whilst increasing public access to the site is welcomed and would be beneficial, it is considered that the existing site already has recreational value as the Open Space and Recreation Strategy 2011 attests. Nevertheless, in this instance, the development proposals are considered to increase the use of the site to the wider public outside of the existing use as a hotel and wedding venue.
- 10.32 As Policy 67 states, there is a presumption against the loss of open space of environmental or recreational importance. Elsewhere with the Local Plan, within Appendix D which refers to the Southern Fringe Development Area (Policy 18), it is noted that one of the key development principles of Trumpington Meadows development is to maximise opportunities for views of Anstey Hall and garden from the public realm, while protecting and enhancing its setting.
- 10.33 In this instance, as third parties/local groups note, the proposed development would encroach upon a substantial portion of this protected open space. Moreover, the character of this protected open space including the setting of Anstey Hall would be severely impacted through the siting of the residential blocks which would be highly visible particularly from the south and west. The proposed development therefore would undermine the approach taken with the adjacent Trumpington Meadows development.
- 10.34 The applicant claims that the existing open space would be more publicly accessible by providing multiple pedestrian access points. Some details of opening times have been submitted which would restrict the public from accessing the public open space during night-time hours. This is to ensure that lighting is minimised and the potential for anti-social behaviour within the vicinity reduced. Notwithstanding this, this approach would reinforce the opinion that the open space is for private use as it would be more restricted than other public parks within the city and therefore only limited weight to the provision of this space for the public's use can be afforded.
- 10.35 In addition, the applicant claims that the new planting, water feature and belvedere would increase the quality of this space. Whilst third party/local group comments are noted, some aspects of the landscaping scheme are supported and details could be conditioned on any planning consent granted. However, following a formal consultation with the Council's Landscape Officer, by virtue of the blocks' inappropriate siting, excessive scale and incongruous design, the proposed development would adversely impact the character and visual amenity of the protected open space.

- 10.36 Paragraph 7.48 states that replacement sites/facilities should be no more than a short walk (400m) from the site that is to be replaced unless it can be proved that a more accessible area of open space can be provided. Replacement sites/facilities should not increase any identified deficiencies in open space in the ward where the original site is located. Consideration should also be given to how they link with the wider ecological network and enhance biodiversity.
- 10.37 The applicant claims that the proposal would compensate for the loss of protected open space with an area to the west of the application site, within the applicant's ownership. Third party comments regarding the lack of details are noted. This area is relatively small compared to the area developed for the new residential blocks and therefore the quantity of space would not outweigh the harm to the protected open space through the siting of the new residential blocks.
- 10.38 Taking all this into account, by virtue of the partial loss of protected open space and harm to its character, Officers consider that the principle of development is not supported with reference to Policy 67 of the Local Plan 2018.

10.39 Principle of Development – Specialist Housing Provision

- 10.40 Policy 47 states that planning permission will be granted for the development of specialist housing, subject to the development being:
- a. supported by evidence of the demonstrable need for this form of development within Cambridge;
 - b. suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care;
 - c. accessible to local shops and services, public transport and other sustainable modes of transport, and community facilities appropriate to the needs of the intended occupiers; and
 - d. in a location that avoids excessive concentration of such housing within any one street or small area.

Where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45.

- 10.41 No comments from the Adult Social Care Team have been received on this application, however, the proposal is for private retirement accommodation with the flexibility to provide private 'extra care' provision and 'assisted living' in which there is no publicly available data on need. Nevertheless, in this instance, there is a considered a general need for retirement accommodation given the ageing population of the area in accordance with criterion (a) of Policy 47.
- 10.42 The proposed development would be purposely designed for occupation by older people and the submitted floor plans detail that these would be

appropriate for the older population in accordance with criterion b of this policy. The submitted Design and Access statement confirms that the retirement blocks meet M4(2 and 3) requirements in such that access to each apartment would be step free. The apartments would be adaptable. The access officer has been consulted on the application and raised no objection to the development and offered suggestions for detailed design stage. On this basis, the proposal is in accordance with Policy 51 of the Local Plan 2018.

- 10.43 Given the location of the application site in relation to a supermarket, services including a doctor's surgery and bus services to the city centre, the proposed development would meet the requirements of criterion (c) of this policy.
- 10.44 The surrounding context is one of predominately mixed residential C3 uses. Taking this into account, the proposed development would not result in an excessive concentration of this housing type in the area in accordance with criterion d of this policy.
- 10.45 Given that the proposed development comprises specialist housing (C2 use), no affordable housing is required to meet the requirements of Policy 45 of the Local Plan 2018 in this instance.
- 10.46 On this basis, Officers consider that the principle of providing retirement accommodation is acceptable in accordance with policy 47 of the Local Plan 2018. The details of such a use could be secured via a S106 obligation attached to any planning consent granted.
- 10.47 Design, Layout, Scale and Landscaping and impact upon the character and appearance of the Trumpington Conservation Area and setting of Listed Buildings**
- 10.48 The application site is located within the Trumpington Conservation Area which is described within the Conservation Area Appraisal as "characterized by the grand manor houses of Trumpington Hall and Anstey Hall and a mixture of smaller buildings of different ages..."
- 10.49 The Appraisal continues by adding that Anstey Hall is set in substantial private grounds... "The gardens and the grounds of Anstey Hall are vital to the setting of the buildings and the character of the Conservation Area as a whole. However, there is no public access to these private grounds."
- 10.50 In addition, the Trumpington Conservation Area Appraisal identifies a number of protected and significant features on the site that make up the special character and setting of Anstey Hall. This includes the Grade II* listed Anstey Hall, Walls of Townscape Significance, tree protection order (TPO) areas, individual TPOs, significant tree groups, 8 individual significant trees and a significant viewpoint from the southern boundary of the site looking north towards Anstey Hall.

- 10.51 The setting of the Hall makes an important contribution to its significance. There are panoramic views of the Hall and grounds from the southern end of the application site. Anstey Hall was designed to be seen in a landscape setting with immediate pleasure grounds to the north of the hall, beyond which was a wider largely parkland landscape. Historic England note that the reasons for this listing is its historic interest (a country house of considerable architectural distinction), its architectural interest and its group value with the Grade II listed Lodge which along with the other (unlisted) associated outbuilding, form an important architectural and historic context for the Hall.
- 10.52 Whilst the setting of the Conservation Area has changed to an extent over recent years, nonetheless, following a formal consultation with the Council's Conservation Officer and Historic England, the historical significance of the house and its grounds is based in a village context being a country house rather than that of a town house. Overall, the Hall and grounds make an important and major contribution to the Trumpington Conservation Area.
- 10.53 Indeed, the setting of Anstey Hall and the identified significant view on site was a key consideration in the master planning for the Trumpington Meadows development, which through this adjacent development's site layout, building form and appearance, responded directly to this view and the special character of the historic core of Trumpington Village. This is described in Appendix D of the Local Plan 2018.
- 10.54 The impact of the proposed two residential blocks (Blocks B & C) have been considered in respect of the following policy context and has been subject to formal consultations with the Council's Landscape, Urban Design and Conservation Officers.
- 10.55 Local Plan Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.56 Policy 55 states that development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high-quality places.
- 10.57 Policy 57 states that high quality new buildings will be supported where it can be demonstrated that they (amongst other considerations):
- a. have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views;
 - b. are convenient, safe and accessible for all users;
 - c. are constructed in a sustainable manner and are easily adaptable;

- d. successfully integrate functional needs such as refuse and recycling, bicycles and car parking;
- 10.58 Supporting text paragraph 7.10 of Policy 57 states that high quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. Without imposing architectural tastes or styles, it is important that a proposed development is considered in terms of site location, height, scale, form, and proportions, along with materials and detailing.
- 10.59 Policy 61 states that to ensure the conservation and enhancement of Cambridge's historic environment, proposals should:
- a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;
 - b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
 - c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;
 - d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and
 - e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.
- 10.60 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires 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 (of that Act) provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.61 Paragraph 203 of the NPPF states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 10.62 Paragraph 205 of the NPPF requires 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. Paragraph 206 (NPPF) goes on to state that any harm to, or loss of, the significance of a designated heritage asset [from its alteration or destruction, or from development within its setting] "should require clear and convincing justification".

- 10.63 Setting is then defined in the Framework as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral'.
- 10.64 Paragraph 208 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 including, where appropriate, securing its optimum viable use.
- 10.65 Paragraph 212 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 10.66 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.

Siting/layout and landscaping

- 10.67 Compared to the previous proposal, Block B has been rotated 14 degrees whilst Block C has been rotated 3 degrees. In addition, Block C has been re-sited further to the east. This in effect closes the gap between the two residential blocks, resulting in a reduction of views towards Anstey Hall compared to the previous proposal.
- 10.68 Following a formal consultation with the Council's Conservation Officer and Historic England, it is considered that the central vista which would be framed by the new blocks would be completely alien in character. As third party/local groups note, the residential blocks' extensive footprints and their siting would compromise the Hall's surviving open and garden setting.
- 10.69 Furthermore, whilst the introduction in principle of refuse and cycle storage provision is welcomed, the cycle storage would fail to be integrated into the development nor would be convenient to users, contrary to policies 55 and 57 of the Local Plan 2018.
- 10.70 Whilst the improvements in reinstating the ha-ha and the overall landscaping strategy are supported, the proposed scheme would significantly reduce the open character of this park and garden and on this basis and following formal comments from the Landscape and Urban Design Officers, it is considered that the proposal would be contrary to policies 55, 56, 57, 61 and 67 of the Local Plan 2018.

Residential blocks' design, form and scale

- 10.71 The surrounding Trumpington Meadows estate and the Conservation Area is characterised by smaller fine grained plot formations with varied pitched roofs and chimneys further articulating the roofscape. Conversely, the proposed buildings would measure between 85m and 95m in length and consist of a coarser grain that is further emphasized by the continuous three storey flat roof form which is considered to appear excessively horizontal and one intrusive mass.
- 10.72 The application has been subject to formal consultations with both the Council's Conservation Officer and Historic England. Differing third party/local group comments concerning the design and impacts are noted. The concept of the proposal is to open up views of Anstey Hall from the surrounding public vantage points. However, in considering the application, the proposed residential blocks' form and appearance would neither be of an appropriate design in the context of Anstey Hall itself nor in the context of the local area and Trumpington Conservation Area.
- 10.73 The applicant's heritage responses are noted, however, the siting of such large blocks would be an alien and incongruous addition that would fail to be related to the Hall in terms of its design, location and scale. Whilst landscape mitigation is proposed to soften and minimize the perceived visual impact, users' experience of the setting of the Hall, particularly from the public realm to the south and within the application site itself would be adversely impacted.
- 10.74 In addition, the proposed blocks would fail to reflect the key qualities of the local area, Trumpington Conservation Area nor Anstey Hall itself and therefore fails to positively respond to the surrounding context, contrary to policies 55, 57 and 61 of the Local Plan 2018. With reference to the NPPF , the proposal would fail to enhance or better reveal the significance of the Hall itself nor the Trumpington Conservation Area as a whole.
- 10.75 Overall, it is considered that the proposed development would be contrary to policies, 55, 57, 61 and 71 of the Local Plan 2018 and the NPPF 2023.

Reconfiguration of wall onto Maris Lane

- 10.76 The applicant proposes to introduce a new opening in the curtilage boundary wall along Maris Lane. The existing wall is half-height in brick and likely to be contemporary. Following a formal consultation with the Council's Conservation Officer, there is no objection to the proposed gates and piers, details of which could be controlled via condition.

Harm v public benefits

- 10.77 The NPPF states that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight

should be). Given the Grade II* listing of Anstey Hall which places it in the top 5.8% of all listed buildings, the weight given to the asset's conservation including its setting should be great indeed.

10.78 Taking into account consultee comments including Historic England's comments, it is considered that the proposal would result in a high level of less than substantial harm upon the immediate setting and significance of Anstey Hall and upon the character and appearance of the Conservation Area, contrary to Policy 61 of the Local Plan 2018 and the NPPF. Paragraph 208 of the NPPF is therefore engaged and the harm should be weighed against the public benefits of the proposal.

10.79 The applicant has submitted a list of public benefits which include the following:

- Funds to complete the restoration/repair of the Listed Buildings and outbuildings, buildings and grounds in perpetuity, tree management and planting scheme.
- Restoration of historic main entrance, and the centreline of the original house.
- Transformation of land into a public park.
- Anstey Hall visible to Maris Lane and Trumpington Meadows.
- Fewer vehicular movements than existing use.
- Reduction in late evening noise.
- Meet demand of ageing population.
- Reduce instances of bed blocking.
- Reduce instances/cost of falls, and visits to A&E.
- Social benefits of reducing loneliness.
- Economic benefits through freeing up housing, increased spending and council tax generated.
- Biodiversity net gain.
- Energy efficient design.
- No tree damage.
- Opportunity for a full archaeological survey.
- Reduction in flood risk.
- Refuse truck entering/leaving the site.
- Cycle/mobility scooter storage and refuse bins.
- Optimum viable use for Anstey Hall with the traditional layout of rooms retained.
- Community use extended.
- Private medical resource on-site.
- Collection of paintings open to the public.
- Funds for a tree management and planting scheme.

10.80 In addition, the applicant states that the central facilities for the retirement community would constitute optimum viable use of Anstey Hall. In this instance, no plans have been submitted to reflect the change of use to this purpose and it is not reflected in the description of development. Notwithstanding this matter, the optimum viable use needs to be consistent with the conservation i.e. cause the least harm to the

significance of the heritage asset at the same time as being economically viable to be included as a public benefit. In this instance, officers do not agree that the proposed development constitutes optimum viable use consistent with the heritage asset's conservation. It is suggested that there are other optimum viable uses which the applicant could explore which would result in less or no harm to the significance of heritage assets.

- 10.81 The applicant states that the proposed development would help fund the restoration/repairs of the hall and its curtilage listed outbuildings. Third party comments regarding previous funds generated through other developments and lack of investment in Anstey Hall are noted. In this instance, the applicant has provided limited information on the repairs which are needed to be carried out. Whilst the funds generated could be secured via a schedule of works required through a legal obligation, the applicant has not argued that the development would enable development to secure the future of the heritage asset.
- 10.82 Whilst applicant and third-party comments state that the proposal would be of great benefit to the community and allow for use by local organisations and charities, it is understood that the existing hall already serves a number of ancillary uses for the local community and charities. Therefore, on this basis, it is not considered that the proposal would result in this public benefit.
- 10.83 The applicant's list of public benefits is acknowledged, however, following review, officers are in agreement that the following constitute public benefits:
- Funds to restore/repair Anstey Hall and outbuildings, secured via a legal agreement.
 - Restoration of the original access on Maris Lane, and creation of views of the historic frontage.
 - Transformation of protected open space to public park, secured via a legal agreement.
 - Fulfil a specialist housing need and social benefits through improved wellbeing.
 - Economic benefits through construction/employment and local spending.
- 10.84 Whilst the proposed development would result in some public benefits as listed above, it is not considered that the public benefits arising from the scheme would outweigh the high-level of 'less than substantial' harm identified, contrary to Paragraph 208 of the NPPF and Policy 61 of the Local Plan 2018.
- 10.85 In addition, the proposed development would fail to accord with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest and in particular, listed buildings and ensures that special attention

shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

10.86 Tree impacts

- 10.87 Policies 59 and 71 of the Local Plan 2018 seek 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. Paragraph 131 of the NPPF advocates that existing trees are retained wherever possible.
- 10.88 The application is accompanied by an Arboricultural Impact Assessment (AIA). Trees of high arboricultural value would be retained and the current application would retain existing tree belts on the western and eastern boundaries of the site. Whilst third party/local group comments concerning the lack of drawings, loss of trees along Piper Road and risk of damage to neighbouring trees are noted, following a formal consultation with the Council's Tree Officer, there is no objection to the proposed development subject to an arboricultural method statement and tree protection plan, pre-commencement site meeting, retention of tree protection and replacement tree planting in accordance with Policies 59 and 71 of the Local Plan 2018.

10.89 Carbon Reduction and Sustainable Design

- 10.90 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.
- 10.91 Policy 28 of the Local Plan 2018 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 per person 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.
- 10.92 Policy 29 of the Local Plan 2018 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.93 The application is supported by an Energy Statement. Third party/local group comments on this document are noted.
- 10.94 The Council's Sustainability Officer are noted and following further discussion with the consultee, it is considered that in the event that the

proposal does not meet Part O under building regulations such as if the single aspect west facing facades need to be amended to introduce cross-ventilation, this would likely require significant amendments to the scheme and a revised application will need to be submitted.

- 10.95 The energy statement suggests a 69.9% improvement on the Part L 2021 compliant baseline and would comprise air source heat pumps (ASHPs). Although their location is unknown, there is no objection from the Sustainability Officer nor Environmental Health Officer regarding amenity concerns given that there is sufficient space within the site to accommodate these units. These details could therefore be conditioned to ensure to also ensure that the character of the area is preserved as third party/local groups note.
- 10.96 Further information has been provided by the applicant stating that they now propose to utilise ground source heat pumps instead of ASHPs. Notwithstanding archaeological concerns with development below ground, there is no objection to this approach subject to condition.
- 10.97 Water efficiency of 99.9 litres/person/day is proposed which can be conditioned on any planning consent granted.
- 10.98 Subject to the above conditions, including an energy and water smart meter, the proposal would be in accordance with Policy 28 of the Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD (2020).
- 10.99 **Biodiversity impacts**

Impacts upon protected species

- 10.100 Policy 70 of the Local Plan 2018 states that development will be permitted which:
- a. protects priority species and habitats; and
 - b. enhances habitats and populations of priority species.
- Proposals that harm or disturb populations and habitats should:
- c. minimise any ecological harm; and
 - d. 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.
- 10.101 Where development is proposed within or adjoining a site hosting priority species and habitats, or which will otherwise affect a national priority species or a species listed in the national and Cambridgeshire-specific biodiversity action plans (BAPs), an assessment of the following will be required:
- e. current status of the species population;
 - f. the species' use of the site and other adjacent habitats;
 - g. the impact of the proposed development on legally protected species, national and Cambridgeshire-specific BAP species and their habitats; and

h. details of measures to fully protect the species and habitats identified. If significant harm to the population or conservation status of a protected species, priority species or priority habitat resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

- 10.102 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity which follows a mitigation hierarchy 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.
- 10.103 The application site is predominately grassland which is flanked on both sides by mature woodland. There are two statutory designated sites within 2km of the application site which are Byron's Pool and Nine Wells, both Local Nature Reserves (LNRs).
- 10.104 The River Cam, a County Wildlife Site (CWS) is situated 690m to the west, whilst Grantchester Road Plantations, Old Mill Plantation, Trumpington Road Woodland and Eight Acre Wood and Seven Acres which are all City Wildlife Sites (CiWS) are located within 1km from the application site.
- 10.105 Following a formal consultation with the Council's Nature Conservation Officer, previous ecology concerns including the loss of habitat, biodiversity net gain and lighting impacts have been addressed.
- 10.106 On this basis, subject to a sensitive lighting scheme and construction ecological management plan which could be conditioned on any planning consent granted, the proposal is in accordance with policies 57 and 70 of the Local Plan 2018.

Biodiversity net gain

- 10.107 The submitted DEFRA Biodiversity Net Gain Calculation report predicts a gain of 23.32% in habitat units and a 10.15% in hedgerow units from the proposal. On this basis, it is considered that the proposals would achieve the mandatory 10% net gain in biodiversity. Conditions could be imposed to ensure that details of this are provided in addition to nest box provision/biodiversity enhancements in accordance with Policy 57 of the Local Plan 2018 and the Biodiversity SPD 2022.

10.108 Water Management and Flood Risk

- 10.109 Policies 31 and 32 of the Local Plan 2018 require developments to have appropriate sustainable foul and surface water drainage systems and to minimise flood risk. Paragraphs 159 – 169 of the NPPF 2021 are relevant.
- 10.110 The application has been subject to a formal consultation with the Lead Local Flood Authority (LLFA).
- 10.111 In terms of the approach to sustainable surface water drainage, the flood risk and drainage strategy and additional information submitted addresses previous concerns raised by the Lead Local Flood Authority (LLFA) and subject to conditions including a scheme of surface water drainage, measures to avoid additional surface water during construction, construction and confirmation of the drainage scheme and long-term groundwater monitoring, the proposed development is acceptable in accordance with Policy 32 of the Local Plan 2018.

10.112 Highway Safety and Transport Impacts

- 10.113 The application site is located within a highly sustainable location where there is existing good cycle and public transport routes to the city centre and shops and services located nearby.
- 10.114 Policy 80 of the Local Plan 2018 supports developments where access by walking, cycling and public transport are prioritised and is accessible for all. Additionally, Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 10.115 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.
- 10.116 The application is supported by a Transport Technical Note and the plans and documents have been reviewed by the County Council's Local Highway Authority and the Transport Assessment Team.
- 10.117 A new vehicular access onto Maris Lane is proposed. The inter-vehicle visibility splays are acceptable and there is no objection from the Local Highway Authority.
- 10.118 The proposal would use existing access roads, one of which already service Anstey Hall Barns to the north-west of the application site and the other which currently serves the Cosmex Clinic to the north-east of the application site. Third party comments concerning the increase in traffic along the former access road are acknowledged, however, given that this is a private track and vehicles travel at low speeds, any changes to this internal route is a matter for the applicant. The standard of this internal road to take any additional traffic/load is also a matter for the applicant/owner. Conditions to limit vehicle weight are suggested by the applicant to address these concerns.

- 10.119 Whilst third party/local group comments concerning the use of heavy construction vehicles are noted, following additional information and a formal consultation with the Local Highway Authority, it is not considered that any adverse highway safety impacts would result from the proposed scheme subject to a traffic management plan and construction/demolition vehicle weight restriction which could be attached as conditions on any planning consent granted. The applicant has indicated that construction/waste collection vehicles would use the eastern-most access which could be conditioned on any approval.
- 10.120 Whilst third party comments concerning the lack of pedestrian and vehicular visibility along Anstey Barns access road are noted, given that vehicles will be moving at low speeds, it is not considered that any significant highway safety impacts would result. The lighting and safety of this internal road is a matter for the applicant.
- 10.121 In terms of impact upon the highway network, whilst third parties have raised concerns, given the nature of the development and the review by the Transport Assessment Team, the proposed development would only have minimal additional traffic impact during the day and less during peak AM and PM hours. Whilst third parties have concerns about the date that this survey was carried out, there is no objection from the Transport Assessment Team.
- 10.122 Concerns are raised by the Local Highway Authority regarding the permeability of the site for walking/cycling. This matter has been discussed previously and in officers' view, whilst not proposed, there are opportunities to improve the pedestrian connectivity of the site both to Maris Lane and internally which could be conditioned within the landscaping details subject to any planning consent granted.
- 10.123 Request from the Local Highway Authority for a footway link from the eastern access to the southwestern side of Maris Lane is noted, however, it is not considered that this is reasonable or necessary given the existing footway on the northern side of Maris Lane and the heritage constraints bordering the carriageway on the southern side.
- 10.124 Taking all this into account, subject to conditions including a traffic management plan, falls and levels and bound materials, it is considered that the proposal accords with the objectives of Policy 80 and 81 of the Local Plan 2018 and is compliant with the NPPF.

10.125 Cycle and Car Parking Provision

10.126 Cycle Parking

- 10.127 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 requires new developments to comply with

the cycle parking standards as set out within Appendix L of the Local Plan which, for retirement accommodation states that two cycle spaces should be provided for every 5 members of staff, whilst for nursing homes there should be an additional one visitor space for every 6 residents (minimum 2 spaces). These spaces should be located in a purpose-built area and be at least as convenient as car parking provision.

10.128 The proposed development comprises 72 covered cycle parking space (35 for residents and 37 for staff) and 10 visitor cycle parking spaces. In addition, storage of mobility scooter units would be provided for 10% of the units.

10.129 Whilst the quantity of cycle parking spaces is considered appropriate for a development of this nature and would meet the standards within Appendix L, as discussed previously, the cycle parking solution would lack integration into the proposed development. Furthermore, the siting of these cycle storage blocks as the Urban Design Officer concludes appear as an afterthought, which lack convenience for residents, staff and visitors close to the main entrance to the residential blocks, contrary to Policy 82 of the Local Plan 2018.

10.130 Car parking

10.131 The application is located outside of the Controlled Parking Zone. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, not exceed the maximum car parking standards as set out within Appendix L. Outside of the Controlled Parking Zone the number of parking spaces for retirement homes in 1 space for every 4 units and 1 space for every 2 members of staff. For nursing homes, 1 space for every 8 residents and 1 space for every 2 members of staff are required.

10.132 Third party comments regarding the number of parking spaces and possible future parking pressure on nearby roads are noted. The proposed development would provide 22 spaces for residents in accordance with Appendix L. 18 spaces would remain for employees and visitors. It is also noted that there are several other car parking spaces at the front of Anstey Hall. On this basis and taking into account its highly sustainable location, the proposed car parking arrangement is considered to be acceptable in accordance with Policy 82 of the Local Plan 2018.

10.133 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging. In relation to air quality, all new developments require the provision of both active (slow, rapid and fast) and passive electric vehicle (EV) charge points provision where car parking is to be provided. At this stage no details have been provided to indicate EV charging points, however, this provision could be secured by condition as recommended by the Environmental Health Officer in accordance with Policy 36 of the Local Plan 2018.

10.134 Therefore, subject to conditions, the proposed car parking is considered to accord with Policies 36 and 82 of the Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.135 Amenity

10.136 Policies 35 and 57 of the Local Plan 2018 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking, or overbearing and through providing high quality internal and external spaces.

Neighbouring Properties

10.137 Whilst third party comments concerning overshadowing and privacy impacts upon occupiers in vicinity of the application site are noted, the proposed retirement home accommodation would be located a reasonable distance from the closest residential properties to the west, along Piper Road and to the south along Proctor Drive. The closest neighbouring residential dwelling would be approximately 34 metres from the balconies of Block C wing.

10.138 Third party comments concerning noise and disturbance as a result of the access route adjacent to Piper Road are noted. Given the reasonable separation distance from residential properties along this road, it is unlikely that the proposed development would negatively impact these nearby residential amenities on account of noise.

10.139 On this basis, it is not considered that the proposal would result in any significant overlooking, overbearing, loss of light or noise impacts upon nearby neighbour amenities in accordance with policies 55 and 57 of the Local Plan 2018.

Future Occupants

10.140 The proposed development would comprise specialist housing in the form of retirement accommodation (C2 use) and therefore Policy 50 of the Cambridge Local Plan (2018) is not engaged as this relates to C3 residential units.

10.141 Notwithstanding the above, in comparison to the technical space standards required for 3person 2 bedroom apartments, the proposed retirement accommodation would provide generous internal space for future residents.

10.142 The proposed development would introduce new residential accommodation facing Waitrose Supermarket. The accommodation would be a reasonable distance to not result in significant overbearing or loss of light impacts upon future residents, nor noise impacts from the existing supermarket.

10.143 The application has been subject to a formal consultation with the Council's Environmental Health Officer and no objections have been raised subject to restrictions on the hours of use of the public park and plant noise assessment/mitigation. Whilst limited information has been provided regarding how the security and privacy of residents within the proposed accommodation would be managed, it is considered that these details could be dealt with via condition. According to the plans submitted, residents will each have their own private patio/balcony area, which is sufficient.

Accessibility

10.144 The application site allows for step free access to it. Level access is proposed at the entrances to the accommodation Blocks' cores in accordance with Part M4(2) Building Regulation standards. A lift is proposed within each of the blocks. Following a formal consultation with the Council's Access Officer there are no objections to the scheme subject to internal design alterations which could be adjusted at detailed build stage to further meet the needs of all users. Therefore, the proposal is considered to be in accordance with Policies 56 and 57 of the Local Plan 2018.

Construction and Environmental Impacts

10.145 Policy 35 of the local Plan 2018 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Third party comments are noted and noise and disturbance during construction could be minimized through conditions restricting construction hours and collection hours, dust and piling to protect the amenity of existing occupiers. These conditions are considered reasonable and necessary to impose on any planning consent granted.

Artificial lighting impacts

10.146 In terms of impacts upon the local amenity and quality of life, no details of external lighting have been provided. Whilst third party comments are noted, in terms of impacts upon human receptors, details could be conditioned in accordance with Policy 34 of the Local Plan 2018.

Potential contamination

10.147 A Phase 1 Desk Study has been submitted as part of the application. Following a formal consultation with the Council's Environmental Health Officer, given the sensitive end-use, conditions could be attached to safeguard workers and future residents in accordance with Policy 33 of the Local Plan 2018.

10.148 To ensure that any need to import ground-based materials to the application site is chemically suitable for use, a condition will be included

to any planning permission requiring a material management plan in accordance with Policy 33 of the Local Plan 2018.

Summary

10.149 In conclusion, it is considered that the proposed development would be in accordance with Policies 33, 34, 35, 56 and 57 of the Local Plan 2018.

Archaeology

10.150 Paragraph 200 of the NPPF 2023 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected...Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.151 Third party/local group comments are noted. Following a formal consultation with the County Council’s Archaeological Officer, it is considered that the application site has a very high archaeological potential particularly given that there is known Anglo-Saxon settlement and burial grounds bounding the site. In this instance, the applicant has failed to provide the requested evaluation prior to determination and therefore insufficient information has been provided and is contrary to Policy 61 of the Local Plan 2018 and Paragraph 200 of the NPPF 2023.

10.152 Third Party Representations

10.153 The remaining third-party representations and local group/petition representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Damage to neighbouring wall	This is considered a civil matter outside of this planning assessment.
Pedestrian access onto Piper Road	The submitted plans do not indicate any pedestrian access onto this road.
Public access to facilities	It is understood that charities and organisations will continue to be able to access the hall. The previous swimming pool within the orangery has been removed from this application.

10.154 Planning Obligations (S106)

10.155 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.

10.156 Policy 85 of the 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.

10.157 Following a formal consultation with the Developer Contributions Monitoring Officer, given that the accommodation would be for specialist housing (C2 use), there is no requirement for sports or open space contributions. However, monitoring fees are required for other obligations held as specified in the below table.

Heads of Terms

10.158 The Heads of Terms (HoT's) as identified are the basis for the proposed the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Primary Health Care	£71,189 based on 87 units	Prior to occupation
Ambulance Service	£29,580	Prior to occupation
Monitoring fees	£2,200 plus further £500 per obligation	N/A

10.159 Following a formal consultation with the Cambridge and Peterborough Primary Health Care Team, taking into account the limited capacity of the closest GPs surgeries and given the nature of the proposed development and the number of units (87 residential units) would put more pressure on these existing services, it is considered that the proposed planning obligation is appropriate which will meet the tests set by the Community Infrastructure Levy Regulations 2010. Whilst the on-site clinic requests contributions for its services, it is understood that this is a private rather than public facility. The Ambulance Service has also requested a developer contribution which is under consideration.

10.160 Other Matters

Refuse

10.161 Policy 57 Local Plan 2018 requires refuse and recycling to be successfully integrated into proposals.

10.162 Four bin stores would be sited with two bin stores serving Block C and two serving Block B. Maintenance staff would move the wheeled bins to the collection point near the eastern access to the site on collection days whilst a swept path analysis of a refuse vehicle has been provided to demonstrate that this is achievable. Further details have been requested by the Shared Waste Team which could be conditioned on any planning consent granted in accordance with Policy 57 of the Local Plan 2018 and the RECAP Waste Guidance Document.

Crime prevention

10.163 Third party/local group comments regarding potential anti-social behaviour from opening of the public park are acknowledged. Following a formal consultation with the Crime Prevention Design Officer, it is considered that subject to park opening times, details of external lighting and other elements, no objections are raised subject to details which could be conditioned.

Fire safety

10.164 The application demonstrates that fire services could access the internal road network and therefore there are no objections with regards fire safety. Following a formal consultation with the Fire and Rescue Services, subject to provision of fire hydrants which could be conditioned, there is no objection.

Public Art

10.165 The applicant has submitted their intention to provide public art in the application site which is supported subject to condition.

Submitted plans/documents

10.166 Following discussion during the application process, the applicant has stated that Anstey Hall itself would serve as the central facilities for the residents of the retirement apartments with accommodation for visitors and staff on the upper floors. Whilst this is noted, unlike the previous application, no plans have been submitted of Anstey Hall itself this time around and therefore there is uncertainty with regards the use/s within the hall. Furthermore, despite no longer proposing the orangery, the proposed elevation showing the orangery and its link with Anstey Hall remain in the proposed elevations (from the last application).

10.167 The visualisations found within the revised design and access statement have been nominally amended to remove the orangery, however, the inclusion of the additional cycle/bin stores and the further narrowing of the central open space parkland have not been reflected in this submitted material.

10.168 The applicant has suggested that a time limit be imposed on the existing portacabin type building, however, without plans indicating its use, and assessing any replacement, officers of the view that this cannot be left to condition.

10.169 Taking this into account, the plans and documents submitted with the application are insufficient and do not reflect accurately the proposed development, contrary to the Town and Country Planning Act 1990.

10.170 Planning Balance

10.171 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).

10.172 The proposed development would result in economic benefits through the construction of new buildings, servicing the retirement complex and local spending, social benefits through the creation of meeting specialist housing need in the form of retirement accommodation. These are given substantial weight in the planning balance in favour of the scheme. The scheme proposes public art which is attributed limited weight in favour of the scheme.

10.173 The proposal would convert existing private protected open space into publicly accessible land, albeit, this would be limited to daylight hours. Whilst this is welcomed, conversely, the proposal would consume a substantial portion of this protected open space which is important in views from Trumpington Meadows and is of high environmental value. The proposal would significantly narrow the existing open landscape whilst this protected open space would not be satisfactorily replaced. This is attributed substantial weight in the planning balance against the scheme.

10.174 The proposal would result in a biodiversity net gain within the site slightly in excess of policy requirements and is attributed limited weight in the planning balance in favour of the development.

10.175 Finally, the proposed accommodation blocks would result in a high level of less than substantial harm to heritage assets. Whilst the proposal would restore the original access onto Maris Lane and funds generated could be directed to restore/repair Anstey Hall and its outbuildings, overall, the public benefits of the scheme are not considered to outweigh the harm to character and appearance of the Conservation Area and the setting of the Grade II* Listed Building. This is attributed great weight in the planning balance against the scheme.

10.176 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of sections 66 and 72 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 refusal.

10.177 Recommendation

10.178 **Refuse** for the following reasons:

1. By virtue of the retirement accommodation blocks' siting, the proposal would significantly encroach into existing protected open space and adversely impact its character. In this instance, the proposed development would fail to adequately replace the protected open space lost through the site's redevelopment. Therefore, the principle of this development on the edge of the city and within the Protected Open Space is contrary to policies 8 and 67 of the Cambridge Local Plan 2018.
2. The proposed retirement accommodation blocks and cycle storage provision, by virtue of their siting within Anstey Hall's open and garden setting would significantly reduce the open character of this protected open space. Additionally, by virtue of the accommodation blocks' incongruous design and appearance, the proposal would fail to appropriately relate to Anstey Hall in terms of their design, siting and scale, resulting in adverse impacts upon the character and appearance of Trumpington Conservation Area and the setting of the Listed Building (Anstey Hall). In addition, the proposed cycle storage would fail to be successfully integrated into the development. Therefore, overall, the proposal would fail to positively respond to the surrounding context, existing features of historic and local importance and the setting and special character of the city, contrary to policies 8, 55, 56, 57, 61 and 67 of the Cambridge Local Plan 2018. The harm to the character and appearance of the Conservation Area and to the setting and significance of Anstey Hall is identified as 'less than substantial' harm and it is not considered that the public benefits arising from the scheme would outweigh this identified harm. The proposal is contrary to policy 61 of the Cambridge Local Plan 2018 and Paragraph 208 of the NPPF 2023, and the provisions of section 66 and 72 of Planning (LBCA) Act 1990.
3. The proposal fails to provide cycle storage that is convenient and accessible to meet the needs of the elderly, employees and visitors, contrary to policies 55, 57 and 82 of the Cambridge Local Plan 2018.
4. The site is located in an area of very high archaeological potential and an evaluation is required prior to determination. In this instance, insufficient information has been provided to demonstrate that the principle of the retirement accommodation blocks in this location is acceptable in archaeological terms. Therefore, the proposal is contrary to policy 61 of the Cambridge Local Plan 2019 and the NPPF 2023.
5. Given the lack of floor plans for Anstey Hall, the uncertainty regarding its proposed use and the proposed elevation of Anstey Hall still showing the

orangery, the drawings and information submitted as part of the application are insufficient and do not reflect accurately the proposed development. Therefore, the proposal is contrary to the Town and Country Planning Act 1990.

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

Agenda Item 8



Planning Committee Date	4 th September 2024 Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01245/LBC
Site	Anstey Hall, Maris Lane
Ward / Parish	Trumpington
Proposal	Reconfiguration of wall with new entrance gates
Applicant	Trumpington Investments Ltd (Mr John De Bruyne)
Presenting Officer	Tom Gray
Reason Reported to Committee Member Site Visit Date	Partial demolition of a listed building and third- party objections
Key Issues	1. Impact upon the character and significance of the Listed Building
Recommendation	APPROVE

1.0 Executive Summary

- 1.1 The application seeks the reconfiguration of a section of the front boundary wall along Maris Lane with new entrance gates.
- 1.2 The existing site comprises a Grade II* Listed Building, located within the Trumpington Conservation Area and adjacent to the Cambridge Green Belt. The site is protected open space for its environmental and recreational qualities. It is located to the north and east of the Trumpington Meadows residential development. There is mature planting within the site with statutory protected trees along the site's eastern boundaries, and the site is located in close proximity to a City Wildlife Site. Part of the site is subject to high surface water flooding.
- 1.3 There are no objections to the reconfiguration of the boundary wall and installation of new entrance gates subject to details to be conditioned on any consent granted.
- 1.4 Officers recommend that the Planning Committee approve the application.

1.5 Site Description and Context

Conservation Area	X	Trees subject to Tree Preservation Orders and within the Conservation Area	X
Protected Open Space	X	Flood Zone 1 and High Surface Water Flood Risk	X
Grade II* Listed Building and within the setting of other Listed Buildings	X	Adjacent to Green Belt	X

- 1.6 The application site comprises a Grade II* Building of Anstey Hall, a 17th Century Country House, and Historic Park and Garden. During the application process, the Hall was downgraded from Grade I. The site is Protected Open Space for both its environmental and recreational qualities.
- 1.7 The site is located approximately 4km west of Cambridge City Centre. Anstey Hall is located within the Trumpington Conservation Area and is adjacent to the Grade I Listed Church of St Mary and St Michael and its associated Grade II Listed Vicarage. To the northeast of Anstey Hall are several curtilage Listed outbuildings that have largely been converted to businesses with the exception of the garaging and the Grade II Listed Lodge and Gate Piers, in addition to the Grade II Listed Building of Maris House.
- 1.8 The site is located to the south and Maris Lane, to the north/east of the Trumpington Meadows residential development (an area of major change) and Anstey Hall Barns and west of Waitrose supermarket and car park. There is mature tree planting, in particular on the western and eastern

boundaries. The trees on the eastern boundaries in which have statutory protection (TPOs).

- 1.9 Trumpington Meadows Country Park, part of the Cambridge Green Belt is located further to the west whilst the application site is situated adjacent to the protected open space of Trumpington Church Cemetery, a public space. Grantchester Road Plantations is located 100 metres further to the northwest, which is designated as a City Wildlife Site.
- 1.10 The application site is located within Flood Zone 1 (lowest fluvial flood risk), however, 1 in 30-year (high) surface water flood risk, 1 in 100 year (medium) surface water flood risk and 1 in 1000 year (low) surface water flood risk exists within the application site.
- 1.11 Vehicular access to the site is achieved from Maris Lane. Uncontrolled parking exists on adjacent streets.
- 1.12 A planning application has been submitted for the construction of two blocks of retirement accommodation (Class C2) comprising 87 two-bedroom apartments etc. The planning merits of this application are assessed under planning application 24/01244/FUL.

2.0 The Proposal

- 2.1 The proposed development would comprise the demolition of a section of the front boundary wall along Maris Lane and its replacement with new entrance gates.

3.0 Relevant Site History

Reference	Description	Outcome
21/02332/FUL & 21/02333/LBC	Change of use of Anstey Hall from a wedding venue Use Class formerly D2 (now sui generis) with associated guest accommodation (Use Class C1) which is now collectively sui generis, to use as student accommodation (Use Class C2) for Sixth Form students taught at Dukes Education's St Andrews College, Cambridge	Withdrawn
21/01696/FUL	Change of use of Anstey Hall from Wedding Venue (D2, now F2) and Hotel (C1) to Residential Institution (C2) with ancillary visitor accommodation	Refused
20/01426/FUL	Construction of two blocks of retirement accommodation (Class C2)	Refused

	<p>comprising 87 two-bedroom apartments. Change of use of land to public open space. Change of use of Anstey Hall to mixed uses including ancillary use on the lower ground, ground and first floor to serve the residential retirement community, 5x staff accommodation on the second floor, a C3 private flatted dwelling on the second floor, and 7x short -term guest accommodation on the ground and first floor. Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link, provision of pedestrian access onto Maris Lane and reconfiguration of wall, hard and soft landscaping, car parking and pedestrian access onto Old Mills Road</p>	
20/01427/LBC	<p>Demolition of greenhouses and flat-roof building and erection of Orangery to house an ancillary restaurant and swimming pool connected to the hall by an existing link. Reconfiguration of wall to restore historic access onto Maris Lane.</p>	Refused
19/5091/PREAPP	<p>87 retirement apartments, new orangery containing catering and support services, use of Anstey Hall as central facilities and new vehicular and pedestrian accesses.</p>	Advice Given
18/1537/FUL & 18/1538/LBC	<p>Convert existing store rooms into bedrooms with ensuite on ground and first floor loft space, including a roof extension with dormer window on the south elevation. Two new conservation rooflights and internal chimney removed.</p>	Permitted
16/0586/FUL	<p>Installation of a new pedestrian link between Waitrose Store and Barratt development and associated works.</p>	Permitted

15/0871/LBC	Form new door opening within bookshelves of the west wall of the library. Install "art nouveau" stained glass screen in passage.	Permitted
15/0101/ADV	External Seating Banners & Stainless Steel Posts	Permitted
14/0159/FUL & 14/0160/LBC	Demolition of modern barn and outbuildings and removal of temporary structures to allow conversion of barns, cart sheds and stables to eight residential units and erection of four dwellings, the creation of a spur access drive from Anstey Hall Drive and associated works.	Permitted
13/0950/FUL	Extension to front of store building (Use Class A1) and associated works and improvements.	Permitted
12/0504/FUL	Retrospective change of use from B1 (offices) to (D2) wedding venue and associated (C1) hotel and guest use for 12 bedrooms.	Permitted
12/0456/FUL	Request permission to continue use of Marquee for Wedding ceremonies etc for a period of at least 3 years.	Permitted
10/0180/FUL & 10/0181/LBC	Formation of extended vehicular driveway and new opening in boundary wall.	Refused, Appeal Dismissed
08/0631/FUL & 08/0708/LBC	Refurbishment and change of use of storage and greenhouse to office/light industrial.	Permitted
07/1335/FUL	Change of use of redundant carriage house to offices.	Permitted
07/1354/LBC	New south elevation wall and windows, replacement of floors, partitions and roof.	Permitted
07/1092/LBC	Form an opening of 6 metres wide with two new brick pillars constructed from the reclaimed bricks, stone plinths and two reclaimed stone balls.	Permitted

07/1094/FUL	Forming an opening 6 metres wide with two new brick piers in wall on west boundary of Anstey Hall.	Permitted
C/03/1090	Internal and external alterations to building within curtilage of Grade I Listed Building.	
C/03/1092	Retrospective application for the removal of an internal wall within grade I listed building.	
C/03/1093	Internal and external works to grade I listed building.	
C/03/0575	Internal and external alterations to stables (retrospective).	Permitted
C/03/0130	Change of use of ground floor unit of coach house building from B1 offices to D1 clinical practice.	Permitted
C/02/1160 & C/02/1090	Replacement entrance gates adjacent to Anstey Hall annexe retrospective.	Permitted
C/02/0118	Replacement of entrance gates and internal and external alterations to main hall and stable blocks.	Withdrawn
C/01/1031	Change of use of outbuilding within the grounds of Anstey Hall from retail (Class A1) to Ophthalmic Laser Clinic (Class D1) and external alterations to building.	Permitted
C/01/1032	Internal and external alterations to outbuilding within the grounds of Anstey Hall.	Permitted
C/00/0224	Internal alterations to Anstey Hall and part demolition of outbuildings.	Permitted

4.0 Policy

4.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

4.2 Cambridge Local Plan 2018

Policy 61: Conservation and enhancement of historic environment

4.3 Supplementary Planning Documents

N/A

4.4 Other Guidance

Trumpington Conservation Area Appraisal 2010

5.0 Consultations

5.1 Conservation Officer – No objection.

5.2 No objection to gates and walls to Maris Lane subject to a condition requiring materials to be brick and natural stone.

5.3 [Other comments relate to planning application only].

5.4 County Archaeology – No objection

5.5 Previous comments (28th June 2024): Archaeological evaluation required prior to determination.

5.6 Historic England – No objection.

5.7 Previous comments (16th May 2024): Objection to accommodation blocks [comments relate to planning application]

6.0 Third Party Representations

6.1 Representations from 5 addresses have been received (3 in objection, 1 in support)

6.2 Those in objection have raised the following issues:

- Construction and operating vehicle access. This should not be via Anstey Hall Barns access road.
- Transport statement is out of date.
- Highway safety
- Concerned that the Trumping Meadows LEAP would effectively join with proposed public open space
- Parking and opening of public

- Increase in noise, light and environmental pollution, and security implications.
 - Use of Anstey Hall Barns access would damage trees
- 6.3 Those in support have raised the following issues:
- New apartments would bring diversity and vibrancy to the community.
 - Provides much needed housing options.
- 6.4 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.
- 7.0 Assessment**
- 7.1 Heritage Assets (Impact upon the significance and character of the curtilage listed wall)**
- 7.2 The application site is located within the Trumpington Conservation Area. The existing boundary wall, is curtilage listed to the Grade II* listed building of Anstey Hall.
- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest and in particular, listed buildings.
- 7.4 Paragraph 203 of the NPPF 2023 states that when determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.5 Paragraph 205 of the NPPF requires 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. Paragraph 206 (NPPF) goes on to state that any harm to, or loss of, the significance of a designated heritage asset [from its alteration or destruction, or from development within its setting] "should require clear and convincing justification".
- 7.6 Local Plan policies 61 and 62 align with the statutory provisions and NPPF advice.
- 7.7 The applicant proposes to introduce a new opening in the curtilage boundary wall along Maris Lane. The existing wall is half-height in brick and likely to be contemporary. Following a formal consultation with the Council's Conservation Officer, there is no objection to the proposed gates and piers. It is recommended that details and materials be conditioned on any planning consent granted.

7.8 Subject to the above, it is not considered that the proposal would 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 61 and 62.

7.9 Other Matters

7.10 Representations have been received both in support and objection, however these relate to planning matters and not the curtilage listed wall which is the subject of this listed building consent assessment.

7.11 Recommendation

7.12 **Approve**, subject to conditions.

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

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) 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 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Site Location Plan 17.055-SP-101 Rev A 2nd April 2024
New Entrance Visibility Splay PL-05 Received 12th July 2024
New Gated Entrance PL-04 Received 2nd April 2024

3. No works shall commence, until details of the proposed brick and natural stone for use in the construction of the works hereby approved, has 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 ensure detailing and materials appropriate to this curtilage listed structure, setting of the listed building and the conservation area (Cambridge Local Plan 2018, policy 61)

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

Agenda Item 9



Planning Committee Date	4 Sept 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04952/FUL
Site Ward	19-35 Regent Street Market
Proposal	Redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works.
Applicant Presenting Officer	Downing College Developments Ltd Tom Gray
Reason Reported to Committee	Third party representations on planning grounds that are contrary to the officer recommendation and cannot be resolved by planning condition.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Heritage2. Design, scale, massing3. Bike and bin facilities
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks consent for the redevelopment of the site including demolition, extensions, alterations and provision of a commercial use (Class E) at ground floor with student accommodation on the upper floors along with associated infrastructure works.
- 1.2 Although the redevelopment would result in some loss of historic fabric, the proposal's scale, stepped appearance, retention of the best facades and gable feature, the full reinstatement of the BLI's partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin store would be an enhancement and respond appropriately to the traditional features in the area.
- 1.3 There is no objection in terms of impacts upon trees, residential amenities, drainage or biodiversity whilst the student accommodation development would achieve BREEAM 'excellent' rating.
- 1.4 The proposal would ensure on-site cycle parking provision for students/visitors and employees, and there is no objection from the Local Highway Authority and Transport Assessment Team in terms of highways/transport impacts.
- 1.5 Although there would be a modest reduction in market housing on the upper floors, the benefits of the scheme including providing much needed student accommodation for Downing College, heritage benefits, improved cycle provision, biodiversity net gain and the reuse of previously developed land would outweigh any policy conflict in this instance.
- 1.6 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

Historic Core Conservation Area	X	Secondary Shopping Frontage	X
City Centre	X	Flood Zone 1	X
Primary Shopping Area	X	Controlled Parking Zone	X
Opportunity Area	X	Air Quality Management Area	X
Building of Local Interest (BLI)	X	Setting of Grade II Listed Buildings	X

- 2.1 The application site comprises No.19-35 Regent Street and is located directly opposite the wider Downing College campus. The surrounding area comprises a mix of residential, commercial and retail uses.
- 2.2 It is sited within the Primary Shopping Area with the frontage along Regent Street identified as a Secondary Shopping Frontage. The Regent Terrace

elevation is located opposite Parker's Piece. The site is located within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area.

2.3 The buildings comprise a terrace of 19th Century structures, situated within the Historic Core Conservation Area. No.33a is identified as a Building of Local Interest (BLI) whilst No.19-31 Regent Street above ground floor level, No.33&35 Regent Street and rear of No.19-31 and rear of No.33-35 are regarded as being positive buildings. Hobson's Conduit is located beneath the application site. The site is located within the setting of several Grade II Listed Buildings including No.41 Regent Hotel and Downing College gate lodge and gates.

3.0 The Proposal

3.1 The applicant proposes the partial demolition of buildings on the site, retaining the front and rear elevations of the BLI (No.33a); the retention of the front elevation of No.33-35, and the dismantling and reinstatement of the gabled feature of No.19-31.

3.2 The proposal comprises the redevelopment of the site including demolition, extensions, alterations and provision of commercial use class E at ground floor and 26 student units on the upper floors.

3.3 Ancillary uses including bin storage and cycle storage provision would be located at ground floor level with access off Regent Terrace.

3.4 Pre-application discussions have been held with Council officers between 2021 and 2023 with particular focus on addressing the scale/massing of the proposal.

4.0 Relevant Site History

Reference	Description	Outcome
23/50320/PRELV3	Proposed redevelopment	Response provided
21/50465/PREAPP	Demolition, extension and alteration of existing buildings within the site to facilitate the provision of refined commercial floor area at ground floor and new student accommodation at the upper floors.	Response provided

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2023

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 3: Spatial Strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 8: Setting of the city

Policy 10: The City Centre

Policy 11: Development in the City Centre Primary Shopping Area

Policy 14: Areas of Major Change and Opportunity Areas

Policy 25: Cambridge Railway Station, Hills Road Corridor

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 46: Development of student housing
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 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
Policy 85: Infrastructure delivery, planning obligations and Community Infrastructure Levy

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Public Art SPD – Adopted January 2009

5.5 Other Guidance

Historic Core Conservation Area Appraisal (2017)

6.0 Consultations

6.1 Access Officer – No objection.

6.2 Check flat threshold for access to all areas. 5% of rooms to be wheelchair accessible.

6.3 Anglian Water – No objection subject to condition and informatives.

6.4 Archaeological Officer – No objection subject to condition.

6.5 Cambridgeshire & Peterborough Integrated Care System – No objection subject to developer contribution

6.6 Conservation Officer – No objection subject to conditions.

- 6.7 The variety of the elevations and stepping of the roof form would be largely preserved, albeit with an overall increase in scale and reconfiguration of the plots.
- 6.8 Whilst the loss of early 19th century fabric of moderate local significance is considered harmful, the heritage benefits and improvements would mitigate some of the adverse impacts. The scheme would retain elements considered of the greatest significance, including the best facades and gable feature. Benefits include the enhancement of the BLI through full reinstatement of its partially missing shopfront.
- 6.9 The proposed additional facades and roof extensions are considered to appropriately respond to the character of the site and its sensitive context, and conditions are recommended to ensure that the detailing and new elements are of the highest quality.
- 6.10 In local views, from the north along St Andrew's Street and Regent Street, the scale of the terrace would increase, although it would remain lower than the adjacent hotel and would largely conform to the height of the buildings further south. The reinstated gable elevation would maintain its roles as a focal point.
- 6.11 From Parkers Piece the increase in scale would be perceptible from a large distance, although the buildings would continue the scale of adjoining properties and continue to drop in height towards the north. It provides an enhanced elevation overlooking Parkers Piece, including ground floor activation and improved bin storage.
- 6.12 From Downing College, the additional height of the buildings would be clearly visible over the gates and listed Porter's Lodge, although the new roof form would continue the established scale of existing buildings on the street and would utilise traditional forms and materials. The townscape impacts set out above are not considered harmful to the character and appearance of the conservation area.
- 6.13 Designing Out Crime Officer – No objection. Recommend condition.**
- 6.14 Environmental Health Officer – No objection subject to conditions.**
- 6.15 Previous concerns regarding odour discharge and ASHP locations have been addressed. Acoustic assessment compliance, alternative ventilation scheme, plant noise, hours of use, odour filtration/extraction and noise insulation scheme should be conditioned.
- 6.16 Previous comments (18/01/24): Additional information required regarding confirmation of cooking odour discharge at roof and confirmation of plant locations.
- 6.17 Environment Agency – No comments received.**

- 6.18 Highways Development Management – No objection**
- 6.19 Previous concerns have been addressed. Recommends gross weight restriction, traffic management plan, encroachment of public highway conditions. Revised cycle parking is supported. Advises applicant take opportunity to alleviate any flooding of the highway. Previous comments on red line still apply.
- 6.20 Previous comments (25/01/24): Objection due to opening doors onto Regent Terrace. Concerns on projections, rainwater downpipes, extent of red line plan, cycle parking facilities, basement position.
- 6.21 Historic England – No comments offered.**
- 6.22 No comments offered.
- 6.23 Landscape Officer – No objection.**
- 6.24 Lead Local Flood Authority – No objection.**
- 6.25 Previous comments (23/01/24): No objection. Little space for new sustainable drainage systems and therefore the proposed use of downpipes connecting into the existing surface water sewer is sufficient. Recommend condition regarding measures to mitigate additional surface water run-off during construction.
- 6.26 Nature Conservation Officer – No objection subject to condition.**
- 6.27 Exempt from Biodiversity Net Gain requirement due to it being de-minimus. Single tree proposed within the college grounds is supported. Ecological enhancements are supported and be subject to condition.
- 6.28 Sustainability Officer – No objection subject to BREEAM, water efficiency and greywater reuse conditions.**
- 6.29 Amended BREEAM pre-assessment now showing that all 5 Wat01 credits are targeted. Greywater reuse is proposed. Revised roof plan showing the location of the proposed air source heat pumps and photovoltaic panels are welcomed.
- 6.30 Previous comments (23/01/24): Only 2 Wat01 credits are targeted. Water reduction proposed not supported.
- 6.31 Transport Assessment Team – No objection subject to condition.**
- 6.32 Cycle parking in Downing College is supported which should be conditioned prior to occupation. Car-free development is supported.
- 6.33 Tree Officer – No objection subject to conditions**

- 6.34 Previous comments (06/06/24): New stormwater drainage will be within the root protection area (RPA) so alternative arrangements or specialised techniques for installation should be included in the AIA.
- 6.35 Previous comments (07/02/24): An arboricultural impact assessment is required.
- 6.36 Urban Design Officer – No objection subject to materials, sample panel and roof details conditions.**
- 6.37 Response to context referencing to Regency style traditional features is supported. Access to the building is supported.
- 6.38 Scale and massing: Proposal seeks to maintain the 3.5 storey height with 2.5 storey step down and then a 1.5 storey element at the apex of the site. Higher built form does seem suitable at the prominent corner to the entrance to Parkers Piece. Buildings along Regent Street step down and become more subservient which is considered appropriate for this prominent corner. Scale would remain lower than the adjacent hotel and conform to the height of the buildings further south. Gable elevation would maintain its role as a focal point of the street. From Downing College, the additional height of the buildings would be visible over the gates and listed Porter’s Lodge, although the new roof form would continue the established scale of existing buildings on the street and would be using traditional forms and materials.
- 6.39 Layout and amenity: Would have preferred more recreation space for the student accommodation but no objections to the floorplans and sections.
- 6.40 Functional design: Bin storage and cycle facilities are supported. Proposed plant which would be visually concealed is supported.
- 6.41 Elevations, materials and details: New brick elevations and shopfronts, with slate mansard roofs and traditional dormers and brick chimneys added are supported.
- 6.42 Shared Waste Team – Objection.**
- 6.43 Location of bin stores is too far away from collection along Regent Street collection point. Suggest relocation of bin stores to Regent Street. Inadequate details provided.
- 7.0 Third Party Representations**
- 7.1 One representation has been received (1 in objection) who has raised the loss of market housing.
- 8.0 Member Representations**
- 8.1 None received.

9.0 Local Groups / Petition

9.1 None received.

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 – Provision of commercial use (Class E)

10.2 The application comprises the redevelopment of the site to include provision of commercial use (Class E) at the ground floor level.

10.3 Policy 2 of the Cambridge Local Plan 2018 states that the strategy will be to support Cambridge's economy, offering a wide range of employment opportunities... employment development will be focused on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

10.4 Policy 10 of the Local Plan 2018 states that any development or redevelopment should amongst other matters (a) add to the vitality and viability of the city centre and (b) achieve a suitable mix of uses.

10.5 Policy 11 states that proposals for other centre uses will be supported, provided:

- a. the proposal complements the retail function and makes a positive contribution to the vitality, viability and diversity of the city centre;
- b. provision is made for an active frontage, such as a window display, in keeping with the character of the shopping area; and
- c. it would not give rise, either alone or cumulatively, to a detrimental effect on the character or amenity of the area through smell, litter, noise or traffic problems.

10.6 Policy 25 of the Local Plan 2018 states that development proposals within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area, will be supported if they help promote and coordinate the use of sustainable transport modes, and deliver and reinforce a sense of place and local shops and services.

10.7 Supporting text Paragraph 3.102 states that redevelopment of sites within the area will help improve the environmental quality of the whole area, creating a more inclusive public realm and promoting 'place making'. These improvements will promote the character and distinctiveness of Hills Road and Regent Street to create streets that will foster a sense of community and provide attractive places to live in, work in and travel through. Where redevelopment occurs within the local centre,

opportunities should be taken to provide a mix of uses, including residential uses on upper floors.

10.8 Whilst the proposed development would result in a slight reduction of usable commercial floorspace compared to the existing provision, the proposal would continue to comprise Class E commercial use and therefore make a positive contribution to the vitality, viability and diversity of the city centre and provide active frontages along Regent Street and Regent Terrace.

10.9 Therefore, subject to a condition restricting it to Class E(a) retail or Class E(b) sale of food and drink, which would be appropriate in a Primary Shopping Area and Secondary Shopping Frontage, it is considered that the proposed development would be compatible with the uses as contained within Policies 2, 10, 11 and 25 of the Local Plan 2018.

10.10 Principle of Development – Development of student housing and the resultant loss of market housing

10.11 Policy 3 of the Local Plan 2018 states that in order to maintain housing provision, planning permission to change housing or land in housing use to other uses will only be supported in exceptional circumstances. Other uses include the provision of student accommodation, where planning permission would usually be required for change of use.

10.12 Policy 46 of the Local Plan 2018 states that proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge. Applications will be permitted subject to:

- a. there being a proven need for student accommodation to serve the institution;
- b. the development not resulting in the loss of existing market housing and affordable housing;
- c. it being in an appropriate location for the institution served;
- d. the location being well served by sustainable transport modes;
- e. having appropriate management arrangements in place to discourage students from keeping cars in Cambridge;
- f. rooms and facilities being of an appropriate size for living and studying; and
- g. minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.

10.13 The Cambridge Student Accommodation Study demonstrates that there is a need for additional accommodation in the City to help satisfy the growth in students. The application is accompanied by a statement of need which confirms that Downing College require additional student accommodation to meet its student population needs. Therefore, it is considered that criterion (a) of Policy 46 is met.

- 10.14 Third party comments regarding the loss of market housing are noted. The existing buildings comprise four 1 x bed residential flats on the upper floors which would be lost through the site's redevelopment. It is understood that Downing College lease out these rooms to private tenants and have control over whether to rent these to current private tenants or students. It has therefore been argued by the applicant that only limited weight can be afforded by this policy conflict.
- 10.15 The proposal would result in a modest loss of accommodation, which as the applicant has suggested could be used to accommodate students at any point without the need for planning consent. Nevertheless, there is inherent policy conflict with Policies 3 and 46 which will be considered in the planning balance.
- 10.16 Notwithstanding this policy conflict, the proposed development would be situated opposite Downing College and therefore is an appropriate location for further student accommodation. In addition, the site is located in the City Centre which is well served by services and facilities within walking distance. Therefore, the proposal is compliant with criterion (c) and (d) of Policy 46.
- 10.17 The proposal would be a car-free development. Nevertheless, an obligation within the S106 agreement will be included to discourage students from keeping cars in Cambridge in accordance with criterion (e) of the Policy 46.
- 10.18 As discussed, the proposed development is opposite Downing College. The student rooms would therefore be well located in relation to the existing Porters Lodge to be warden-controlled in accordance with criterion (g) of Policy 46. This can be secured through the S106 agreement.
- 10.19 To ensure that Downing College students solely occupy the proposed development, a restriction will be contained within the Section 106 agreement.
- 10.20 Overall, whilst the proposed development results in a loss of market housing, it is considered that the proposal meets the majority of the criteria contained within Policy 46. Criterion (f) of Policy 46 is discussed in the future residential amenities section of this report.

10.21 Design, Layout, Scale and Impact upon Heritage Assets

- 10.22 The existing buildings are 19th century brick terraced properties with modern additions and alterations. The buildings have been identified as positively contributing to the character and appearance of the Cambridge Central Conservation Area. The Conservation Area appraisal identifies those building which contribute positively to comprise Nos.19-31 Regent

Street (above ground floor level); No. 33A (a Building of Local Interest), Nos. 33 & 35 (not shown on the accompanying map), and on Regent Terrace rear of Nos. 19-31; rear of No. 33A; and rear of Nos. 33-35.

- 10.23 Notable characteristics of the existing buildings include the townscape importance of the gabled end elevation; the irregular individual facades illustrating the grain and evolution of the site; and the stepped roof form which descends towards the apex of the site. The Building of Local Interest (BLI) is significant not least for its attractive shopfront which is partly missing. There are however elements, particularly along Parkers Terrace which are of poor condition and offer little architectural value.
- 10.24 Directly opposite and adjacent to the site are the grade II listed Downing College gate lodge and Regent Hotel, 41 Regent Street, which are closely related in terms of their scale, architectural form and date. There are numerous views to the site, including south along St Andrew's Street, west across Parkers Piece and eastwards from Downing College.
- 10.25 Policies 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.
- 10.26 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.
- 10.27 Paragraphs 200 – 214 of the NPPF 2023 provide advice on proposals affecting heritage assets and how to consider different levels of harm.
- 10.28 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.
- 10.29 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.30 The proposal comprises the partial demolition of buildings on the site, retaining the front and rear elevations of the BLI; the retention of the front elevation of No. 33-35, and the dismantling and reinstatement of the gabled feature of 19-31. New brick elevations and shopfronts would be constructed, with slate mansard roofs, traditional dormers and brick chimneys added above. The variety of the elevations and stepping of the roof form would be largely preserved, albeit with an overall increase in scale and reconfiguration of the plots.

- 10.31 Following a formal consultation with the Council's Conservation Officer, whilst the loss of early 19th Century fabric of moderate local significance is considered harmful, the scheme would retain elements of the greatest significance including the best facades and gable feature whilst the scheme would enhance the BLI through the full reinstatement of its partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin storage.
- 10.32 With regards the elevations and scale, the proposed development's stepped appearance, additional facades and roof extensions would respond appropriately to the Regency style traditional features in the area, the character of the site and its sensitive context subject to conditions to be attached to any planning consent granted to ensure that materials and detailing are of high quality. The approach in urban design terms is considered suitable at the prominent corner to the entrance to Parker's Piece.
- 10.33 Although in local views, from the north along St Andrew's Street/Regent Street, the scale of the terrace would increase, it would remain lower than the adjacent hotel and would largely conform to the height of the buildings further south. From Parkers Piece, although the scale change would be perceptible, the proposal would continue the height of the existing adjoining properties and would step down to towards the north, where the gable elevation would be reinstated to maintain its role as a focal point of the street. From Downing College, although the additional height would be visible over the gates and listed Porter's Lodge, the new roof form would continue the established scale of existing buildings on the street and would utilise traditional forms and materials.
- 10.34 In terms of accessibility and functional design, entrance doors are proposed to the front along Regent Street for customers whilst to the rear, entrance doors are located along Regent Terrace for employees and students accessing the upper floors. Two bin storage rooms are located along Regent Terrace whilst plant on the roofs would be concealed from views.
- 10.35 Consequently, subject to materials, samples and roof details secured via condition, it is not considered that the proposed development would have a harmful impact upon the character and appearance of the Conservation Area, nor would it adversely affect the setting and significance of Buildings of Local Interest/Listed Buildings in accordance with Policies 55, 56, 57, 58 and 61 of the Local Plan 2018 and the NPPF 2023.
- 10.36 The application site lies within an area of strong archaeological potential. Following a formal consultation with the Archaeological Officer, there is no objection to the scheme subject to archaeological investigation including a formal programme of archaeological historic building recording and sub-surface archaeological investigation and mitigation. This would be secured via a condition on any planning consent granted in accordance with the NPPF 2023.

10.37 Trees

- 10.38 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.
- 10.39 The application is accompanied by an Arboricultural Impact Assessment (AIA). Following comments from the Council's Tree Officer, amendments to the drainage strategy have been submitted to address the potential impacts and incursion within root protection areas (RPAs) of trees located in Parker's Piece.
- 10.40 Following further comments from the Trees Officer, it is considered that subject to an arboricultural method statement and tree protection plan to be conditioned on any planning consent granted, there is no objection to the proposed development and the proposal would accord with policies 59 and 71 of the Local Plan 2018.

10.41 Carbon Reduction and Sustainable Design

- 10.42 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.
- 10.43 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.
- 10.44 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.
- 10.45 The application is supported by a Sustainability Statement and Energy Assessment documentation and addresses previous concerns raised by the Sustainability Officer, with an amended BRREAM pre-assessment now showing that all 5 Wat01 credits are to be targeted for the student accommodation. Water efficient appliances and sanitary ware, and greywater reuse are proposed with the basement enlarged to accommodate a greywater tank. Air source heat pumps (ASHPs) and solar PVs would be located on the roof space.
- 10.46 On this basis, subject to BREEAM Design Stage and Post Construction Certification, water efficiency and greywater reuse conditions, the proposal is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.47 Biodiversity

- 10.48 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.
- 10.49 An ecology report has been submitted. The application has been subject to formal consultation with the Council's Ecology Officer, who has raised no objection to the proposal. Due to the site only comprising unsealed habitats, the application can be considered de-minimis and exempt from the biodiversity net gain requirement. Notwithstanding this, the small net gain in a single tree being planted within the college grounds is supported and can be secured via a section 106 agreement.
- 10.50 The ecological enhancements including integrated swift box provision can be secured via condition. On this basis, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.51 Water Management and Flood Risk

- 10.52 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.53 The site is located within Flood Zone 1 and is therefore considered at low risk of flooding. It is also situated within a low risk area of surface water flooding.
- 10.54 The applicants have submitted a Drainage Strategy in support of the application. Following a formal consultation with the Lead Local Flood Authority (LLFA), given that the proposed development will not change its impermeable area when compared to the existing buildings and the lack of space for new drainage systems, the proposed use of downpipes connecting into the existing surface water sewer is sufficient.
- 10.55 Anglian Water have no objection to the proposal in principle but have requested further details indicating water discharge rates that are being proposed into the network via planning condition.
- 10.56 On this basis, subject to conditioning a surface water management plan and measures for avoiding surface water run-off during construction, the proposal is compliance with Policies 31 and 32 and NPPF advice.

10.57 Anglian Water has advised that they have no objections to the application in terms of the foul water drainage proposed subject to the attachment of informatives on any planning consent granted.

10.58 Highway Safety and Transport Impacts

10.59 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.

10.60 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.

10.61 The application is supported by a Transport Assessment and has been subject to a formal consultation with the County Council Transport Assessment Team and the Local Highways Authority.

10.62 Following amended plans, the Local Highways Authority have removed their previous objection to the proposed development, subject to the gross weight vehicle limit, traffic management plan, and no encroachment/overhanging of the public highway conditions, and informative.

10.63 Whilst the extent of the red line has been raised previously by the Local Highways Authority, this matter is not considered to be of material concern to the planning assessment.

10.64 Whilst the Highways Authority have recommended measures to address flooding across and under the footway, as discussed previously and in consultation with the LLFA, the constraints of the site limit any introduction of new sustainable drainage systems.

10.65 The proposed development would be car-free and is conveniently located to allow for multiple active travel options. No objections are raised by the Transport Assessment Team regarding the increase in trip generation at peak times.

10.66 With regards cycle provision, Appendix L states that for the student accommodation, there should be 1 space per 2 bedspaces within the City Centre and 1 visitor space per 5 bedspaces. Whilst for retail/food and drink use, there should be 2 spaces for every 5 members of staff and short stay spaces for customers based on the floor area proposed.

10.67 Appendix L states that some flexibility is applied to applications of the standards for the historic core area of the city, where constraints may make application of the standards difficult for change of use or refurbishment. Therefore, given the nature of the proposal and its siting

within the historic core of the city and its sustainable location, flexibility needs to be applied in this instance.

- 10.68 Following discussion with the applicant, cycle parking has been relocated on-site within the ground floor of the building, with ramped access from Regent Terrace. Sixteen cycle spaces in the form of double stackers, and four cycle spaces in the form of Sheffield stands are proposed, resulting in twenty cycle spaces. This is considered to meet the minimum standards of thirteen cycle spaces for students and five cycle spaces for visitors plus two spaces for staff.
- 10.69 Whilst short term customer parking would not be provided on site, given the constraints of the site, this would not be possible. Given that the application is located adjacent to Sheffield stands at the entrance to Parker's Piece, there is considered adequate short term cycle parking options for customers and given the proposal would not result in any material increase in floor space over the existing situation, the proposed development is considered acceptable.
- 10.70 It is therefore considered to meet Policies 80, 81 and 82 of the Local Plan 2018.

10.71 Amenity

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

Neighbouring Properties

- 10.73 The proposed development would be on the same footprint as the existing buildings albeit would increase in overall scale particularly in height on the western elevation closest to the University Arms Hotel. Given the reasonable separation distances between the proposed development and residential amenities including the neighbouring flat at No.22A Regent Street, it is not considered that the proposal would result in any harm to residential amenities on account of significant overbearing, loss of light or overlooking impacts.

Future residential amenities

- 10.74 Although technical space standards within Policy 50 are not engaged given that this policy does not apply to student accommodation, any proposed development should be of an appropriate size for living and studying. Urban Design Officer comments are noted in this regard, however, in this instance, each student room (en-suite) would be of a sufficient size to accommodate sleeping, living and study space. Each floor would comprise shared kitchen/dining facilities that would of an appropriate size for cooking/dining and socialising. Whilst no external

spaces are proposed as part of the redevelopment, the site is located adjacent to Parker's Piece and opposite Downing College. On this basis, the proposal is compliant with criterion (f) of Policy 46.

- 10.75 The Council's Access Officer comments are noted, however, given the nature of the proposed development which given the student use would not be permanently occupied, it is not considered that the requirement of M4(2) compliance is required. Nevertheless, there would be level access onto Regent Street and wheelchair users could access the ground floor and other floors via lift.

Construction and Environmental Impacts

- 10.76 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/demolition would be minimized through conditions restricting construction/demolition hours and collection/delivery hours, noise/vibration and piling, dust and unsuspected contamination to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 10.77 The application is supported by a noise impact assessment, ventilation and extraction statement and air quality assessment.
- 10.78 Additional information has been submitted which confirms that if cooking is require, odour discharge would be at roof level, whilst ASHPs would be located on the roof.
- 10.79 Following a formal consultation with the Council's Environmental Health Officer, there is no objection to the proposed development subject to compliance with the noise insulation scheme and mitigation as stated in the noise impact assessment, submission of an alternative ventilation scheme, submission of a plant noise insulation/mitigation scheme, hours of use, submission of a scheme for the extraction, filtration and abatement of odours, submission of a noise insulation scheme for Class E (b,d,f) uses, and submission of external artificial lighting in accordance with Policies 33, 34, 35 and 36 of the Local Plan 2018. These conditions are considered reasonable and necessary.

Summary

- 10.80 Taking all this into account, subject to conditions, it is considered that the proposal adequately respects the amenity of its neighbours and future residents and has acceptable impacts upon the surrounding environment. It is therefore compliant with Cambridge Local Plan (2018) policies 33, 34, 35, 36, 57 and 58.

10.81 Refuse Provision

- 10.82 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 10.83 Whilst comments from the Shared Waste Team are noted, the proposed bin storage with access onto Regent Terrace would be an improvement on the existing situation and would be conveniently located for collection. Therefore, the proposal is in accordance with Policy 57 of the Local Plan 2018.

10.84 Planning Obligations (S106)

- 10.85 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.

- 10.86 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.
- 10.87 Policy 85 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.
- 10.88 Heads of Terms
- 10.89 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Healthcare	£19,100 to increase clinical capacity at Lensfield Medical Practice or Trumpington St Medical Practice or any other GP Practice within the Cam Medical Primary Care Network (PCN); or any project at an alternative premises within the PCN footprint which increases primary healthcare capacity.	Prior to occupation

Student accommodation management plan	Use restricted to students in connection with institution, management plan of arrivals/departures, controls of noise and disturbance, controls of bringing vehicles into Cambridge.	Prior to occupation
Tree planting	Single tree to be planted within the College grounds, details and location to be provided.	Prior to occupation
Monitoring fee	£2,200 towards the monitoring and administration of the section 106 agreement and a further additional fee of £500 for every instance where the Council is required to provide written confirmation of an obligation.	N/A

10.89 Following a request from the Cambridge and Peterborough Primary Health Care Team, taking into account the limited capacity of surrounding GP surgeries and the net gain in residents as a result of the development, it is considered that the healthcare planning obligation is appropriate.

10.90 A student management plan will be required to ensure that parking arrangements and controls are in place, management of noise and anti-social behaviour, arrivals/departures and student use. It is considered that the student management plan planning obligation is appropriate.

10.91 The applicant has offered to plant a tree within the ownership of the College grounds, which would provide a biodiversity gain above mandatory requirements. This is welcomed and would be secured through a planning obligation.

10.92 The planning obligations 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 accordance with policy 85 of the Cambridge Local Plan (2018).

10.93 Other Matters

10.94 The Designing Out Crime Officer recommendations are noted, however, the condition suggestions are not considered to be reasonable or necessary in this instance.

10.95 The application site is publicly visible and would result in the substantial redevelopment of the site. In officers' opinion, there is scope for public art to be delivered on the site and therefore will be conditioned on any planning consent granted in accordance with Policy 56 of the Local Plan 2018.

10.96 Planning Conditions

10.97 Members attention is drawn to following key conditions that form part of the recommendation:

Condition no.	Detail
1	Time limit
2	Plans
3	Archaeological investigation/historic building recording
4	Arboricultural Method Statement and Tree Protection Plan
5	Traffic Management Plan
6	Demolition/construction noise impact assessment
7	Dust mitigation
8	Surface water management during construction
9	Reuse of materials/features
10	Protection of retained facades
11	BRE issued design stage certificate
12	Surface water scheme
13	Details of external materials
14	Sample panel
15	Nest box scheme
16	Greywater harvesting/water recycling scheme
17	Public art delivery scheme
18	Alternative ventilation scheme
19	Details of shopfronts, lintels, doors and chimneys
20	New joinery details
21	Window details
22	Roof details
23	Dormer details
24	Extraction scheme if Class E(b) use
25	Noise insulation scheme if Class E(b) use
26	Noise insulation/mitigation scheme for plant/equipment
27	Water efficiency calculator
28	BRE post construction certificate
29	External lighting scheme
30	Vehicle weight limit
31	Implementation of tree protection

32	Encroachment/overhanging of the highway
33	Demolition/construction hours
34	Collection/delivery hours
35	Unsuspected contamination
36	Noise insulation and mitigation compliance
37	Hours of use
38	Restriction of Use Class E(a) and E(b)

10.98 Planning Balance

10.99 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).

10.100 Summary of harm

10.101 The proposed development of the site would result in a moderate loss of 19th Century historic fabric.

10.102 The proposed development would result in a modest loss of market housing.

10.103 Summary of benefits

10.104 The proposed development would deliver additional and needed student accommodation for Downing College in a highly sustainable location.

10.105 The proposed development would enhance the BLI through the full reinstatement of its partially missing shopfront, improved Parkers Terrace elevation, including ground floor activation and integrated bin storage.

10.106 The proposed development would provide on-site cycle parking for both future residents and employees.

10.107 The proposed development would provide a biodiversity net gain above mandatory requirements.

10.108 The proposal would result in the reuse of previously development land.

10.109 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.

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.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

C242-CMP-SI-ZZ-DR-A-00001 PL1 LOCATION PLAN 29.12.2023
C242-CMP-SI-00-DR-A-00400 DEMOLITION GROUND FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-01-DR-A-00101 PROPOSED FIRST FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-00-DR-A-00401 DEMOLITION FIRST FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-02-DR-A-00102 PROPOSED SECOND FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-00-DR-A-00402 DEMOLITION SECOND FLOOR PLAN
(Revision REV PL1) 29.12.2023
C242-CMP-SI-03-DR-A-00103 PROPOSED THIRD FLOOR PLAN
(Revision REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00200 PROPOSED STREET ELEVATION
(Revision REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00202 PROPOSED ELEVATIONS-RS (Revision
REV PL2) 29.12.2023
C242-CMP-SI-ZZ-DR-A-00203 PL2 PROPOSED ELEVATIONS-RS
29.12.2023
C242-CMP-SI-ZZ-DR-A-00204 PL2 PROPOSED ELEVATIONS-RT
29.12.2023
C242-CMP-SI-ZZ-DR-A-00206 PL2 PROPOSED ELEVATIONS-GE
29.12.2023
C242-CMP-SI-ZZ-DR-A-00250 PL2 PROPOSED SECTIONS- A, B AND C
29.12.2023
C242-CMP-SI-ZZ-DR-A-00420 PL1 DEMOLITION ELEVATIONS
29.12.2023
C242-CMP-SI-ZZ-DR-A-00801 PL2 STRIP SECTION A 29.12.2023
C242-CMP-SI-ZZ-DR-A-00802 PL1 STRIP SECTION B 29.12.2023

C242-CMP-SI-ZZ-DR-A-00803 PL2 STRIP SECTION C 29.12.2023
C242-CMP-SI-ZZ-DR-A-00804 PL2 STRIP SECTION D 29.12.2023
C242-CMP-SI-ZZ-DR-A-00805 PL2 STRIP SECTION E 29.12.2023
C242-CMP-SI-ZZ-DR-A-00806 PL2 BLI SHOPFRONT 29.12.2023
C242 CMP SI 05 DR A 00105 PROPOSED ROOF PLAN (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00201 PROPOSED ELEVATIONS PART 1 OF 2 (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00205 PROPOSED ELEVATIONS PART 2 OF 2 (Revision REV PL3) 10.04.2024
C242 CMP SI ZZ DR A 00807 STRIP SECTION F (Revision REV PL1) 10.04.2024
C242-CMP-SI-00-DR-A-00100 PL4 AMENDED PROPOSED GROUND FLOOR PLAN 18.06.2024
C242-CMP-SI-BM-DR-A-00104 PL4 AMENDED PROPOSED BASEMENT PLAN 18.06.2024
C242-CMP-SI-ZZ-DR-A-00251 SECTIONS D & E-PL3 REVISED SECTIONS D&E 18.06.2024
REVISED DRAINAGE STRATEGY ELEVATION 28.06.2024
REVISED DRAINAGE STRATEGY PLAN 28.06.2024

3. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological investigation, including archaeological historic building recording, 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;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

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 the NPPF 2023.

4. 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.

5. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81)

6. 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).

7. 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).
8. 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 in accordance with Cambridge Local Plan 2018, Policies 31 and 32.
9. No demolition, hereby permitted, shall be undertaken, until details for the careful salvage and reuse/reinstatement of existing materials, including gable pediment, archway, bow window, bricks and stonework have been submitted to and approved by the Local Planning Authority. A method statement of the works and detailed drawing of the gable elevation shall be provided indicating where features exist and will be reinstated. The works shall be carried out in accordance with the agreed details. Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2018, Policies 61 and 62).
10. No works shall commence until details of how the retained facades are to be properly protected and supported during the carrying out of the works have been submitted to and approved in writing by the Local Planning Authority. The approved means of protection and support shall be implemented and remain in place until the works are completed.
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).
11. Within 12 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 for the student accommodation element of the scheme, 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).

12. No development, other than demolition, shall commence until a scheme for the provision and implementation of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

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

13. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include bricks salvaged and retained during demolition. 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).

14. No brickwork above ground level shall be laid until a sample panel has been prepared on site detailing the choice of brick, bond, 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 avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, Policies 61 and 62).

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

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 Policies 57, 59 and 70).

16. No development above base course (other than demolition and enabling/utility diversion works) shall take place until a detailed scheme for the approved greywater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary

infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved 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).

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

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

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

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

18. Prior to development above slab level, details of an alternative ventilation scheme for the habitable rooms on the Regent Street façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Regent Street. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2018 Policy 35).

19. No work shall commence on the affected areas, until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

- (a) details of shopfronts and doors at a scale of 1:20
- b) details of reinstated elements of the BLI shopfront at a scale of 1:1
- (c) details of chimney stacks and pots at a scale of 1:20
- (d) details of brick window lintels at a scale of 1:20

The works shall be carried out in accordance with the agreed 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).

20. 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).

21. 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).

22. 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).

23. 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).

24. E(b) (Sale of food and drink for consumption (mostly) on the premises) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).

25. E(b) (Sale of food and drink for consumption (mostly) on the premises) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.
Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).
26. No operational plant, machinery or equipment shall be installed until a noise insulation/mitigation scheme as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such. The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Cass Allen Noise Impact Assessment dated 18th December 2023 (rev 1) ref: RP01-22789-R1.
Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).
27. Prior to the occupation of the student accommodation element of the proposed development, or as soon as reasonably practicable after occupation, evidence in the form of the BREEAM Wat01 water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority. Such evidence shall demonstrate the achievement of no less than 5 Wat01 credits. The development shall be carried out and thereafter maintained strictly in accordance with the agreed details set out within the BREEAM Wat01 water efficiency calculator.
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).
28. Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.
Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).
29. 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:

(a) 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)

(b) 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).

30. Construction or delivery vehicles with a gross weight in excess of 3.5 tonnes shall only service the site between the hours of 09.30hrs -16.00hrs, Monday to Saturday, and any loading from Regent Street is only permissible between the hours of 10:00am - 4:00pm Monday to Saturday (which reflects the loading restriction in-force on this stretch of Regent Street).

Reason: In the interests of highway safety in accordance with the NPPF 2023.

31. 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.

32. No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety in accordance with the NPPF 2023.

33. 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).

34. 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).

35. 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).

36. The noise insulation scheme and mitigation requirements as stated within the Cass Allen Noise Impact Assessment dated 18th December 2023 (rev 1) ref: RP01-22789-R1 shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of future occupiers (Cambridge Local Plan 2018 Policy 36).

37. The use, hereby permitted, shall not be open outside the hours of 07:00 and 23:00 hrs.

Reason: To protect the amenity of future occupiers and nearby properties (Cambridge Local Plan 2018 Policy 36).

38. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the use hereby permitted, shall be used for retail Class E(a) or sale of food and drink for consumption (mostly) on the premises Class E(b), and for no other purpose (including any other purposes in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Reason: To ensure that the uses are appropriate in accordance with Policies 2, 10, 11 and 25 of the Cambridge Local Plan 2018.

Informatives

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. 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.
3. 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.
4. 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.
5. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water.
6. 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 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.
7. 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



Planning Committee Date	4 th September 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	24/01704/S73 Land South Of Worts Causeway Cambridge CB1 8RL
Ward / Parish	Queen Edith's
Proposal	S73 to vary conditions 3 (Approved plans) and 16 (pre-assessment BREEAM report) of outline planning permission 19/1168/OUT (outline application with all matters reserved in respect of junction arrangements onto Worts Causeway and Babraham Road, for the erection of up to 230 residential dwellings and up to 400m ² (GIA) of non residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site. The proposed variation and clarification to the building height parameter plan and to amend the wording of the BREEAM condition.
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. The design and impact on building heights implications of the proposed amendment. 2. Sustainability matters.
Recommendation	APPROVE subject to conditions and Section 106.

1.0 Executive Summary

- 1.1 The application site lies within GB2, which is identified for residential development under Policy 27 of the Cambridge Local Plan 2018. The GB2 site lies between Babraham Road and Wort's Causeway. It has outline permission for up to 230 dwellings and up to 400m² of non-residential floorspace within Use Classes A1/A3/A4/D1. The site has three phases as agreed under Condition 4 of the outline planning permission. Phase 1 is for the spine road and has reserved matters approval (21/04186/REM), this forms the link between Babraham Road with Wort's Causeway and the access and tertiary roads through the site will come off this route. Phase 2 (80 residential units) was approved by planning committee in June 2023 under application reference 22/02646/REM.
- 1.2 This application seeks to make minor material amendments to the details approved as part of the outline consent. The proposals have been discussed with the Councils officers as part of detailed pre-application work which was undertaken from summer 2023 onwards. Concurrently with this Section 73 application, the applicants have submitted the reserved matters detail for Phase 3 which seeks consent for 150 homes and 400sqm of commercial/ community floorspace. The details of the reserved matters application are being assessed separately under application reference 24/01531/REM.
- 1.3 The amendments proposed include:
- An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
 - An amendment to Condition 23 (unchanged wording but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.
- 1.4 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.

- 1.5 The proposed variations are considered acceptable and the development would continue to comply with the relevant policies in the Cambridge City Local Plan and the details secured under the outline consent. The applicants have worked collaboratively with Greater Cambridge Shared Planning urban design, landscape and sustainability officers to ensure a design led approach has been taken to inform the amendments.
- 1.6 Officers recommend that the Planning Committee **Approve** the Application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The application site lies between Babraham Road and Wort’s Causeway. At the northern end is a public footpath with mature hedgerows abutting Wort’s Causeway. The site slopes gently from north to south, and a gas main runs diagonally through the southern half of the site. The application site was previously an agricultural field. The farm buildings of Newbury Farm have now been demolished and the works to deliver the spine road and infrastructure as approved under application reference 21/04186/REM have commenced.
- 2.2 To the west of the application site beyond the landscape buffer are existing residential properties. To the south is Babraham Road and to the north is Wort’s Causeway.

3.0 The Proposal

- 3.1 Outline planning permission was granted on the site in May 2021 for the erection of up to 230 residential dwellings and up to 400m² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.
- 3.2 The applicants have worked collaboratively with Greater Cambridge Shared Planning urban design, landscape and sustainability officers through a pre application process to ensure a design led approach has been taken to inform the amendments.
- 3.3 The Applications seeks approval for variation of the outline permission. In summary the following conditions and details are proposed to be amended:
- An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
 - An amendment to Condition 23 (unchanged but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.
- 3.4 The application is accompanied by the following supporting information:
- Planning Statement and Covering Letter
 - Planning Drawings
 - Design statement
 - LVIA Addendum

4.0 Site History

4.1 The most relevant planning applications are detailed below:

Reference	Description	Outcome
19/0257/SCRE	EIA Screening Opinion	Screening required
19/1168/OUT	Outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m ² (GIA) of non-residential floorspace within	Approved

	Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.	
19/1168/NMA1	Non-material amendment of outline planning permission 19/1168/OUT to change the condition wording to allow phasing of development and early delivery of the access points, strategic infrastructure and demolition works.	Approved
19/1168/NMA2	Non-material amendment on outline permission 19/1168/OUT to amend wording on conditions 1, 21, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43 and 47 to allow the construction of a temporary access within the southwestern corner of the site.	Withdrawn
19/1168/NMA3	Non Material amendment of outline planning permission 19/1168/OUT to amend the Worts Causeway General Arrangement Plan.	Approved
19/1168/NMA4	Non material amendment on application 19/1168/OUT for minor amendment to wording of Condition 3.	Approved
21/04186/REM	Reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary	Approved

works, associated infrastructure and engineering works, and partial discharge of conditions 9, 12, 19, 27, 28, 41 and 42 of the outline permission 19/1168/OUT for Phase 1.

22/02646/REM	Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 pursuant to outline approval 19/1168/NMA1.	Approved
24/01531/REM	Reserved matters application for appearance, landscaping, layout and scale for Phase 3 of outline permission 19/1168/OUT for the erection of 150 residential units, community and commercial floorspace, hard and soft landscaping, parking, roadways/pathways, substation and associated works/infrastructure and approval of details required by conditions 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 29, 31, 43 and 51 of approval 19/1168/NMA1.	Pending

There have been several submissions to discharge outline (19/1168/NMA1) conditions in part or in full. These include:

- Condition 4- Phasing Plan- Full discharge
- Condition 21- Traffic Management Plan- Part discharge (phase 1 only)
- Condition 23- Material Management Plan- Part discharge (phase 1 only)
- Condition 24- Tree protection- Full discharge
- Condition 25- DCEMP- Full discharge
- Condition 26- DWMP- Part discharge (phase 1 only)
- Condition 29- Off site ecological enhancement- Part discharge (phases 1 and 2)
- Condition 30- Groundworks- Part discharge (phase 1 only)
- Condition 31- Bird Hazard Management Plan- Part discharge (phase 1 only)

Condition 32- Ecological Design Strategy- Part discharge (phases 1 and 2)
Condition 33- Archaeology – Full discharge
Condition 34- Construction Method Statement- Part discharge (phase 1 only)
Condition 35- Preliminary Contamination Assessment- Full discharge
Condition 36- Site investigation and remediation- Full discharge
Condition 38- Public Art Delivery Plan- Full discharge

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 2: Spatial strategy for the location of employment development

Policy 3: Spatial strategy for the location of residential development

Policy 4: The Cambridge Green Belt

Policy 5: Sustainable transport and infrastructure

Policy 8: Setting of the city

Policy 9: Review of the Local Plan

Policy 14: Areas of Major Change and Opportunity Areas

Policy 27: Site specific development opportunities

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

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

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

Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 **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**

No objection subject to the outline conditions continuing to apply to the new permission.

6.2 **Lead Local Flood Authority (LLFA)**

No objection to the variation of the conditions.

6.3 **GCSP Urban Design Officer –**

No objection as the proposed changes do not impact the overall development heights set out in the originally approved parameter plans. The approach to the height and design of the buildings across the site will be design and context led which will be assessed under the reserved matters application.

6.4 **GCSP Landscape Officer**

No objection to the proposed amendment to the description of the building heights and omission of the reference to number of storeys. The supporting information has demonstrated that the proposed buildings will remain within the originally approved building heights parameter plan limits.

6.5 **Cambridge City Council Environmental Health**

The varying of conditions 3 and 23 do not raise any environmental health related concerns. Subject to the environmental health conditions imposed on the original outline consent being reapplied to this permission.

6.6 **Anglian Water**

No objection.

- 6.7 **County Archaeological Officer**
No objection subject to an archaeological condition.
- 6.8 **GCSP Sustainability Officer**
The variation of the BREEAM condition is supported. The amended condition will reference the requirement to achieve maximum credits from Wat01.
- 6.9 **Designing Out Crime Officer**
No objection.
- 6.10 **National Highways**
No objection.
- 6.11 **Historic Environment**
No objection.
- 6.12 **Cambridge City Airport**
No objection subject to informative regarding crane heights.
- 7.0 **Third Party Representations**
None received.

8.0 **Assessment**

8.1 **Planning Background**

- 8.2 Following the initial approval of the outline planning application for up to 230 dwellings on the GB2 site (approved May 2021), an amended application was received to change the wording of the conditions (approved August 2021). This Section 73 application, therefore, follows the condition wording and numbering of the amended application, reference number 19/1168/NMA1.

Principle of Development

- 8.3 The principle of the development has been established as acceptable under the approved outline permission reference number 19/1168/OUT (and 19/1168/NMA1) for GB2. The GB2 site has been allocated for residential development under Policy 27 of the Cambridge Local Plan 2018. The principle of the development has therefore been established and is not being re-visited by this application. The application is to solely make minor material amendments to the approved Building Heights parameter plan and the wording of the BREEAM condition.

Environmental Impact Assessment

- 8.4 The application has been re-screened under the EIA Directives and Regulations given this is a new application for planning permission. When considering the alterations to the development proposed within the Section 73 applications, the change would not result in environmental effects to the extent that they would require an updated assessment. The only technical issue which was deemed to require further assessment was the Landscape and Visual Impact (LVIA) for which an addendum document has been submitted and reviewed by officers.

Condition 3- Amendment and Clarification to Building Height Parameter Plan

- 8.5 The outline planning permission fixed the key principles for development on the site. The parameter plans securing these principles were included within Condition 3 - Approved Plans. The applicant seeks to make some minor material amendments to the approved building height parameter plans.
- 8.6 The approved building height parameter plan defines maximum building heights that can be provided across the application site. The majority of the site was approved to be the subject of buildings up to 10.2 metres (2 storey). The central area allows up to 13m high buildings to be provided (3 storeys) and a focused zone, within which the community and commercial uses are to be located, can extend to up to 14m in height (also 3 storeys).
- 8.7 This application seeks to remove the dual reference to both building heights and number of storeys, instead the revised parameter plan refers only to building heights in terms of metres. The submitted Design and Access Statement which accompanied the outline submission showed the opportunity for additional floor space to be created in the roof space of the buildings, and thus allowing more than two storeys of accommodation to be provided, albeit in a building form that is limited to a maximum of 10.2m in height.
- 8.8 This Section 73 submission has been subject to extensive pre application discussions to ensure a design led approach has been followed to create a development which fulfils the vision of the outline consent. This has been achieved as the revised parameter plan will still require a varied roof scape to be delivered across the scheme with building heights being restricted in the sensitive edges and gradually rising towards the centre of the site.
- 8.9 The revised building height parameter plan also introduces a lower building height along the western edge to respond to the adjacent residential properties and gardens. The properties along the western and south west edge will be restricted to a maximum height of 8.5metres. A 15 metre landscape buffer between existing and proposed properties will also be located along the western boundary of the site. The application is accompanied by a comprehensive design statement which provides a clear and thorough justification of the rationale for the proposed revisions to the original parameter plan.

- 8.10 The changes to the parameter plans have been developed collaboratively with officers. The key changes to the parameter plan were presented to the Cambridgeshire Quality Panel and a pre application member briefing.
- 8.11 An amendment is also proposed to the key of the approved building heights parameter plan in respect of ground reprofiling. As approved the parameter plan offered increases of up to 1m to ridge heights to enable localised ground reprofiling to take place. However, since the approval of the outline consent the phase 1 development has been designed and approved under the infrastructure reserved matters application (21/04186/REM). The approved spine road and associated drainage infrastructure approved as part of the Phase 1 works is now being constructed on site. Once completed, the applicants (Cambridge Investment Partnership) will be provided with a “serviced site” of the Phase 3 land upon which the homes, commercial and community spaces detailed in the corresponding reserved matters application for Phase 3 (24/01531/REM) is proposed to be built. In finalising the detailed drainage infrastructure works as part of the Phase 1 RMA, ground levels across Phase 3 will need to be raised to enable the drainage infrastructure to connect, via a gravity feed, back to the central spine road.
- 8.12 The proposed alterations to the building heights parameter plan will ensure all buildings are below the maximum heights set by the parameter plan when the 1.5m buffer for ground reprofiling is considered. The proposed building heights have been carefully designed to the permitted limits and the heights of buildings have been selected across the site to maintain consistency with the vision of the consented Outline Application.
- 8.13 The visual impact of the proposed variation has been assessed as part of an LVIA addendum which provides a comparison with the previously predicted visual effects of the consented outline scheme. Through the pre application process officers selected the most sensitive viewpoints for reassessment (viewpoint 2 and 9) and the document concludes that the scale and massing of the proposals are within the consented parameters and are in keeping with the original design intent. The information submitted has been assessed by the Council’s urban design and landscape officers, the specialist officers concur with the conclusions of the assessment.
- 8.14 Overall, the impact of the proposed changes, when compared to the outline application are minor and do not alter the original assessment of the outline application. The proposed alteration ensures the development remains sympathetic to the residential properties located to the west, and retains the open views that extend into the surrounding Green Belt. As such the proposed revisions to the Building Height Parameter Plan following a design led process with detailed engagement with the Council’s officers are deemed to be

acceptable, and compliant with policies 13, 55, 56, 57 and 58 of the Cambridge Local Plan 2018.

BREEAM (Condition 16)

- 8.15 Condition 16 of the outline consent required any reserved matters which included non residential development to be accompanied by a BREEAM report which demonstrated the building is capable of achieving the applicable 'excellent' rating with maximum Wat01 Credits. The approved community and commercial floorspace is being delivered in Phase 3 and this condition is therefore relevant to the reserved matters application for Phase 3 (24/01531/REM) which has now been submitted by the applicants. However, at this stage the future tenants for the community and commercial space which forms part of the reserved matters application are unknown. The applicants (Cambridge Investment Partnership) have been contracted to deliver the community and commercial building to shell only with the final fit out of the spaces required prior to occupation and to be carried out by the future tenants.
- 8.16 Therefore, as the commercial and community floorspace is only being delivered to shell stage, it is not possible for the applicants to provide a BREEAM Pre Assessment that is capable of achieving a BREEAM "Excellent" rating, as required by condition 16. A number of credits can simply not be secured because the final fitout details are not known at this stage and that therefore limits the overall rating that can be achieved. This does not however mean that the sustainable credentials of the building will be reduced/compromised. The process of how the performance of the building is to be assessed does however need to be adjusted accordingly.
- 8.17 The applicants engaged with the Council's Sustainability Officer as part of the pre-application process and it was agreed that given the relatively small nature of the proposed floorspace, the BREEAM 'very good rating could instead be pursued subject to all 5 Wat01 credits being achieved as part of the tenant fit out stage, with this secured via the submission of an example specification as to how this could be achieved, and the use of a pre-occupation condition, as part of a revised water efficiency requirement.
- 8.18 As part of the live reserved matters application (24/01531/REM) the applicants have submitted a pre-assessment for the non residential floor space which shows that a score of 63.26% is possible for the proposals along with an approach to achieving all 5 Wat01 credits.
- 8.19 The Council's Sustainability Officer has agreed to imposing the revised wording of condition 16 below on this Section 73 application:

Any reserved matters application including non-residential development delivered to shell stage shall be accompanied by a pre-assessment BREEAM Report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving Very Good rating as a minimum. The pre assessment report shall include a Wat01 Calculator to demonstrate the proposed specification required to achieve maximum 5 credits in the Wat01 issue of BREEAM.

Following completion of the first fit out of the commercial space, and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements meet the maximum 5 credits in the Wat01 section of BREEAM based on the product installations. The report shall include relevant drawings showing the location of the necessary sanitaryware and any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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

- 8.20 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to the imposition of the revised condition the proposal is in accordance with policy 28, of the Cambridge Local Plan 2018.

Residential Amenity

Impact on amenity of neighbouring properties

- 8.21 The nearest neighbouring properties are situated to the west of the application site. The proposed amendment to the building height parameter plan ensures the majority of the western boundary will be restricted in height to a maximum of 8.5m which is more restrictive than the originally approved 10.2m height limit. In addition to this the landscape parameter plan remains unchanged and requires a 15m buffer to be maintained along this boundary. A more detailed assessment of the impact on the amenity of neighbouring properties will be carried out at reserved matters stage (application reference 24/01531/REM).
- 8.22 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.

Highway Safety

- 8.23 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 the original conditions continuing to apply to this permission.

Trees and Ecology

- 8.24 The proposal does not result in any arboricultural or ecological changes to the original approval and therefore, the original assessment is considered unchanged. The scheme remains compliant with policy 69 and 71 of the Cambridge Local Plan 2018.

Water Management and Flood Risk

- 8.25 The application has been subject to formal consultation with the Lead Local Flood Authority, who raise no objection to the proposed variations. The proposals will therefore continue to be compliant with Cambridgeshire Local Plan 2018 policy 31 and 32.

Other Matters

- 8.26 A Deed of Variation is required for this application to ensure the original Section 106 agreement remains applicable to the new permission (planning application reference 24/02159/S106A).

Officers note that some of the planning conditions on the outline planning permissions have already been approved. As such the following conditions will be compliance conditions to those agreed details:

Outline application reference 19/1168/OUT:

- Condition 4- Phasing Plan- Full discharge
- Condition 21- Traffic Management Plan- Part discharge (phase 1 only)
- Condition 23- Material Management Plan- Part discharge (phase 1 only)
- Condition 24- Tree protection- Full discharge
- Condition 25- DCEMP- Full discharge
- Condition 26- DWMP- Part discharge (phase 1 only)
- Condition 29- Off site ecological enhancement- Part discharge (phases 1 and 2)
- Condition 30- Groundworks- Part discharge (phase 1 only)
- Condition 31- Bird Hazard Management Plan- Part discharge (phase 1 only)
- Condition 32- Ecological Design Strategy- Part discharge (phases 1 and 2)
- Condition 33- Archaeology – Full discharge
- Condition 34- Construction Method Statement- Part discharge (phase 1 only)
- Condition 35- Preliminary Contamination Assessment- Full discharge
- Condition 36- Site investigation and remediation- Full discharge
- Condition 38- Public Art Delivery Plan- Full discharge

8.1 Planning Balance

- 8.2 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).
- 8.20 The proposed amendment and clarifications to the parameter plan (condition 3) does not alter the original assessment. The proposed alteration ensures the development remains sympathetic to the residential properties located to the west, and retains the open views that extend into the surrounding Green Belt as intended by the outline consent. As such the proposed revisions to the Building Height Parameter Plan have been agreed after following a design led process with detailed engagement with the Council's officers. The variation is considered to be acceptable, and compliant with policies 13, 55, 56, 57 and 58 of the Cambridge Local Plan 2018.
- 8.3 The proposed amendment to condition 16 (BREEAM) has been discussed and agreed with the Council's Sustainability officer. Subject to the imposition of the revised condition the requirements of policy 28 of the Cambridge Local Plan 2018 will be met.
- 8.4 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.
- 8.5 **Recommendation**
- 8.6 **Approve** application reference 24/01704/S73, subject to:
- (i) The conditions and informatives set out below in this report; and
 - (ii) With authority delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

Details of the Reserved Matters

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

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

Time

2. Applications for the approval of reserved matters shall be made in accordance with condition 2 of planning permission 19/1168/OUT. The development hereby permitted shall be begun either before the expiration of three years from the date of permission 19/1168/OUT, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

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

Approved Plans

3. 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.

Phasing

4. The phasing of the development shall be carried out in accordance with the strategy approved under application reference 19/1168/COND4B (Drawing number 10768-SK-006H- Development phasing plan). The development shall be carried out in accordance with such approved details.

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

Quantum of uses

5. The total area of each unit of A1, A3, A4 and/or B1 floorspaces permitted within the site shall not exceed an overall gross external floor area of 100m², unless otherwise agreed in writing with the local planning authority. Reason: To ensure the amount and type of retail floorspace is appropriate to the site, the function of the local centre and in the interests of the vitality and viability of the existing retail function of the locality, in compliance with the NPPF.

Parameter Plan Compliance

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

- a) The design of the central part of the development shall include buildings with a fine grain to create an attractive transition from the proposed apartment blocks to the proposed mews courts areas;
- b) Servicing requirements for the proposed non-residential uses should not have a detrimental effect on the streetscape or outlook of residents;
- c) Access arrangements for deliveries and bin collection to homes without vehicular access to their front need to be designed and tested from the outset of preparing the reserved matters application;
- d) Turning heads on dead-end streets need to be designed to look like spaces to avoid road infrastructure dominating the green edges;
- e) Reservation of sufficient spaces alongside the adopted part of the primary street (if any) for planting large species trees, aiming to break up the massing of the proposed larger/taller buildings in the central part of the development; and
- f) The layout of the south-eastern portion of the development should aim as primary objective the creation of an appropriate transition from the Green Belt into the city, with design cues taken from existing development forms and alignments along Babraham Road.

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

Design and Layout requirements

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

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

Primary Street Cycle Route

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

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

Tree Planting and Landscape Strategy

9. As part of any reserved matters application a Tree Planting and Landscape Strategy shall be submitted to and approved in writing by the Local planning authority. The strategy shall ensure appropriate integration of trees, sustainable drainage, movement and access, public art, utilities and regional infrastructure easements, amenity and play. The Strategy will include dimensioned cross sections where relevant. Reason: To secure the coherent and comprehensive development of the site and ensure compliance with policies 56, 59 and 60 of the Cambridge Local Plan (2018).

Dwelling sizes, types and tenures

10. As part of any reserved matters application proposing dwellings, a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing. Reason: To ensure a balanced mix of dwellings which meet the needs for different unit sizes of affordable housing and market housing, in line with Policy 45 of the Cambridge Local Plan (2018).

Residential Space Standards

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

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

Surface water drainage

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

wide surface water strategy. The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site. The strategy shall be based upon the site-wide principles within the agreed FRA and Drainage Strategy - Addendum (ref: 180724/A Marshall- version 1) dated 15 November 2019 and Technical Note (ref: 180724/A Marshall- version1) date 14th July 2020 unless an alternative site-wide strategy is agreed with the Local planning authority pursuant to this condition and shall include for the phase: a) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model; b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers; c) A plan of the drained site area and which part of the proposed drainage system these will drain to; d) Full details of the proposed attenuation, SuDS features and flow control measures; e) Site Investigation, test results to confirm infiltration rates and long-term groundwater level measurement; f) Temporary storage facilities if the development is to be phased; g) A timetable for implementation if the development is to be phased; h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants; i) Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption; j) Measures taken to prevent pollution of the receiving groundwater and/or surface water. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG. Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site, in compliance with policies 31 and 32 of the Cambridge Local Plan (2018).

Carbon Reduction Statement

13. Any reserved matters application including a residential component shall be accompanied by a Carbon Reduction Statement, setting out how the proposals meet the requirement for all new residential units to achieve reductions in CO2 emissions of at least 40% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations as committed to in the approved site wide Energy and Sustainability Statement for the site (CalfordSeaden LLP, August 2019 Rev 4, Ref K180900). Any changes to this approach as a result of future changes to Building Regulations will be agreed in writing by the Local planning

authority. The statement shall demonstrate how this requirement has been met following the outline energy strategy set out in the site wide Energy and Sustainability Statement. The development will be implemented in accordance with the measures set out in the Carbon Reduction Statement. Where on-site renewable or low carbon technologies are proposed, the statement shall include: a) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and b) Details of any mitigation measures required to maintain amenity and prevent nuisance. The proposed renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings within that phase. No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the Local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the phase shall be in accordance with a revised scheme submitted to and approved in writing by, the Local planning authority.

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

Water Conservation

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

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

Sustainability Statement

15. Any reserved matters application for buildings shall be accompanied by a Sustainability Statement setting out how the proposals have integrated the principles of sustainable design and construction into their design. The topics to be covered in the Statement shall include, but are not limited to: a) Climate change adaptation including measures to reduce the risk of overheating in all new buildings, following the cooling hierarchy. Priority should be given to the role of green infrastructure and building design, including orientation, ventilation, shading, thermal mass, and cool materials; b) Water management; c) Site waste management; d) Use of materials and embodied carbon; e) Wider approaches to sustainable design and construction. The measures outlined in the

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

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

BREEAM

16. Any reserved matters application including non-residential development delivered to shell stage shall be accompanied by a pre-assessment BREEAM Report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving Very Good rating as a minimum. The pre assessment report shall include a Wat01 Calculator to demonstrate the proposed specification required to achieve maximum 5 credits in the Wat01 issue of BREEAM.

Following completion of the first fit out of the commercial space, and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements meet the maximum 5 credits in the Wat01 section of BREEAM based on the product installations. The report shall include relevant drawings showing the location of the necessary sanitaryware and any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

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

Noise assessment residential use

17. Any reserved matters application for residential type or other noise-sensitive uses pursuant to this approval shall include a noise assessment of external and internal noise levels and an Acoustic Design and Noise Insulation / Mitigation Scheme Report as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to but not exclusively the site layout, building orientation, building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the Local planning authority for that phase. The Acoustic Design and Noise Insulation / Mitigation Scheme Report shall include a site specific Noise Impact Assessment and shall describe the acoustic design approach that will be followed and provide details of the noise insulation / mitigation measures / features to be used and implemented to reasonably achieve acceptable internal and external noise levels with reference to and in accordance with 'BS8233:2014- Guidance on sound insulation and noise reduction for buildings (or as superseded). The relevant Reserved Matters Application shall be

constructed in accordance the approved Acoustic Design and Noise Insulation / Mitigation Scheme Report and any building noise insulation scheme and any alternative form of ventilation provision as required as part of the scheme shall be fully implemented prior to occupation of the residential units and other noise sensitive development and shall be maintained and retained thereafter within that phase. The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development within that phase. The approved scheme shall remain unaltered in accordance with the approved details.

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

Noise impact assessment non residential

18. Any reserved matters application incorporating planning use classes other than residential shall include an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the Local planning authority . The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.

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

Lighting scheme

19. Any reserved matters application pursuant to this approval that includes lighting shall include an artificial lighting scheme to be submitted to and approved in writing by the Local planning authority. The scheme shall include details of any artificial lighting for that phase and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

Ductwork

20. Any reserved matters application for non-residential units shall include details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours (if any) of the non-residential units to be submitted to and approved in writing by the Local planning authority . The ductwork shall be installed as approved before the use of the relevant non-residential unit hereby permitted is commenced.
Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local (2018) Policy 36.

TMP

21. No demolition or construction works shall commence on a phase until a traffic management plan for that phase has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: in the interests of highway safety and the Cambridge Local Plan (2018) Policy 81.

Visibility splays

22. Prior to the junction shown on drawing number 180724.X.00-R-C -3037 rev C coming into operation for whatever reason (including the use as a construction access) the proposed forward visibility splays as shown on drawing number 180724.X.00-DR-C-3040 shall be laid out in full, unless the applicant provides suitable empirical data, in the form of a written report, to the local planning authority clearly demonstrating that a reduced forward visibility splay would operate within the normal range of risks and hazards associated with the use of the highway. If this is the case the reduced forward visibility splay shall be laid out in full prior to the junction shown on drawing number 180724.X.00-R-C - 3037 rev C coming into operation for whatever reason (including the use as a construction access).
Reason: In the interests of highway safety and the Cambridge Local Plan (2018) Policy 80.

MMP

23. Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the local planning authority for that phase. The MMP shall in respect of the phase: a)Include details of the volumes and types of material proposed to be imported or reused on site b)Include details of the proposed source(s) of the imported or reused material c)Include details of the chemical testing for ALL material to be undertaken before placement onto the site. d)Include the results of the chemical testing which must show the material is suitable for use on the development e)Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works will be undertaken in accordance with the approved document.

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

Tree protection

24. Prior to any equipment, machinery or materials being brought onto the site for the purpose of development on a phase, including demolition, details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development for that phase, shall be submitted to, and approved in writing by, the local planning authority. The approved details shall be implemented prior to development commencing and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the Local planning authority.

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

DCEMP

25. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND25 (document reference 10781/DCEMP/01 Rv2) prepared by Brookbanks, dated 29th October 2021.

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

DWMP

26. Prior to the commencement of development on a phase, a Detailed Waste Management and Minimisation Plan (DWMMP) for that phase shall be submitted to and approved by the Local planning authority. The DWMMP shall include details for the phase, in relation to:
- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
 - b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
 - d) Any other steps to ensure the minimisation of waste during construction;
 - e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;
 - f) Proposed monitoring and timing of submission of monitoring reports;

g)The proposed timing of submission of a Waste management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;

h)A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;

i)Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles. The DWMMP shall be implemented in accordance with the approved details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide (2012); and to comply with the National Planning Policy for Waste (October 2014).

Tree pits

27. No development shall take place on a phase until full details of all tree pits for that phase (if any proposed), including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved for that phase.

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

Earthworks

28. No development shall take place on a phase, other than demolition, until details of earthworks, including ground raising related to earthworks balancing across the site have been submitted to and approved in writing by the local planning authority for that phase. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details for the relevant phase.

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

Ecological Enhancement

29. No development shall take place on a phase, other than demolition, until a scheme of off-site ecological enhancement for that phase has been submitted to and approved in writing by the Local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for

species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the relevant phase of the development or in accordance with a programme agreed in writing with the Local planning authority.

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

Groundworks

30. No development shall commence on a phase, other than demolition, until the details of all groundworks for that phase are submitted and approved by the local authority. Details should include protection of ground to be reinstated to landscape; methodology of soil stripping, storage, handling, formation level decompaction, and soil re-spreading. All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' Defra publication.

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

Bird Hazard Management Plan

31. Development shall not commence on a phase, other than demolition, until a Bird Hazard Management Plan for that phase has been submitted to and approved in writing by the Local planning authority. The submitted plan shall include details of SuDS to ensure these areas will not result in areas of open water and also to prevent the successful breeding of large gulls. The Bird hazard Management Plan shall contain for the phase:
- a. monitoring of any standing water within the site temporary or permanent;
 - b. Sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operationssafety/).
 - c. management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/)
 - d. reinstatement of grass areas
 - e. maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
 - f. which waste materials can be brought on to the site/what if any exceptions e.g. green waste
 - g. monitoring of waste imports (although this may be covered by the site licence)
 - h. physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste

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

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

Ecological Design Strategy

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

- a. Purpose and conservation objectives for the proposed development;
- b. Review of site potential and constraints;
- c. Detailed design(s) and/or working method(s) to achieve stated objectives;
- d. Extent and location/area of proposed works on appropriate scale maps and plans;
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f. Birds and bats features;
- g. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- h. Persons responsible for implementing the works;
- i. Details of initial aftercare and long-term maintenance;
- j. Details for monitoring and remedial measures;
- k. Details for disposal of any wastes arising from works.

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

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

WSI

33. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND33 (Written Scheme of Investigation and Evaluation report prepared by Oxford Archaeology uploaded 28th March 2023).

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

Construction Method Statement

34. Prior to the commencement of development on a phase, other than demolition, a detailed construction method statement (CMS) for that phase shall be submitted and approved by the local planning authority in writing. The CMS shall be accompanied by a statement that demonstrates how the proposal accords with the approved site wide Demolition and Construction Environmental Management Plan (DCEMP) under Condition 25. In addition the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the Local planning authority. Reason: To protect human health and amenity in terms of noise and local air quality in accordance with policies 35 and 36 of the Cambridge Local Plan (2018).

Contamination

35. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND35 (Phase I Geoenvironmental Site Assessment by e3p, ref: 15-037-R3-1, version 1, dated December 2021 and Phase II Intrusive Site Investigation Specification by Brookbanks, dated 20th May 2021. The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Site Investigation and Remediation

36. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND36 (Ground Gas Addendum Report by e3p, ref: 15-037-R3-1, dated 8th March 2022, Remediation & Enabling Works Strategy by e3p, ref: 15-037-R4-1, dated 31st May 2022 and email correspondence between the Environment Agency and e3p dated 23rd May 2022). The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

WSI post fieldwork

37. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved

Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:

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

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

PADP

38. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND38 (Public Art Delivery Plan Rev B, prepared by Farrer Huxley, dated August 2022. The scheme shall subsequently be implemented in full accordance with the approved details.

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

Boundary Treatments

39. Where relevant on a phase, no development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected for that phase. The boundary treatment shall be completed before the use hereby permitted in that phase is commenced and retained thereafter. Development shall be carried out in accordance with the approved details. Reason: To ensure an appropriate boundary treatment is implemented, in line with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Cycle Parking

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

the approved details before use of the development commences in the relevant phase. Reason: To ensure appropriate provision for the secure storage of bicycles, in line with the Cambridge Local Plan (2018) Policy 82.

Hard and Soft Landscaping

41. Within any phase pursuant to this approval, no development above ground level, other than demolition, shall commence in that phase until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Details shall also include dimensioned cross sections through mounds, swales, detention basins and bioretention areas. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme. Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Future Management and Maintenance

42. No development above ground level, other than demolition, shall commence on a phase until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase of the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with the Cambridge Local Plan (2018) Policy 80.

EV charging

43. Prior to any above ground works within a phase, other than demolition, an Electric Vehicle Charging Point provision and infrastructure strategy including an implementation plan for that phase shall be submitted to and approved in writing by the Local planning authority. The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in

line with the principles set out in the NPPF, the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations. The Strategy shall include the following for that phase: a) 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated / dedicated on-plot parking; b) Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking; c) Dedicated Slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and d) Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible e) The electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging. f) Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. g) Electric vehicle charge points shall be compliant with BS7671 and BS61851 or as superseded. Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with paragraphs 105, 110, 170 and 181 of the NPPF, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan and Cambridge City Council's adopted Air Quality Action Plan (2018).

Green roof

44. Prior to any superstructure works commencing on a phase, details of any biodiverse (green) roof(s) for that phase shall be submitted to and approved in writing by the Local planning authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following: a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm, b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum, c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency, d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such

thereafter, e) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation, f) A management/maintenance plan approved in writing by the local planning authority, g) Evidence of installation shall be required in photographic form prior to handover.

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

Shared Pedestrian and Cycleway (north side of Worts' Causeway)

45. Prior to the first occupation of the development, details of a 2.5m wide shared pedestrian and cycleway on the north side of Worts' Causeway, between the existing bus gate and the junction with Field Way shall be submitted to and approved in writing by the Local planning authority. This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements. Development shall only be carried out in accordance with the approved details and as part of a S278 agreement.

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

Shared Pedestrian and Cycleway (western edge)

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

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

Visibility splays

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

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

Car Club Space

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

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

Foul water

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

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

Landscape maintenance

50. Prior to first occupation or the bringing into use of the development on a phase, a landscape maintenance and management plan for that phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan for that phase shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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

Travel Plan

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

monitored in accordance with details to be agreed in writing by the Local planning authority. Reason: To mitigate the impact of the development and in the interests of encouraging sustainable travel to and from the site, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

Remediation implementation

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

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

Completion Report

53. Prior to the first occupation of a phase of the development, the following shall be submitted to and approved by the local planning authority, if any remediation is required for that phase: a) A completion report demonstrating that the approved remediation scheme as required by Condition 36 and implemented under Condition 52 has been undertaken and that the land has been remediated to a standard appropriate for the end use. b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria. Thereafter, no works shall take place within the phase such as to prejudice the effectiveness of the approved scheme of remediation. Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Fire Hydrants

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

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

Unexpected Contamination

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

shall then be fully implemented under Condition 52. Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Collections and deliveries

56. All service collections / dispatches from and deliveries to the commercial units within the development including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays. Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Falls and Levels

57. The proposed access ways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. The use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.
Reason: for the safe and effective operation of the highway, in line with the Cambridge Local Plan (2018) Policy 80.

Open space

58. In the event the landscaped area over the gas pipeline building proximity zone (BPD) of 29m and easement zone of 28.6m is not included in the on-site open space provision for health and safety reasons, the applicants shall endeavour to replace any shortfall of open space provision elsewhere on the site. The local planning authority must be satisfied that all means have been explored to achieve 100% of on-site open space provision, before considering an exceptional circumstance and accepting an off-site alternative to meet this provision.
Reason: To ensure the successful integration of open space into a proposed development, in line with Policy 68 of the Cambridge Local Plan (2018).

Greater Cambridge Shared Planning
Cambridge City Council - Appeals for Committee



GREATER CAMBRIDGE
SHARED PLANNING

Appendix 1: Decisions Notified By The Secretary of State

REFERENCE	SITE ADDRESS	DETAILS	DECISION	DECISION DATE	PLANNING DECISION
23/03417/FUL (3336796)	184 Thoday Street Cambridge Cambridgeshire CB1 3AX	Two storey side and single storey rear extensions and change of use from 6 bed HMO (C3) to large 6 bed HMO (8 people) sui generis, along with bike shed storage to the rear.	Appeal Dismissed	05/08/2024	Refusal of planning permission (Committee Decision (Area/Main))
23/00456/FUL (APP/Q0505/W/23/3331695)	12 Silverwood Close Cambridge Cambridgeshire CB1 3HA	Residential development consisting of 1no. one and half storey detached dwelling with associated access, parking and amenity (revised proposal following a withdrawal).	Appeal Dismissed	20/08/2024	Refusal of planning permission (Delegated Decision)
23/00277/FUL (APP/Q0505/W/24/3338964)	47 Histon Road Cambridge Cambridgeshire CB4 3JD	Two bed dwelling	Appeal Dismissed	21/08/2024	Refusal of planning permission (Delegated Decision)

Appendix 2: Appeals received

REFERENCE	SITE ADDRESS	DETAILS	DATE LODGED
23/04054/FUL (APP/Q0505/W/24/3349124)	Land To The Rear Of 6 Friars Close Cambridge Cambridgeshire CB1 9JE	Residential development containing 4 flats, along with	30/07/2024

		access, car parking and associated landscaping.	
24/01134/HFUL (APP/Q0505/D/24/3349659)	36 Grantchester Road Newnham Cambridge Cambridgeshire CB3 9ED	Single storey side and rear extension	07/08/2024
24/01367/FUL (APP/Q0505/W/24/3349975)	82 Arbury Road Cambridge Cambridgeshire CB4 2JE	Erection of 1no bungalow to the rear.	13/08/2024

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)
22/03677/FUL (APP/Q0505/W/24/3337163)	104A Flat At Mill Road Cambridge Cambridgeshire CB1 2BD	Alteration to existing maisonette, addition of dormers to second floor, first-floor rear extension and ground floor rear extension to form 3no 1 bedroom self-contained flats	Refusal of planning permission (Delegated Decision)
EN/00222/23 (APP/Q0505/C/24/3342331)	Charter House 62 - 68 Hills Road Cambridge Cambridgeshire CB2 1LA	Alleged erection of a sculpture 'The Cambridge Don' without permission	Appeal against enforcement notice
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.	Refusal of planning permission (Delegated Decision)
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	Refusal of planning permission

			(Delegated Decision)
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	Refusal of planning permission (Delegated Decision)
23/02957/HFUL (3341078)	67 Shelford Road Cambridge Cambridgeshire CB2 9NB	Single storey rear extension	Conditions imposed on planning permission (Delegated Decision)
23/02487/FUL (APP/Q0505/W/24/3342214)	64 Cromwell Road Cambridge Cambridgeshire CB1 3EG	Demolition of existing garage and creation of new one bedroom dwelling including outdoor amenity space and pedestrian access from Cromwell Road	Refusal of planning permission (Committee Decision (Area/Main))
23/03069/FUL (APP/Q0505/W/24/3341608)	2 Sussex Street Cambridge Cambridgeshire CB1 1PA	Installation of electronically operated security shutter to front entrance of shop premises	Refusal of planning permission (Delegated Decision)
23/03070/LBC (3340062)	2 Sussex Street Cambridge Cambridgeshire CB1 1PA	Installation of electronically operated security shutter to front entrance of shop premises	Refusal of planning permission (Delegated Decision)
23/03993/FUL (APP/Q0505/W/24/3343119)	87 - 89 Perne Road Cambridge Cambridgeshire CB1 3SB	Demolition of existing buildings at Nos. 87 and 89 followed by a new building containing 6 flats/units to the front and a single flat to the rear along with bike and bin storage.	Refusal of planning permission (Delegated Decision)
23/03317/S73 (APP/Q0505/W/24/3344052)	50 Burleigh Street Cambridge Cambridgeshire CB1 1DJ	S73 to vary conditions 2 (External Area) and 3 (Hours of operation) of planning permission 18/1491/S73 (Section 73 application to vary condition 4 of permission APP/Q0505/A/07/2052528 (Change of use from retail to Adult Amusement Centre) to extend the opening hours until 11pm Monday to Saturday and until 8pm on Sunday) to vary condition 3 to allow the premises to operate from 9am to 2am on Monday to Saturday and from 11am to 2am on Sunday and to vary condition 2 to restrict the use of the rear of the premises from 8pm to 2am Monday to Sunday, noting that this outdoor space is not in use past 8pm	Refusal of planning permission (Committee Decision (Area/Main))

23/01706/FUL (APP/Q0505/W/24/3347091)	27-29 Clayton Hotel Station Road Cambridge Cambridgeshire CB1 2FB	Erection of an extension to the rear of the hotel to provide 37 additional guest rooms plus other associated works.	Refusal of planning permission (Delegated Decision)
23/03568/FUL (APP/Q0505/W/24/3344601)	Orchard House Fendon Close Cambridge Cambridgeshire CB1 7RU	Change of use of building at rear to separate dwelling, dropped kerb to serve new dwelling and associated works, new dropped kerb to Orchard House and installation of a side gate and associated works (retrospective).	Refusal of planning permission (Delegated Decision)
23/04247/PRIOR (APP/Q0505/W/24/3345079)	Department Of Works And Pensions Henry Giles House 73 - 79 Chesterton Road Cambridge Cambridgeshire CB4 3AP	Installation of 3no. 5.45m support poles supporting 3no. antenna apertures (1 antenna aperture on each support pole) at 23.85m AGL and 3no. 3.0m support poles supporting 3no. 600mm diameter transmission dishes (1 dish on each support pole) at 21.3m AGL and ancillary development thereto, along with 4no. equipment cabinets at roof level	Refusal of planning permission (Delegated Decision)

Appendix 5: Appeals Pending Statement

NO RESULTS

Data extracted at: 2024/08/22 07:35:20