



Joint Development Control Committee

Date: Wednesday, 20 November 2024

Time: 10.00 am

Venue: Council Chamber, South Cambs - South Cambridgeshire Hall, Cambourne, CB 23 6EA

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

Agenda

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Applications

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- 8 23/04936/FUL - Marleigh Phase 3, Land North of Newmarket Road, Cambridge (PAGES 227 - 294)

Joint Development Control Committee Members:

Cambridge City Council: Cllrs S. Smith (Chair), Baigent, Flaubert, Porrer, Smart and Thornburrow, Alternates: Gilderdale, Lokhmotova, Nestor and Young

South Cambridgeshire District Council: Cllrs Bradnam (Vice-Chair), Cahn, Fane, Hawkins, Stobart and R.Williams, Alternates: Bygott, Garvie, J.Williams and H.Williams

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JOINT DEVELOPMENT CONTROL COMMITTEE

18 September 2024
10.15 am - 1.55 pm

Present: Councillors S. Smith (Chair), Baigent, Flaubert, Porrer, Smart, Thornburrow, Cahn, Fane, Hawkins, Stobart and R. Williams

Councillor Cahn did not take part in item 24/37/JDCC

Councillors Stobart and R. Williams left the meeting after item 24/37/JDCC

Officers Present:

Strategic Sites Manager: Philippa Kelly
Principal Planner: Charlotte Burton
Senior Planner: Charlotte Peet
Legal Adviser: Keith Barber
Committee Manager: Sarah Steed
Meeting Producer: Claire Tunnicliffe

Other Officers Present:

Principal Transport Officer: Tam Parry (Cambridgeshire County Council)

FOR THE INFORMATION OF THE COUNCIL

24/35/JDCC Apologies

Apologies were received from the Vice-Chair South Cambs Councillor Bradnam.

Councillor Hawkins proposed and Councillor Thornburrow seconded for Councillor Fane to take the role of the South Cambs Councillor representative (Vice-Chair) for the purposes of any procedural matters concerning decisions arising from the applications.

Councillor Cahn joined part way through the meeting and only participated in item 24/38/JDCC.

24/36/JDCC Declarations of Interest

Item	Councillor	Interest
All	Baigent	Member of Cambridge Cycling

		Campaign.
All	Stobart	Member of Cambridge Cycling Campaign.
24/37/JDCC and 24/38/JDCC	Fane	Was no longer a member of Great Shelford Parish Council and was not present at meetings when the applications were considered by the Parish Council.
24/37/JDCC and 24/38/JDCC	Smart	Was employed at Addenbrookes Hospital.

24/37/JDCC 24/01529/REM - 2000 Discovery Drive and 3000 Discovery Drive, Dame Mary Archer Way, Cambridge Biomedical Campus

The Committee received a reserved matters application pursuant to 16/0176/OUT for (i) all matters (access, appearance, landscaping, layout and scale) relating to the development of 2no. mixed-use laboratory and office buildings (2000 Discovery Drive and 3000 Discovery Drive) including associated plant, internal access roads, car parking, cycle parking, landscaping, public open space, and other works and (ii) the discharge of conditions 8 (transport spurs), 10 (energy demand), 14 (EV Charging), 31 (on plot cycle and pedestrian facilities), 33 (car parking spaces), 36 (disabled car parking spaces), 37 (cycle parking spaces), 39 (ecological conservation management plan), 41 (drainage), 43 (sustainability), 48 (waste), 49 (landscape) of planning permission 16/0176/OUT.

The Committee Manager read out a statement in objection on behalf of Trumpington Residents' Association.

- i. The report stated that the failure of the Automatic Number Plate Recognition (ANPR) system was "not a planning matter", and therefore cannot be considered. They understood the efficient operation of an ANPR system was required by the outline planning permission. It was a scandal that seven years on from the re-launch of the ANPR system its

- continued failure allowed rat running by unauthorized users of the Campus's private roads at an estimated level of 2,000 per day.
- ii. This increased traffic on neighbouring roads and placed ambulances at risk when the roads were congested at peak times.
 - iii. It was imperative that the Prohibition of Driving Order banning all but authorised users from using the Campus's private roads - for implementation for which the applicant was partly responsible - was fully implemented well before further phases of the Campus's development took place.
 - iv. Noted the Government's statement on water supply in Cambridge. The Residents' Association were not persuaded of the basis in fact for the assurance it sought to give.
 - v. The prime concern in their objection last May was that "neither the outline planning permission... nor this reserved matters application addressed the important issue of our endangered water supply." In light of this they asked that "the application should not be approved until the applicant has carried out the necessary assessment and the planning authority is satisfied that the guidance issued by the Environment Agency has been met." Having now read the report we see that subsequent to our objection, the applicant produced in July a Water Usage Note which satisfies the requirement we specified.

David Blevins (Applicant's Representative) addressed the Committee in support of the application.

The Senior Planner and Strategic Sites Manager said the following in response to Members' questions:

- i. There were several ways cyclists could access the site, including from the national cycleway from the south to the north where cyclists could travel along Dame Mary Archer Way.
- ii. The roundabout had been upgraded for cycle access and crossing points had been installed.
- iii. The outline planning permission required two access points to the site; one next to the multistorey car park which had already been delivered on site the other required an eastern link. The trigger for delivery of the eastern link was the development of the clinical land; it had not been delivered yet, but the Applicant had indicated this could come forward.

- iv. Crossing points had been installed as part of the outline planning permission although they may not meet current standards such as LTN-120.
- v. The nearest bus stop was 300m from the site. Babraham bus connections were to be brought forward as part of Phase 3 of the development.
- vi. Noted Members' concerns around the cycle parking provision; it had been designed to be accessible. The proposed condition required details to be agreed with the Local Planning Authority; this could be amended to include ramps to access the cycle parking.
- vii. The reserved matters application complied with a visualisation assessment which was required under the outline consent.
- viii. The cycle parking provision was below ground level so that the roof could be used to provide a usable open space itself a requirement of the outline planning permission.
- ix. The Applicant had considered embodied carbon impacts if a basement was installed to provide underground parking provision. They wanted to make the cycle parking provision a more attractive part of the landscape.
- x. The statutory consultees were satisfied that any risk of flooding could be managed by condition.
- xi. The Applicant had considered installing PV panels on the side of the building but thought this could have a jarring visual impact therefore the PV panels were proposed to be installed on the roof.
- xii. The Sustainability Officer welcomed the efforts by the Applicant to reduce the impact of solar gain. Different glazing levels were proposed on elevations based on the particular solar impact.
- xiii. A mixture of small, medium and large trees had been proposed across the site; the landscaping condition would ensure there was enough water across the site to maintain trees during their growth.
- xiv. There was an existing Masterplan for the site although it was not an adopted document which had been reviewed as part of the Campus development. Work on a new Masterplan and Supplementary Planning Document was underway.
- xv. Paragraphs 9.96-9.103 of the Officer's report provided information on the biodiversity net gain; there would be an uplift in the habitat and hedgerow units.
- xvi. The cycle parking design had been through considerable pre-application discussions. Planning Officers, Urban Design Officers and Landscape Officers were content with the design.
- xvii. In response to concerns raised by Members advised that condition 6 could be amended to include means of access, enclosure, materials,

security, details of layout of cycle parking (including mix) and drainage and shall demonstrate how the scheme has regard for cyclists with disabilities.

- xviii. Advised an informative could be added regarding the provision of power supply to the public square.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. Approve reserved matters application 24/01529/REM subject to the conditions and informatives as detailed in the Officer's report, with delegated authority to Officers to carry through minor amendments to those conditions and informatives (and to include others considered appropriate and necessary) prior to the issuing of the planning permission, subject to:
 - a. an amendment to condition 6 that the details shall include the means of access, enclosure, materials, security, details of layout of cycle parking (including mix) and drainage, and shall demonstrate how the scheme has regard for cyclists with disabilities with the detailed wording of the condition delegated to Officers in consultation with the Chair and Vice-Chair; and
 - b. an additional informative regarding the provision of power supply to the public square.
- ii. Part discharge of the planning conditions on the outline planning permission reference 16/0176/OUT in relation to reserved matters application 24/01529/REM:
 - a. 8 (transport spurs)
 - b. 31 (on plot cycle and pedestrian facilities)
 - c. 33 (car parking spaces)
 - d. 37 (cycle parking spaces)
 - e. 39 (ecological conservation management plan)
 - f. 41 (surface water drainage)
 - g. 48 (waste)
 - h. 49 (landscape), parts (b), (c), (f), (h)

The Committee:

Unanimously resolved to:

- i. Approve reserved matters application 24/01529/REM subject to the conditions and informatives as detailed in the Officer's report, with

delegated authority 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; subject to

- a. an amendment to condition 6 that the details shall include the means of access, enclosure, materials, security, details of layout of cycle parking (including mix) and drainage, and shall demonstrate how the scheme has regard for cyclists with disabilities with the detailed wording of the condition delegated to Officers in consultation with the Chair and Vice-Chair; and
 - b. an additional informative regarding the provision of power supply to the public square.
- ii. Part discharge of the planning conditions on the outline planning permission reference 16/0176/OUT in relation to reserved matters application 24/01529/REM:
- a. 8 (transport spurs)
 - b. 31 (on plot cycle and pedestrian facilities)
 - c. 33 (car parking spaces)
 - d. 37 (cycle parking spaces)
 - e. 39 (ecological conservation management plan)
 - f. 41 (surface water drainage)
 - g. 48 (waste)
 - h. 49 (landscape), parts (b), (c), (f), (h)

24/38/JDCC 24/01589/REM - Cambridge Biomedical Campus, Dame Mary Archer Way, Cambridge, Cambridgeshire, CB2 0AJ

South Cambs Councillors Stobart and R.Williams left the meeting before the start of this item and did not return.

The Committee received a reserved matters application pursuant to 16/0176/OUT for (i) all matters (access, appearance, landscaping, layout and scale) relating to the development of a multi-storey car park and a temporary surface car park as part of the phased development and (ii) the discharge of conditions 8 (transport spurs), 10 (energy demand), 14 (EV Charging), 31 (on plot cycle and pedestrian facilities), 33 (car parking spaces), 36 (disabled car parking spaces), 37 (cycle parking spaces), 39 (ecological conservation management plan), 41 (drainage), 43 (sustainability), 48 (waste), 49 (landscape) of planning permission 16/0176/OUT.

David Blevins (Applicant's Representative) addressed the Committee in support of the application.

The Senior Planner said the following in response to Members' questions:

- i. The difference between active and passive charging provision was that active EV charging provision meant installing EV charging facilities on site, passive charging provision meant installing infrastructure so that further EV charging facilities could be installed in the future.
- ii. Noted that the Cambridge Fire Service had been consulted on the application. They had commented on the fire hydrant condition and said it was acceptable and made no further comment on the application.
- iii. The multistorey car park would be fitted out with sprinklers and have a smoke ventilation system.
- iv. The existing temporary car park was designed to support the phased build out of the proposed multistorey car park.
- v. In response to members concerns advised that condition 2 could be amended to prevent the use of the temporary car park when the multistorey car park was open and in use.
- vi. In response to Members concerns about the percentage of proposed passive ducting advised an informative could be added highlighting the desirability to increase the percentage of passive ducting for EV charging and future proofing.

The Strategic Sites Manager offered the following summary of amendments to the Officer's recommendation for the planning application reflecting Members' debate during the meeting:

- i. Approve reserved matters application 24/01589/REM subject to the conditions and informatives as detailed in the Officer's report, with delegated authority 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, subject to:
 - a. an amendment to condition 2 to prevent the use of the temporary car park when the multistorey car park was open and being used as a car park; and
 - b. an additional informative relating to passive ducting and future proofing as outlined above
- ii. Part discharge planning conditions on the outline planning permission reference 16/0176/OUT in relation to reserved matters application 24/01589/REM:
 - a. 8 (transport spurs)

- b. 31 (on plot cycle and pedestrian facilities)
- c. 33 (car parking spaces)
- d. 37 (cycle parking spaces)
- e. 39 (ecological conservation management plan)
- f. 41 (surface water drainage)
- g. 48 (waste)
- h. 49 (landscape), parts (b), (c), (f), (h)

On a show of hands a proposal by Councillor Baigent, seconded by Councillor Smart for an informative not to build a multistorey car park was lost by 2 votes in favour to 7 against.

The Committee:

Resolved (by 8 votes to 0 with 1 abstention) to:

- i. Approve the reserved matters application 24/01589/REM subject to the conditions and informatives as detailed in the Officer's report, with delegated authority 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, subject to:
 - a. an amendment to condition 2 to prevent the use of the temporary car park when the multistorey car park was open and being used as a car park; and
 - b. an additional informative relating to passive ducting and future proofing
- ii. Part discharge planning conditions on the outline planning permission reference 16/0176/OUT in relation to reserved matters application 24/01589/REM:
 - a. 8 (transport spurs)
 - b. 31 (on plot cycle and pedestrian facilities)
 - c. 33 (car parking spaces)
 - d. 37 (cycle parking spaces)
 - e. 39 (ecological conservation management plan)
 - f. 41 (surface water drainage)
 - g. 48 (waste)
 - h. 49 (landscape), parts (b), (c), (f), (h)

The meeting ended at 1.55 pm

CHAIR

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Ref: 23/04930/REM

Address: Marleigh Phase 3, Land North of Newmarket Road, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Fen Ditton & Fulbourn

Proposal: Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

Applicant: Hill Marshall (Phase 3) LLP

Presenting officer: Kate Poyser

Reason presented to Committee: This is an application for major residential development within the JDCC administrative area.

Member site visit date: Tuesday 5 November

Key issues:

1. Conformity with the outline permission parameter plans.
2. Urban design and landscaping
3. Housing provision
4. Sustainability
5. Biodiversity
6. Highway safety

Recommendation:

A. Approve this reserved matters application 23/04930/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 29 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

B. Approve the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:

Condition 13 – Trees to be removed/retained
Condition 17 – Ecology mitigation
Condition 18 – Artificial lighting
Condition 19 – Pedestrian & cycle routes
Condition 20 – Car parking details
Condition 21 – Noise statement
Condition 23 – Waste storage facilities
Condition 24 – Housing tenure
Condition 25 – Housing mix
Condition 28 – Compliance with sustainability strategy
Condition 30 – Cycle parking
Condition 34 – Details of surface water drainage
Condition 40 – Bird hazard management plan

Report contents

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4	The proposal
5	Relevant site history
6	Policy
7	Consultations

8	Third party representations
9	Member representations
10	Local groups / petition
11	Planning background
12	Assessment
13	Principle of development
14	Housing provision
15	Design, layout, scale and landscaping
16	Carbon reduction and sustainable design
17	Biodiversity
18	Water management and flood risk
19	Highway safety and transport
20	Cycle and car parking provision
21	Amenity
22	Third party representation
23	Open space and recreation
24	Planning obligations (s106)
25	Other matters
26	Conditions submitted in parallel
27	Planning balance
28	Recommendation
29	Planning conditions

Table 1 Contents of report

1. Introduction and Executive Summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 ‘suite of applications’.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

- B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.
- D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).

1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the

removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.

- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report. Officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 This reserved matters application provides 30% affordable housing representing 100 units, which accords with the approved outline planning permission. The scheme provides an affordable mix of 72 units - 72% shared ownership and 28 units - 28% affordable rent, also agreed under the outline permission.
- 1.7 The layout of the scheme is well connected with the existing approved phases and the character and appearance of the buildings reflect those already approved under reserved matters for Marleigh.
- 1.8 The submitted Sustainability Strategy evidences the development to be policy compliant and in accordance with the relevant conditions of the outline permission.
- 1.9 Following negotiations and the receipt of amended drawings and documents the scheme is considered acceptable in planning terms, subject to the conditions set out in the recommendation below. Overall, it is considered to be of a good design and as a whole satisfies the policies in the adopted Local Plan.
- 1.10 Officers recommend the Joint Development Control Committee (i) approves this application subject to the recommended conditions and informatives, and the prior completion of a S106 and S106A planning obligation and (ii) approve the part discharge of the planning conditions on the outline consent reference S/2682/13/OL as detailed in this report.

2. Site description and context

- 2.1 The application site relates to Phase 3 of the Marleigh development. It is the final residential phase of Marleigh and involves the partial redevelopment of North Works. The site is bordered by Newmarket Road to the south, the Fison Road residential estate to the west, High Ditch Road to the north and Newmarket Park and Ride and the Cambridge Ice

Arena to the east. Cambridge Airport lies to the south of Newmarket Road.

- 2.2 Phase 3 lies to the west of Phase 2, which is currently under construction and to the south of Phase 1 which is largely complete.
- 2.3 National Cycle Route 51 runs to the north of the site and the Chisholm Trail strategic cycle and pedestrian route is located approximately 1km west.
- 2.4 There is an existing ditch, Thorpe Ditch, and a small, wooded area, Kingsley Woods, towards the western edge of the site.
- 2.5 This application site covers 9.8 hectares. When combined with the concurrent application for the 91 homes uplift of 1.8 hectares, the combined site would cover 11.6 hectares.
- 2.6 The majority of the Marleigh development, including this application site, lies within the administrative boundary of South Cambridgeshire District Council. One of the suite of applications for Marleigh Phase 3 lies within the administrative boundary of Cambridge City Council, lying to the western edge of the site (application 23/04935/FUL, the report for which can be found elsewhere on this Agenda). The remaining Phase 3 applications fall within the South Cambridgeshire District Council boundary.

3. Environmental Impact Assessment

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

4. The proposal

- 4.1 The description of the development is:
Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.
(See Appendix 2 for the list of drawings and documents)

- 4.2 The application falls within two character areas of 'The City' (high density) and 'The Town' (medium density) in accordance with the approved Design Code which reflects the density areas of the approved Parameter Plans of the outline permission.
- 4.3 A variety of homes are proposed including one, two, three and four bedroom homes to be provided as apartments, terraced, semi-detached and detached units.
- 4.4 Of the 32 dwellings proposed under this reserved matters application, 100 units will be for affordable housing, which equates to 30.12%.
- 4.5 A variety of open spaces are proposed including 'The Stoop' and 'Beta Park'. A community garden is proposed under a separate application, reference number 23/04935/FUL as the site lies within the boundary of Cambridge City Council.
- 4.6 Phase 3 will provide a total of nine Local Areas of Play (LAPS) and one Local Equipped Area of Play (LEAP) split into two areas. There will also be play on the way through landscaped areas.
- 4.7 This site has been designed to integrate with the wider area and features a comprehensive network of routes to facilitate pedestrian and cyclist movement in all directions. This includes a cycle/pedestrian link with the existing Fison Road estate.
- 4.8 A Sustainability Strategy has been submitted with the application to demonstrate the scheme is designed as an exemplar new community in accordance with the aspirations of the Cambridge East Area Action Plan which whilst carrying little weight in decision making is indicative of compliance with Policy SS/3 of South Cambridgeshire Local Plan 2018.
- 4.9 A biodiversity net gain of over 155% is proposed as set out in the submitted Ecological Impact Assessment. This includes this reserved matters application for 332 homes, the full application for the 91 up-lift, the full application site for the community garden and the reserved matters application for additional sports pitches and tennis courts.

- 4.10 The application is accompanied by a Drainage Strategy detailing surface water drainage designed in accordance with the approved site wide strategy.
- 4.11 An Overheating Assessment has been submitted for the apartments to show compliance with TM59 and Part O of the Building Regulations. A Daylight and Sunlight Assessment report has also been submitted relating to habitable rooms.
- 4.12 The scheme includes waste storage facilities.
- 4.13 The proposed scheme was the subject of pre-application advice, including advice from the Cambridgeshire Quality Panel and the Disability Panel. A pre-application developer led briefing to JDCC was held in February 2023. Amendments to the Phase 3 proposals reflecting advice offered have been made, including changing the proposed allotments and tennis courts in the City site to a community garden and relocating the tennis courts to The Plains. These matters are considered as part of applications 23/04935/FUL and 23/04931/REM. In respect of the application proposals during the pre-application dialogue, a reduction in the number of detached/semi-detached houses in favour of terrace homes was secured, to improve the urban design quality of the scheme has been achieved.
- 4.14 Following the submission of the application, further amendments have been carried out to address comments of consultees and further consultee consultations have been carried where appropriate. The Phase 3 proposals was also the subject of a Member Briefing by Officers. The amendments made include to the urban design, landscaping and to the highway safety aspects of the scheme. Negotiations have also taken place relating to s106 planning obligations to mitigate the impacts of the development.

5. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and	Granted 30.11.2016

	toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	Granted 28.11.2018
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved	Granted 21.04.2021

	matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots (plots 71-77) under the Phase 1A planning permission.	
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	Granted 06.09.2022
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters	Granted 02.11.2022

	<p>application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.</p>	
23/01938/S73	<p>S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).</p>	<p>Granted 27.09.2023</p>
	<p>S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and</p>	<p>Granted 27.09.2023</p>

	C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	
23/04936/FUL	Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.	Pending Determination
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination

Table 2 Relevant site history

6. Policy

Draft National Planning Policy Framework (Consultation Document) July 2024

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

The Government sets out how the proposed changes to the NPPF aim to support one of its key objectives of delivering 1.5 million homes over the next five years, including by reversing changes made to the NPPF in 2023, revising the standard method used to calculate housing requirements and restoring a requirement for Local Planning Authorities to demonstrate a 5-year housing land supply.

The NPPF consultation closed on 24 September 2024. Officers from the shared planning service have reviewed the documentation and submitted a response on behalf of the Councils.

National policy

National Planning Policy Framework December 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 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
SS/3 – Cambridge East
CC/1 – Mitigation and Adaption to Climate Change
CC/4 – Water Efficiency
CC/5 – Sustainable Show Homes
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
SC/14 - Odour and Other Fugitive Emissions to Air
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Cambridge East Area Action Plan (adopted 2006)

Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

7. Consultations

Fen Ditton Parish Council – No objection

- 7.1 The Council would hope that lessons have been learnt from earlier phases of Marleigh. In particular better demarcation of shared surfaces, quality of parking provision- on plot parking is not sufficiently large resulting in vehicles overhanging pavements, hindering their use. Downpipes and guttering design seeing damp patches behind on brickwork - could better solutions be looked at. Understand there has been previous commitment to high speed EV charging through the development and would be grateful if this could be continued through this phase.

Teversham Parish Council – Comments

- 7.2 The Parish Council is concerned with the replacement of allotments with community beds and would like to see an alternative site found for allotments. Many of the new homes do not have gardens/open space and allotments are necessary.

County Highways – No objection

- 7.3 The Highway Technical note and drawing number MAR-WSP-03-XX-SK-1031-P05 have overcome the earlier Highway Authority's concerns.

- 7.4 The Road Safety Audit Stage 1 has now been satisfactorily completed and the application can therefore be determined.

County Transport Team – No objection

- 7.6 Following the receipt of further information, the reserved matters proposals as submitted are acceptable to the Highway Authority. No objection

Lead Local Flood Authority – No objection

- 7.9 The application has demonstrated that surface water from the proposed development can be managed through the use of a combination of existing ditches, as well as new swales, permeable paving and attenuation basin which discharges via flow control surface water discharge to 5l/s into the existing surface water sewer constructed under the phase 2 development. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 7.10 Informative recommended regarding risk of pollution to surface and groundwater bodies.

Anglian Water – No objection

- 7.12 It is noted that dwellings will be 20 metres from the pumping station, so not objections to this aspect of the proposal. It is Anglian Waters responsibility to take the necessary steps to ensure there is capacity to accommodate the domestic wastewater flows from the proposed development. The impacts on the public foul sewerage network are acceptable.

Urban Design and Conservation Team – No objection

- 7.15 No objection: Recommend conditions for:
- Design details and materials
 - Sample panel
 - Roof top plant
 - Cycle parking

Senior Sustainability Officer – No objection

- 7.18 No objections subject to a condition relating to how the proposed 100 l/p/d water efficiency would be secured.
- 7.19 Condition 27 of the outline permission is no longer relevant due to the fact the Code for Sustainable Homes is no longer used. No replacement standards have been issued but the development meets the equivalent Code for Sustainable Homes standards.

Landscape Officer – No objections

7.23 Further information would be required to discharge Condition 12 and 14 of the outline planning permission. Additional conditions to secure the quality of the landscape scheme are required. These relate to:

- Green roofs
- Landscape maintenance and management plan
- Clerk of works
- Written report on success /failures of planting
- Climbing plant details
- Utility chamber details
- Play area details

Ecology Officer – No objection

7.25 The site will achieve acceptable levels of Biodiversity Net Gain within the redline boundary. Recommend that BNG monitoring is dealt with through S106 agreement. An ecologically sensitive lighting condition is recommended to reduce impacts on nocturnal species and to reduce the attractiveness to night flying invertebrates.

Tree Officer – No objection

Housing Officer – No objection

7.27 Affordable housing will provide 100 units, which is 30.12%. At the outline application stage 30% affordable allocation was agreed due to viability issues.

- It has been agreed that there will be no 'Self & Custom Build' plots on this application due to the Outline planning permission being granted prior to the current Local Plan.

- Accessible & adaptable Dwellings – all units will meet M4(2).

- Due to viability issues the Outline application was approved with a 30% / 70% tenure split in favour of shared ownership. This application provides 28% Affordable Rent & 72% Shared Ownership, which does not accord with the Outline application, however taking the whole scheme into account but not including the Phase 3B application, the scheme will provide the agreed 30% / 70% tenure split. Therefore, the affordable housing tenure mix offered is policy compliant regarding the Outline application and subsequent approvals.

- Affordable clusters comply with SCDC Affordable SPD 2010.

- All units will meet or exceed Nationally Described Space Standards.
- All Affordable Rent units will have the required bed spaces per bedroom size.

7.31 Concern is raised for car parking to serve Block A. There are 54 spaces for 66 units and whilst that sounds reasonable with a ratio of 0.82 parking spaces per dwelling in this block, both the market and shared ownership units will be sold with a designated parking space. This leaves 13 spaces, a ratio of 0.52 spaces. There are 3 disabled spaces in Block A and it is preferred that these are unallocated.

Environmental Health – No objection

Contaminated Land

7.32 No objections and no additional conditions required.

Noise / Vibration

7.33 Construction Phase Impacts - Controls on construction noise, dust, building site activities including working and delivery times are contained in Conditions 35, 36, 41 and 45 of the outline permission S/2682/13/OL and have previously been discharged. However, the proposed development will need to be carried out in accordance with those details submitted and approved and should carry through.

7.34 Operational Noise Impacts – The content and findings of the noise assessment are agreed. Condition 39 of the Outline permission will carry through. No new condition is required. Informative recommended regarding Air Source Heat Pumps.

Lighting

7.35 Condition 18 of S/2682/13/OL will carry through and no new conditions are necessary. The Preliminary Lighting Layout and Specification documents submitted with this application cover this aspect.

Police Architectural Liaison Officer – No objection

7.36 Recommends conditions requiring access-controlled gates for the Podium building and for the footpath between Plots 18 – 19 and 35 – 36, and a lighting plan for unadopted roads and parking areas. Requires there to be no windows to internal cycle stores, and queries vehicular/cycle access control to the Austin Building.

Cambridge City Airport – No objection

7.38 The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Observations are made with regard to PV solar panels to minimise impact of glint and glare and notification if cranes are to be utilised.

Cambridge Quality Panel

- 7.41 “The Panel were broadly supportive of aspects of the design that have evolved since the outline planning stage, such as reclaiming road space for green corridors, however overall, they considered the scheme needs to enhance its’ character and ‘personality’; re-think approaches to affordable housing solutions; model the proposed density increase and dwelling typologies across a wider areas than just the southern edge and amplify the vision for Beta Square.” (See Appendix 3 for full comments.)

8. Third party representations

- 8.1 Two representations have been received objecting to the loss of trees which line the northern edge of Phase 3a.

9. Member Representations

- 9.1 None received.

10. Local Groups / Petition

- 10.1 Cambridge Cycling Campaign (CamCycle) has made a representation objecting to) the application on the following grounds:
- Does not comply with Policy TI/2 of the local plan.
 - Lack of design priority for cyclists and pedestrians.
 - The non-priority junctions ignore the changes to the Highway Code, changes to design guidance and the evidence that design priority junctions provide a greater level of service and safety to pedestrians and cyclists.
 - Uncontrolled junction could be transformed into a green corridor.
 - Under provision of cycle parking for units and visitor cycle parking.
 - Car parking space to dwelling ratio of 2.42 is too high – new developments have a unique chance to shape behaviours, the site will benefit from a strategic number of active travel schemes and is located on a key bus corridor.
- 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. Planning background

- 11.1 The site forms part of the Marleigh new community (formerly Wing) located on the eastern side of Cambridge. The approved outline permission granted in 2016 (S/2682/13/OL) for the wider development established a series of parameter plans to guide the future development of the site. A strategic site wide Design Code to act as a bridge between the outline and future reserved matters application and to provide a benchmark for quality and coordination across all phases was approved in September 2018. The outline permission provides for up to 1300 homes of which 968 have reserved matters permission across Phases 1a, 1b and 2, leaving 332 homes to be delivered on Phase 3 alongside areas of open space.
- 11.2 Whilst the vast majority of the Marleigh scheme lies within the administrative boundary of South Cambridgeshire District Council, a small parcel to the western edge lies within the boundary of Cambridge City Council. A separate outline planning permission, reference number 13/1837/OUT, was granted for this land which includes for tennis courts, allotments, storeroom and toilet, cycle and footpath links and the management of existing woodland.

12. Assessment

- 12.1 From the consultation responses, representations received, an inspection of the site and the surroundings, the key issues are:
- Housing provision
 - Design, layout, scale and landscaping
 - Trees
 - Carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Open space and recreation
 - Planning obligations
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

13. Principle of Development

- 13.1 The principle of the proposed development was established as acceptable under the outline permission reference number S/2682/13/OL (and 131837/OUT granted by the City Council for the development within its administrative area). The Cambridge East site has been allocated for residential and ancillary development under Policy SS/3 of the South Cambridgeshire Local Plan 2018.
- 13.2 The outline planning permission consists of Parameter Plans for Land Use, Building Heights, Access and Movement and Landscape and Open Space. The submitted scheme is sufficiently in line with the Parameter Plans; Officers identify no objections in this regard.

14. Housing Provision

Density

- 14.1 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) The policy states that density may vary where justified by the character of the locality, the scale of the development or other local circumstances.
- 14.2 The Phase 3 site, including the up-lift of 91 dwellings proposes a density of 40 dwellings per hectare, which is policy compliant.
- 14.3 The Design Code for Marleigh envisages density for each of the three named character areas, namely 'The Edge' with a lower density; 'The Town with medium density'; and 'The City' with higher density. Phase 3 lies within the medium and higher density areas. The 91 dwellings of this application being within 'The Town' a medium density area.
- 14.4 It is noted that the approved Phase 1 of Marleigh is 33 dwellings per hectare (dph); approved Phase 2 is 75 dph; and the overall density for Marleigh, including Phase 3 would be 42 dph (net density excluding strategic open space).
- 14.5 It is considered there are no sustainable planning objections to raise with the proposed density of Phase 3 which includes the additional 91 dwellings above the 1300 approved under the outline planning permission.

Mix

14.6 The housing mix for this reserved matters application and the combined Phase 3 site is as set out in the table below.

Type	332 REM (3A)	91 Full (3B)	combined
1 bed apartment	84	6	90
2 bed apartment	117	6	123
3 bed apartment	3	0	3
2 bed house	0	0	21
3 bed house	50	54	104
4 bed house	61	4	65
5 bed house	17	0	17
Total	332	91	423

14.2 This development would provide a wide choice, type and mix of housing. Whilst it does not accord with the percentages set out for house size by bedroom number in Policy H/9 it does, importantly, reflect current housing need and market demand, which is considered both commendable and acceptable.

14.3 The proposed market housing mix for Phase 3, when considered together with all phases for the Marleigh development would achieve the mix required in Policy H/9 of 42% for 1 and 2 bed, 28% for 3 bed and 30% for 4 and 5 bed units. The requirements of condition 25 of the outline permission have been met.

Affordable housing

14.4 The required affordable housing provision for this site is agreed under the outline planning permission at 30%.

14.5 Of the 332 homes proposed, 100 units would be affordable housing; this equates to 30.12%. Together with previously approved applications for Phases 1a, 1b and 2, the scheme would provide 30% affordable housing.

14.6 The affordable housing mix for this application site is as follows:

Type	Affordable allocation	% of allocation
1 bed flat	45	45%
2 bed flat	48	48%
2 bed house	0	0%
3 bed house	7	7%
4 bed house	0	0%
Total	100	100%

The Affordable Allocation should be considered along with previous approved applications on this site. Please see the table below.

	Affordable allocation	% of allocation
1 bed flat	113	29%
2 bed flat	172	44%
3 bed flat	5	1%
2 bed house	50	13%
3 bed house	45	12%
4 bed house	5	1%
Total	390	100%

- 14.7 The tenure split for affordable housing was approved under the outline permission with a 30/70% tenure split in favour of shared ownership. This application provides 28% Affordable Rent and 72% Shared Ownership. Whilst not being in accordance with the outline permission, when taken as a whole for Marleigh the scheme provide the agreed 30/70% tenure split. The application is therefore policy compliant.
- 14.8 There are no self or custom build plots on this site. The outline permission was granted prior to the adoption of the South Cambridgeshire Local Plan 2018.
- 14.9 Policy H/9 of South Cambridgeshire Local Plan 2018 requires 5% of homes to be built to the accessible and adaptable standards for dwellings of M4(2) of the Building Regulations. The applicant has confirmed that all the dwellings would meet Part M4(2)
- 14.10 The exception to this is the proposed 12 flats over garages which, because of their physical design, cannot comply with Part M4(2). This form of development has been accepted elsewhere in the locality.
- 14.11 The requirements of the outline permission conditions 24 – Housing tenure and 25 – Housing mix have been met for this reserved matters application and can be part discharged accordingly.
- 14.12 Homes for Our Future - Greater Cambridgeshire Housing Strategy 2024 to 2029, Annex 3 - seeks a maximum cluster size of affordable housing of twenty-five. The affordable housing clusters for this scheme range from two to twenty-five which is considered acceptable. The affordable housing will not be distinguishable from private tenure units.
- 14.13 Conclusion
Officers, in consultation with the Council's Housing Team are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and that it accords with Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Homes for Our Future - Greater Cambridgeshire Housing Strategy 2024 to 2029.

15. Design, layout, scale and landscaping

Urban Design

- 15.1 Whilst this reserved matters application is one of a suite of applications, the development of Phase 3 has been considered holistically as one phase, starting from the pre-application stage. The scheme has developed through a design-led approach following the key principles of the outline permission, the approved Design Code and national planning policy.
- 15.2 Overall, the layout is considered to be compliant with the key principles of the approved Design Code and whilst there are some variations to the proposed block layout, street hierarchy and alignment of some routes to that shown in the Design Code, the layout has been developed collaboratively with Officers through detailed master planning with the results considered to be enhancements of the key principles of the Design Code.
- 15.3 The proposed height and massing strategy responds well to good placemaking principles and the Design Code and conforms with the Parameter Plans.
- 15.4 The scheme falls within two character areas: 'The City' and 'The Town' which both respond to the guiding principles of the Design Code. Within 'The City' area the proposed 4 storey Austin Building to the west of Beta Park successfully creates a marker building as required by the Design Code.
- 15.5 Austin Street forms the key north-south primary street giving access from Newmarket Road towards the north of the site. A series of secondary and tertiary streets run east west and north south linking new homes to Austin Street and to green spaces and facilities such as the primary school, Gregory Park and the proposed sports facilities on The Plains to the east.
- 15.6 Apartment Blocks A and B are located between Beta Park and Newmarket Road. Their massing has been manipulated and broken up to create a variety of different forms and separate volumes, allowing the higher density 'City' area to transition to the medium density of the 'Town' character area. The galleried/decked approach to Block B enables all homes to be dual aspect.
- 15.7 The northern part of the phase has a relatively loose grain. Courtyard groupings continue the arrangement of such areas within Phase 1b. Following feedback from the Cambridge Quality Panel and in negotiation with Officers, the amount of semi-detached homes has been reduced in favour of terrace houses which tightens up the definition of key spaces and frontages.

- 15.8 Overall, the range of buildings, the varied roofscape and character areas creates an interesting composition.

Landscaping

- 15.9 There is currently little existing green space on site due to its former use as part of Cambridge Airport. Natural features are on the site perimeter which includes an existing woodland on the northwestern edge with existing trees along Newmarket Road. An existing pumping station, a substation, an existing SuDs feature, a drainage outfall and buried utility corridors are also located on the west of the site and are to be retained.
- 15.10 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP), the approved Design Code and the approved Landscape and Open Space Parameter Plan. Further consideration on open space and play space can be found in paragraphs 24 to 24.7 below.
- 15.11 The main areas of open space within Phase 3 will be provided within the Beta Park and The Stoop. These facilities will include trees, planting, open space and play areas. Beta Park has a network of paths through it. The proposed community garden falls within a separate application due to its location within the administrative boundary of Cambridge City Council. Other areas of open space are provided in a series of green spaces on east west routes, on the western edge of the site and on a north south route linking Beta Park with Newmarket Road.
- 15.12 The outdoor sports facilities to serve the residents of Phase 3 will be provided in The Plains to the east of the Marleigh site.
- 15.13 Overall, landscape design has been integrated within the site planning to help strengthen the network of green spaces and pedestrian connectivity.
- 15.14 Overall, there is an over provision of open space and informal open space on the Marleigh development which means there is no need for additional open space to meet the demands of the 91 dwelling up-lift.
- 15.15 Drawings showing hard and soft landscaping have been submitted. An indication of the different surface materials and plant and tree species is shown. There are not, however, sufficient details to fully discharge condition 12 of the outline permission. Further landscape conditions are recommended

to secure more detailed information (see Conditions 5, 6, 7, 8, 9, 11, 12, 13 and 14 in the recommendation).

- 15.16 The information required for the protection of the existing trees to be retained has been submitted as required by condition 13 of the outline permission and is satisfactory.
- 15.17 Condition 16 of the outline permission requires reserved matters applications to incorporate allotment provision. However, Officer negotiations with the applicant throughout the pre-application process has encouraged the provision of a community garden instead of allotments on a site within the City Council's area of the site to the west of Phase 3. This has also been encouraged by the Cambridge Quality Panel. An allotment provision in The Plains is to remain. It is felt that a community garden would provide for a variety of residents' needs, would include quieter/reflective areas, as well as spaces for social engagement and play. This space will need to be managed appropriately by a planning condition on the Cambridge City application.
- 15.18 Provision of the community garden to serve this development will need to be secured by a Deed of Variation to the existing 2016 Agreement. If Members are minded to approve a reserved matters approval it must, therefore, be subject to the completion of a Deed of Variation which addresses the loss of the planning obligation requiring the provision of the allotments in substitution of a community garden.
- 15.19 The application is supported by an Arboricultural Impact Assessment. A few trees in Kingsley Woods are to be removed due to die back. A group of trees to the north of the site and some to the western boundary are to be removed to make way for the development. This was anticipated at the outline application stage and reflected in the Parameter Plans. Appropriate tree protection measures are proposed.
- 15.20 Conclusion
Overall, the proposed development is a high-quality design that would contribute positively to its surroundings, be appropriately landscaped and provide adequate open spaces for residents, subject to the aforementioned conditions in the recommendation. The proposal is in line with the approved Design Code, approved Parameter Plans and is compliant with South Cambridgeshire Local Plan (2018) Policies NH/2, NH/6 and SC/9 and the NPPF.

16. Carbon reduction and sustainable design

- 16.1 The applicant has submitted an Energy Statement, a Sustainability Statement and an Overheating Assessment which consider both the reserved matters application for 332 dwellings and the full application for the additional 91 dwellings.
- 16.2 The following sustainable construction measures are proposed:
- Fabric improvement beyond Building Regulations Part L 2021,
 - Low energy lighting,
 - Air source heat pumps (ASHP) for houses,
 - Exhaust air source heat pumps for apartments,
 - Solar PV – 110 kwp across suitable roof space.
- 16.3 A full TM59 overheating assessment has been carried out on the proposed development including apartment blocks. It is noted that some market housing apartments are single aspect however, none of the affordable housing units are single aspect. Several methods of mitigation are used to overcome this, which are satisfactory and pass the TM59 test.
- 16.4 The applicant has amended the application and now proposes to provide water efficiency measures to enable 100 litres/person/day. The calculations required to demonstrate this are required in condition 38 in the recommendation below.
- 16.5 Conditions 27 and 51 of the outline planning permission relate to the Code for Sustainable Homes, which are no longer used. As such those conditions cannot be discharged. No replacement standards have been issued but the development meets the equivalent standards.
- 16.6 The Council's Sustainability Officer has been consulted and no objections are raised, subject to the recommended water efficiency conditions being imposed (Condition 38).
- 16.7 Conclusion
The application has suitably addressed the issue of sustainability and renewable energy. Subject to conditions the proposal is compliant with South Cambridgeshire Local Plan 2018, Policies CC/1, CC/3 and CC/4, the Greater Cambridge Sustainable Design and Construction SPD 2020 and the approved Design Code.

17. Biodiversity

- 17.1 The application is supported by an Ecological Impact Assessment and a Wildlife Hazard Management Plan. The Ecological Impact Assessment is in accordance with the approved Site Wide Biodiversity Strategy.
- 17.2 The Ecological Impact Assessment provides adequate survey data and suitable avoidance and mitigation strategies to remove any residual risk of harm or disturbance to protected and priority species.
- 17.3 The development would provide significant biodiversity gains of 157.6% through landscaping, green links and habitat.
- 17.4 The Wildlife Hazard Management Plan recommends that there should be no further green or brown roofs constructed within Marleigh, on this Phase 3 site. This is due to the potential for bird strike associated with Cambridge Airport.
- 17.5 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered (See conditions 15 and 16 below).
- 17.6 The requirements of condition 17 and 40 of the outline permission have been met for this reserved matters site.
- 17.7 **Conclusion**
In consultation with the Council's Ecology Officer, subject to appropriate conditions, Officers are satisfied that the proposed development complies with Policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

18. Water management and flood risk

- 18.1 The Phase 3 drainage proposals have been designed in accordance with the site wide strategy approved at the outline stage. The application is accompanied by a Flood Risk Assessment and Drainage Strategy, a Proposed Surface Water Strategy and technical note.

- 18.2 Rainwater will be intercepted using sustainable systems including rainwater harvesting, tanks, water butts, rain gardens, swales, permeable paving and strategic SUDS attenuation basins.
- 18.3 The Local Lead Flood Authority has advised, following the submission of further information, that surface water and water quality have been adequately addressed and there are no objections to raise to the scheme.
- 18.4 Anglian Water has raised no objections to the development. There is a sewage pumping station on the site and foul drainage is within the catchment of Cambridge Water Recycling Centre. Whilst this facility does not currently have capacity, Anglian water will take the necessary steps to ensure there is capacity for the development.
- 18.5 With regard to water efficiency in residential properties, condition 50 of the outline planning permission requires the development to achieve 110 litres/person/day. However, in light of the current water supply concerns in the area, the applicant has agreed to design the development to achieve 100 litres/person/day which is welcomed by Officers. This would be achieved through the installation of appropriate appliances. The details and calculations for achieving this can be secured by condition, 38.
- 18.6 Conclusion
The application has suitably addressed the issues of water management and flood risk and complies with condition 34 of the outline planning permission and subject to conditions the proposal is in accordance with South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8 and CC/9 and NPPF advice.

19. Highway safety and transport impacts

- 19.1 The application is accompanied by a Transport Statement, swept path analysis drawings for a refuse freighter, emergency fire vehicle and for the Newmarket Road junction with the proposed Austin Street, a visitors parking plan, highway adoption plan and technical statements.
- 19.2 Negotiations have resulted in amendments to the scheme and the County Highway Authority raise no objections following the completion of a Road Safety Audit (RSA) Stage 1.
- 19.1 The traffic impacts of these dwellings were considered at the outline planning application stage and mitigation is included within the signed 2016

Agreement. The measures include the need to submit a residential Travel Plan and off-site improvements for active travel to reduce the need for car journeys. The impacts of the 91 dwelling up-lift are considered under the full application for those dwellings. The majority of the mitigation measures for Marleigh are currently either completed, under construction, or will be triggered by the earlier phases of development.

- 19.2 Austin Street is the principal street that serves Phase 3 providing access from Newmarket Road. The network of streets to the east of Austin Street connect to the other phases of Marleigh. The network of streets is in general conformity with the approved Parameter Plan layout. Most roads are to be adopted. Unadopted roads are proposed to be managed and maintained by a management company. Recommended condition 36 requires a management and maintenance plan for unadopted streets to be submitted for approval. Amendments to the street verges have been negotiated to include landscaping/planting to break up long stretches of on-street parking or frontages to homes that could be mistaken for a footpath.
- 19.3 Condition 19 of the outline planning permission requires details to be submitted for the pedestrian and cycle routes of the development. Many of the residential streets are shared surface and there are several pedestrian and cycle only links. Overall, there is a good network for cyclists and pedestrians with linkages to other Marleigh phases, Newmarket Road, with its proposed improvements for cyclists, and to Jack Warren Green (Fison Road estate) via a three metre wide path. Condition 19 can be discharged for this site.
- 19.5 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objections to the proposal.
- 19.4 Conclusion
The proposal accords with the objectives of Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018 and is compliant with NPPF advice. Condition 18 of outline permission can be discharged as far as it relates to this reserved matters scheme.

20. Car and cycle provision

- 20.1 Condition 19 of the outline planning permission requires details to be submitted for the pedestrian and cycle routes for the development. Many of the residential streets are shared surface; there are several pedestrian and cycle only links. Overall, there is a good network for cyclists and pedestrians with linkages to other Marleigh phases, Newmarket Road, with its proposed improvements for cyclists and those to Jack Warren Green (Fison Road

estate) via a three metre wide path. Condition 19 can be part discharged for this reserved matters application. The remainder of the condition requires buildings not to be occupied until the above works are carried out.

Cycle parking

- 20.2 Cycle parking is provided in line with the standards set out in the Design Code for Marleigh and with Policy TI/3 of South Cambridgeshire Local Plan 2018.
- 20.3 One cycle space per bedroom is required under Policy TI/3; the proposed scheme meets this standard and in some cases exceeds it. Cycle storage for houses is either within a garage of dimensions set out in Appendix L of the Cambridge Local Plan 2018 or in secure cycle stores to both the front and rear of the homes.
- 20.4 An additional four cycle parking spaces are provided for visitors to the Austin Building which has a ground floor commercial use.
- 20.5 Apartments, Blocks A and B and the Austin Building have several secure cycle stores within the ground floor. The two apartment Blocks within the Town area have a separate cycle store close to the respective apartment Block. Most of the stores have large spaces suitable for oversized/cargo bikes.
- 20.6 Overall, cycle parking would be as convenient as car parking, and is proposed to be secure, as required by the Design Code. Recommended condition 22 requires details of cycle stores to be submitted for approval.
- 20.7 The quantity and design of cycle parking would comply with Policy TI/3 of South Cambridgeshire Local Plan 2018.

Car parking

- 20.8 The adopted Design Code has maximum car parking standards of one space for a dwelling up to two bedrooms in size, two spaces for dwellings of three or more bedrooms and visitor spaces of one for every four dwellings. Five percent of spaces should be for disabled car parking.
- 20.9 Within the Town area of the development the smaller dwellings would meet the maximum standards. The 3 to 5 bedroom dwellings would provide a total of 72 spaces over the standard. Visitor car parking would be a very slight over policy provision.

- 20.10 The proposed Austin Building would provide 17 apartments, requiring a total maximum of 26 car parking spaces. Eighteen spaces are to be provided within a ground floor car park, 1 space (which is 5%) would be a disabled space. This element of the scheme would comply with the Design Code.
- 20.11 Apartment Block A is a mix of 1 and 2 bedroom apartments. It would provide 54 car parking spaces for 66 apartments within an enclosed space, contained by the group of apartments and high walls. Five per cent would be disabled parking spaces.
- 20.12 Apartment Block B is a mix of 1 and 2 bedroom apartments. It would provide 82 parking spaces for 82 apartments, with 5% for the disabled. This would be provided at ground floor level within the building.
- 20.13 Both Blocks A and B have car parking in accordance with the Design Code and the Policy CE/11 of Cambridge East Area Action Plan. The Council's Housing Officer is concerned that, for Block A, the sale of market units with a car parking space and the sale of shared ownership units with a parking space, would leave only 13 spaces available for 25 affordable rent units. No amendments to this aspect of the scheme have been made to overcome this concern. However, this aspect of the scheme does comply with the approved Design Code.
- 20.14 Recommended condition 32 requires the three proposed parking spaces for the disabled in Block A and five in Block B to be retained as unallocated spaces.
- 20.15 Visitor car parking is on-street and designed in accordance with the requirements of the Design Code. A car club space is located on Austin Street close to Block A.

Recommended condition 23 requires proposed garages to be fitted with automatic roller doors to avoid the risk of cars overhanging footways.

- 20.16 Condition 20 of the outline planning permission requires details of car parking to be submitted with the reserved matters application and implemented prior to occupation of the building to which it relates. Condition 20 can be part discharged as far as it related to this reserved matters application.
- 20.17 Condition 54 of the outline permission requires roads and footways to be constructed to at least binder course surfacing level prior to occupation of dwellings.

20.18 The application includes EV charging points: active EV charging for houses and passive provision for apartments. The scheme meets the requirements of The Greater Cambridge Sustainable Design and Construction SPD. EV charging is to be secured by recommended condition 43.

20.19 Conclusion

The proposed cycle and car parking arrangements are considered to accord with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018 and the approved Design Code for the Marleigh site, subject to the recommended conditions.

21. Amenity

21.1 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development which is overlooking, overbearing or results in a loss of daylight or where development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

21.2 Both the District Design Guide 2010 and the approved Design Code for the development gives advice on the layout of residential blocks and distances between buildings.

Neighbouring properties

21.3 There are no existing residential properties adjacent the western boundary of the application site. The proposed community garden and Kingsley Woods would act as a buffer between the proposed development and houses in Fison Road and Thorpe Way. To the west of the southern half of Austin Street is the development of Marshall's garage and showroom.

21.4 To the north of the site is Gregory Park with the dwellings of Phases 1a and b beyond. To the east is Phase 2 which is currently under construction the proposed development will sit alongside the dwellings in that Phase. Some streets will join streets in Phase 2 and appear as a continuous street, presenting a similar building line in a side-by-side relationship. This relationship would not cause any significant harm to the residential amenities of the occupiers of those homes.

- 21.5 Proposed homes on the eastern edge would mostly front onto Marleigh Avenue, facing approved homes. There would be no significant loss of residential amenity to the occupiers of those dwellings.
- 21.6 The concurrent full application for the additional 91 dwellings sits alongside this reserved matters application. It is made up of several groups of dwellings scattered through the Phase 3 site. Overall, the two applications are designed to sit together as a single cohesive development. The relationship between the dwellings has been planned and considered throughout the progress of the applications.

Future occupants

- 21.7 The applicant has advised that all proposed homes would comply with the current Nationally Described Space Standards (2015) and as such would satisfy Policy H/12 of South Cambridgeshire Local Plan 2018. A table of dwelling sizes is provided within the Design and Access Statement. Condition 27 of the outline permission refers to the Code for Sustainable Homes, however, this is superseded by the Nationally Described Space Standards.
- 21.8 The relationship between proposed dwellings has been considered, including overlooking and overbearing effects which are considered by Officers to be acceptable. Back-to-back distances are required to be a minimum of 18m by the approved Design Code unless carefully designed with windows arranged to avoid overlooking. The proposed scheme would achieve this requirement.

Garden size

- 21.9 The approved Design Code sets out how blocks of dwellings should be arranged. This includes the arrangement of private gardens. The submitted scheme is in accordance with these blocks. All houses have a private garden space. Apartments either have a private garden, a balcony or access to a communal garden - again in accordance with the Design Code.

Construction and environmental health impacts

- 21.10 The application is supported by an Assessment of Environmental Noise, as required by condition 21 of the outline planning permission. Satisfactory internal noise levels can be obtained and recommendations for appropriate attenuation/insulation is made within the report. No objections are raised to this by the Council's Environmental Health Officer. Any noise mitigation

required by any non-residential use will need to be considered under condition 39 of the outline permission.

- 21.11 Any issues of land contamination are considered under conditions 43 and 44 of the outline permission. No further conditions are required by the Council's Contaminated Land Officer.
- 21.12 Condition 19 of the outline permission requires details relating to artificial lighting. Information relating to artificial lighting has been submitted, however, further information is required, and this is the subject of the recommended condition 4.
- 21.13 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by South Cambridgeshire Local Plan Policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 (Ground conditions and pollution) of the NPPF are relevant. No objections are raised by the Council's Environmental Health Team; no additional conditions are required.
- 21.14 Conclusion
The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with Policy HQ/1 and the approved Design Code. The associated construction and environmental impacts would be acceptable in accordance with Policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of South Cambridgeshire Local Plan 2018 and the conditions of the associated outline planning permission.

22. Third party representations

- 22.1 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
Loss of trees to the northern edge.	A group of trees towards the northern end of the site are to be removed to make way for the development. This was anticipated during the consideration of the outline application and is reflected in the approved Parameter Plans. A number of trees at the northern end of Kingsley Woods are to be removed due to die back.
Inadequate cycling provision	A network of cycle paths is proposed to run through the site. Contributions under the 2016

	Agreement have been agreed for off site improvements. The County Highway Authority have been consulted and raise no objections to the cycling proposals of the scheme.
Downpipes and guttering design seeing damp patches behind on brickwork	This is not a planning issue but a matter for the Building Regulations.

23. Open space and recreations

- 23.1 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP). The approved Landscape and Open Space Parameter Plan includes an over provision of informal open space and allotments against the CEAAP requirements.
- 23.2 The Stoop has been increased in size from that proposed under the outline planning permission and the proposed relocation of the tennis courts to The Plains has provided additional space for the community garden, above that originally proposed for the allotments in this location.
- 23.3 The required quantity of open space, informal open space, outdoor sports facilities, play space and allotments has been calculated for both the 332 dwellings of this reserved matters and the proposed 91 dwelling uplift of the submitted full application in accordance with Policy CE/20 of the CEAAP figures.
- 23.4 The main areas of open space within Phase 3 will be provided within Beta Park and The Stoop. The proposed community garden falls within a separate application due to its location within the administrative boundary of Cambridge City Council. Other areas of open space are provided in a series of green spaces on east west routes, on the western edge of the site and on a north south route linking Beta Park with Newmarket Road.
- 23.5 Phase 3 will provide one Local Equipped Area of Play (LEAP) and seven Local Areas of Play (LAPs). This meets the policy requirements for this site and the 91 dwelling up-lift. There will be good access for pedestrians and cyclists to other open spaces and play areas within other phases of the Marleigh development. Condition 14 of the outline permission relates to the provision of play spaces which can be discharged in part, but a further condition is required to submit a timetable for the delivery of the LAPS see recommended condition 10.

23.6 The outdoor sports facilities to serve the residents of Phase 3 will be provided in The Plains to the east of the Marleigh site. The 2016 Agreement will require varying to ensure a timely provision of the community garden. The applicant intends to submit an application to deal with this variation and all other variations of the 2016 Agreement which the suite of applications (see paragraph 24.3 of this report) generate. That deed will be completed before the release of all and any planning permission/s including this reserved matters application.

23.7 Conclusion

The proposed open space and recreation provision accords with the principles of the approved relevant Design Code, the relevant policies of Cambridge East Area Action Plan, Policy SS/3 of South Cambridgeshire Local Plan 2018 and is in accordance with the approved Landscape and Open Space Parameter Plan.

24. Planning obligations (S106) – Deed of Variation

24.1 The outline planning permission granting approval for the 1,300 dwellings and other works. That development is subject to the 2016 Agreement (made under s106 of the TCPA 1990). This Agreement also covers matters relating to the outline planning permission for allotments and tennis courts on the land which is now being proposed for a community garden.

24.2 The proposal for an uplift of 91 dwellings on the Phase 3 site has resulted in other amendments being required to the proposed Marleigh development overall. This directly affects this reserved matters scheme for 332 dwellings in that changes are now being proposed to certain supporting community provisions such as allotments/community garden and sporting provisions. These are described in earlier paragraphs under the relevant topic sections. These will be relatively minor changes in the wording and requirements of the 2016 Agreement and will be the subject of a Deed of Variation. Members' authority is sought in the Officer recommendation of this report which will enable Officers under the that authority, subject to the legal advice of the Council's lawyers, to negotiate, settle the necessary amendments and complete a deed under s106 TCPA which gives effect to the necessary variations. Any approval of this reserved matters application should be subject to an appropriate deed being completed in advance of any permission being approved.

24.3 The headline list for the deed dealing with the variations to the 2016 Agreement is set out in the table below. It includes the total required

amendments across the suite of Phase 3 applications. Details of the further contributions required for the 91 dwelling up-lift are in brief only; a more detailed table is included in the following Committee) for the 91 dwelling up-lift application.

Schedule	Required variation	Reason for variation
	Remove allotments and tennis courts from City Open Space Works	The allotments will be replaced with a community garden with the tennis courts relocated to The Plains.
	Add community garden to City Open Space Works	This is to replace the allotments on this City part of the site.
	Add tennis courts and additional sports pitches to Phase 3 Recreation Works and update the Sports Pitches Phasing Plan	This refers to the relocation of the tennis courts from the City site to The Plains and the additional pitches required by the 91 dwelling up-lift.
	Vary the trigger point for the Phase 3 Recreation Works to 1350 th occupation	This is due to the 91 up-lift of dwellings proposed.
	Update Newmarket Road Improvement drawings	To align with the S73 application ref: 24/00043/S73
	Update parameter plans	To align with the approved variation to the Parameter Plans under ref: S/2682/13/NMA2
	Amend the trigger events for delivery of LEAP1 and LEAP2 to swap the order of delivery and to include the	This is due to the 91 up-lift of dwellings proposed.

	addition of informal children's play space.	
	Vary the lifetime homes requirements to replace with M4(2) and FOG units	Due to the Lifetime Homes Standards no longer being used.
	Dwelling Space Standards (now superseded by NDSS)	Update to Nationally Described Space Standards (2015)
	<p>Additional contributions relating to Phase 3B:</p> <ul style="list-style-type: none"> a. Additional Community Developer Workers Contribution b. Additional Community Grants Fund payment c. Indoor meeting space d. Additional Commuted Sum/Open Space Maintenance Sum payable to Manco d. Additional Primary Healthcare Contribution e. Contributions towards sports halls and indoor bowls 	Planning obligations required to mitigate the 91 dwelling up-lift.

	<p>f. Swimming pool</p> <p>g. Waste bins & collection vehicle</p> <p>h. Highway contribution for Eastern Access</p>	
	Phase 3B affordable housing obligations	Required for the 91 dwelling up-lift.
	Update biodiversity net gain requirements.	To reflect the 91 dwelling up-lift
	Residential Travel Plan to include the 91 up-lift	To reflect the 91 dwelling up-lift
	Contemporaneous development of the proposed 332 dwellings with the proposed up-lift of 91 dwellings.	In the interests of comprehensive urban design

Table

24.4 Conclusion

The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligations pass the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

25. Other matters

Bins

- 25.1 All streets that would require a refuse vehicle to traverse would be either be adopted highways or otherwise built to specifications required for access by a 32 ton refuse freighter. Refuse collection for most dwellings would be to the street frontage.

- 25.2 Several locations for collection of bins serving apartments would have a crew drag distance greater than 10 metres. In these instances, for Blocks A and B it is proposed that the management company would move bins to a collection point on refuse collection day.
- 25.3 Bin stores are provided for apartments and the Shared Waste Service has raised no objections to these. There are several locations for bins stores within Blocks A and B. Bin storage areas for houses are mostly located either within the rear area of garages or in rear gardens with access to the street through garages.
- 25.4 Condition 42 is recommended to ensure that any proposed windows in the bin stores are obscured glazed in the interests of secure design.

Broadband

- 25.5 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. Condition 39 is recommended to ensure this provision.

Electricity supply to public space

- 25.6 Recommended condition 37 requires details to be approved for an electricity supply to the public open space adjacent to the Austin Building to serve outdoor facilities and pop-up vans.

26. Conditions submitted in parallel

- 26.1 Through approving this application and the details contained therein it is considered that this reserved matters application will have met the requirements of conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline permission in so far as they relate to Phase 3 of the Marleigh site. Please see the table in the Recommendation at paragraph 28 below.

27. Planning balance

- 27.1 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).
- 27.2 The assessment of this application is limited to the reserved matters relating to layout, scale, landscaping, and appearance, to compliance with the outline

planning permission. The reserved matters are considered to be in general compliance with the outline permission.

27.3 The development provides 332 dwellings and supports the identified housing needs of the area. It accords with Policy SS/3 of South Cambridgeshire Local Plan 2018, as part of the Cambridge East site.

27.4 The scheme supports the aims of sustainable development with a range of measures including: mitigating overheating; fabric improvement beyond Building Regulations Part L; an all electric approach; it will achieve potable water use of no more than 100 litres/person/day; and encourages cycle use to mitigate the impacts of traffic.

27.5 Conclusion

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

28. Recommendation

Recommendation:

1. Approve this reserved matters application 23/04930/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 29 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

2. **Approve** the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:

Condition	Recommendation
Condition 13 – trees to be removed/retained	approve
Condition 17 – Ecology mitigation	approve
Condition 18 – Artificial lighting	approve
Condition 19 – Pedestrian & cycle routes	approve
Condition 20 – Car parking details	approve
Condition 21 – Noise statement	approve
Condition 23 – Waste storage facilities	approve
Condition 24 – Housing tenure	approve
Condition 25 – Housing mix	approve
Condition 28 – Compliance with sustainability strategy	approve
Condition 30 – Cycle parking	approve
Condition 34 – Details of surface water drainage	approve
Condition 40 – Bird hazard management plan	approve

29. Planning conditions

1. Approved Plans

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

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

2. Materials and detailed design

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 joints and interfaces of all materials; external features such as the stone banding and cills, entrance doors, garage doors, entrance screens, porch and canopies, cladding systems, metal work, windows and reveal depths, roof cladding, soffits, external metal work, balustrades, rainwater goods, and coping details. The details shall consist of a materials schedule and a design details document, including, a site wide brick distribution plan that clearly presents the proposed brick type combinations, and detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question, and shall demonstrate consistency with the approved elevations and supporting information and/or imagery shown in the Design and Access Statement. The 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, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

3. Sample panel

No brickwork above ground level shall be laid until a sample panel at least 1.5 metres wide and 1.5 metres high has been constructed on site detailing the choice of cladding, brick, bond, coursing, special brick patterning (recessed brick, soldier courses, stepped brick, hit and miss, extruded and dentil brick detail) mortar mix, design and pointing technique and the details submitted to the local planning authority in an accompanying report, and until the sample panel and report have been approved in writing by the local planning authority. The details shall Bespoke also consist of an accompanying written explanation of the on-site construction management procedures in place to provide assurance that a consistent and correct execution of details will be delivered.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

4. Lighting

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

Reason: To ensure the quality of the external lighting meets the requirements of Policies TL/8, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and to ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement with the County Council.

5. Landscape management and maintenance plan

Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, a suitably qualified Clerk of Works shall be appointed to oversee the delivery of all landscaping to ensure that it accords with the approved landscaping details. The landscaping implementation shall be monitored on-site by the Clerk of Works

throughout the development of the site. A landscape phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. No occupation of any building within a landscape phasing area shall take place until such time as a monitoring and completion report evidencing complete compliance (including a photographic record of delivery), with the approved landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

7. Health and condition of planting

All landscape planting works must be inspected annually during the month of August, each year for the first 5 years after planting. The inspections must record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report must be submitted to the Local Planning Authority, prior to the planting season commencing in each year and the details and specifications of replacement trees and plants to be planted in that coming planting season provided in writing. The replacement trees and plants must then be planted in the period between the 1st December and 1st March and the Local Planning Authority informed when all re-planting works are completed.

Reason: To ensure the successful delivery of landscaping within the site accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

8. Climbing plants

Prior to the commencement of any planting or soil related ground preparation detailed relating to climbing plants drawings at 1:20 minimum scale and a written specification describing the supports and supporting structures for climbing plants shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. Utility chambers

Prior to the commencement of any construction works details at a minimum scale of 1:20 to show layouts of any utility chambers in the front garden for each house shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. Play areas

No dwelling shall be occupied until details of all play areas, including incidental play and play on the way has been submitted to and approved in writing by the Local Planning Authority. The information must include a statement of compliance with the approved Youth and Play Strategy, detailed plans at 1:100 minimum scale, a written specification, details of play surfacing, boundary treatments, site furniture and a timetable for the provision of the Local Areas of Play. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of play areas in accordance with Policies SC/4 and HQ/1 of the South Cambridgeshire Local Plan 2018.

11. Planting plans and specifications

No dwellings shall be occupied until full details of planting plans and written specifications have been submitted to and approved in writing by the Local Planning Authority. The details shall include cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid

misinterpretation. The plans should include a full schedule of plants. The planting shall be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

12. Landscape cross-sections

Prior to the commencement of work above ground level, cross-sections at scale 1:100 (or at a scale otherwise agreed), to show the western site boundary, the boundary with Newmarket Road and the boundary with Northworks, shall be submitted to and agreed in writing by the Local Planning Authority and implemented as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13. Establishment of trees

Prior to the commencement of any hard landscaped areas, a specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

14. Establishment of structural landscaping

Prior to the commencement of any work above ground level, details of the planting and establishment of structural landscape to be provided in advance of all or specified parts of the relevant area of the site as appropriate shall be submitted to

and approved in writing by the Local Planning Authority. The structural landscaping shall thereafter be implemented as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

15. Sections of swales etc.

Prior to the commencement of construction, full details of sections through swales, rain gardens, bioretention tree pits and basins shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

16. Earth works & haul routes

Prior to the commencement of construction, details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works ah basins shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

17. Topsoil strip storage

Prior to the commencement of construction, a specification for the Topsoil Strip, storage, re-spread and remediation in accordance with Defra: Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and hard Landscape

shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: In the interest of sustainable construction methods, in accordance with Policies CC/1 and CC/6 of South Cambridgeshire Local Plan 2018.

18. Bridges and culverts

Prior to the commencement of construction, full details, including cross-sections, of all bridges and culverts shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

19. Cross-section paths and cycleways

Prior to the commencement of any work above ground level, cross-sections at 1:200 (or a scale otherwise agreed, of paths and cycleways shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

20. Roof top plant

The roof-mounted plant/equipment shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The 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, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

21. Minor artifacts

Prior to the commencement of any work above ground level, full details of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved and prior to the first occupation of any dwellings.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1, SC/4 of South Cambridgeshire Local Plan 2018.

22. Cycle parking

Prior to the occupation of the dwellings, details of the proposed cycle stores shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations, internal layout and materials. The cycle store shall be provided in full accordance with the approved details prior to occupation of the associated dwelling and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off, in accordance with Policies TI/2, TL/3 and NH4 of South Cambridgeshire Local Plan 2018.

23. Automatic roller doors

Prior to the first occupation of each dwelling, the garage to serve that dwelling shall be fitted with automatic roller doors.

Reason: To avoid the risk of cars overhanging footways or shared surfaces, in the interest of providing convenient and safe streets and routes for all, in accordance with Policies HQ/1 and TL/2 of South Cambridgeshire Local Plan 2018.

24. Pedestrian visibility splays

Two pedestrian visibility splays of 2m x 2m shall be provided each side of each motor vehicular access onto the proposed vehicular routes. The splays shall be measured from and along the proposed highway boundary. Such splays shall be within the curtilage of each property. Once installed the splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway, for the lifetime of the development.

Reason: In the interests of highway safety and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

25. Metaled surface drainage

All areas of proposed private metaled surfaces, including those using permeable paving, shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway.

Reason: for the safe and effective operation of the highway and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

26. Bound materials

All paths, drives and other accesses to each property be constructed using a bound material to prevent debris from spreading onto the proposed adopted public highway.

Reason: in the interests of highway safety and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

27. Air Source Heat Pumps

Prior to the installation of air source heat pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and monitoring scheme for the ASHPs shall be submitted to and approved in writing by the local planning authority. The noise assessment and schemes shall reduce the noise impacts to future occupiers of the properties internally and externally from ASHPs both individually and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes.

Reason: In the interests of local residential amenity, in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

28. Solar Panels

Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To ensure that the appearance and location of the PV panels are appropriate to the locality in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

29. Removal of Class A P D and E(a) rights (two storey extensions and swimming pools)

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

Reason: In the interests of protecting residential amenity and water efficiency Policies HQ/1, CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

30. Removal PD rights garages

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

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes Polic HQ/1 of South Cambridgeshire Local Plan 2018.

31. Part M4(2)

Notwithstanding the plans hereby approved, all dwellings other than flats over garages 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 in accordance with Policy H/9 of South Cambridgeshire Local Plan 2018.

32. Parking spaces for disabled users

The 3 car parking spaces for the disabled in Block A and the 5 car parking spaces for the disabled in Block B shall be retained as unallocated spaces.

Reason: To ensure the spaces remain available for disabled users, in accordance with Policies HQ/1, SC/4 and TI/3 of South Cambridgeshire Local Plan 2018

33. Refuse collection

All unadopted streets to be accessed by a refuse collection vehicle shall be constructed to the adoptable standards of Cambridgeshire County Highway Authority.

Reason: To ensure provision of a suitable surface for a refuse freighter in accordance with Policies HQ/1 and TI/8 of the Cambridge Local Plan 2018.

34. Energy monitoring

Prior to first occupation of 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 in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

35. Water Butts

A slow-release water butt shall be provided for each house prior to its first occupation.

Reason: In the interests of water conservation and efficiency in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

36. Management and maintenance of streets

Prior to first occupation 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.

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 South Cambridgeshire Local Plan 2018 policy HQ/1 and the NPPF (2023) paragraph 114

37. Electricity supply to public open space adjacent the Austin building

Prior to the first occupation of the Austin Building details of how an electricity power supply to serve outdoor facilities and pop-up vans shall be submitted to and approved in writing by the Local Planning Authority. The power supply shall be provided in accordance with the agreed details and installed prior to the first occupation of the ground floor commercial space of the Austin Building.

Reason: In the interests of providing appropriate infrastructure for activities in the open space adjacent the Austin Building.

38. Water efficiency

Prior to the occupation of the first dwelling 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 demonstrating how the proposed 100 litres/person/day could be achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of South Cambridgeshire Local Plan 2018.

39. Broadband

Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

40. Non-residential water efficiency

The non-residential buildings hereby approved shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to and approved in writing by the Local Planning Authority. The specification shall demonstrate the achievement of 3 credits for water efficiency (Wat01).

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

41. Access controlled gates

Prior to occupation of the respective residential units there shall be access controlled gates to the Podium building and for the footpaths between Plots 18 to 19 and between Plots 35 to 36.

Reason: In the interests of secure design in accordance with Policy HQ/1 of South Cambridgeshire Local plan 2018.

42. Bin store windows

Details of any windows to bin stores shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: In the interests of secure design in accordance with Policy HQ/1 of South Cambridgeshire Local plan 2018.

43. Austin Road Cycleway

Prior to the commencement of any work above ground level, details of the proposed Austin Street Cycleway (as shown on Hardworks Plans D9565. 01. 103 P01, 104 P01, 105 P03, 107 P04, 109 P01, 111 P04, 113 P04) together with a programme for its delivery shall be submitted to and approved in writing by the Local Planning Authority. The cycleway shall be constructed in accordance with the approved details and approved delivery programme.

Reason: To ensure the satisfactory delivery of the cycleway in accordance with Policies HQ/1 and TI/8 of South Cambridgeshire Local Plan 2018.

INFORMATIVES

1. Lighting

It is recommended that luminaire specification is restricted to warm light (equal or less than 2700 Kelvin) with peak wavelengths greater than 550 nm to reduce any potential impacts to nocturnal species and reduce the attractiveness to night flying invertebrates.

2. PV arrays

It is noted that the PV arrays will be installed to the dwellings and/or apartment blocks with the optimum solar access as determined by the specialist Consultant. When the specialist Consultant is appointed for the detailed design to provide a PV design and a roof plan, consideration should be given to minimise impact of glint and glare for pilots approaching on runway 23, in particular. Consultation with the airport safeguarding team is recommended.

3. Crane advice

Given the nature of the proposed development, it is possible that a crane may be required during its construction. Cambridge Airport requires notification of the future cranes that will/may be operated on site. Please forward the details such as maximum height, operating radius, name and phone number of site manager and their phone number, installation, and dismantling dates to Airport.Safeguarding@marshalladg.com when this information is available. The safeguarding team can then assess and add these cranes to the approved obstacles list. To apply for future crane permits, please follow the link via CAA website: Crane notification | Civil Aviation Authority (caa.co.uk) Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking (caa.co.uk)

4. Crime prevention

Please seek advice of the Designing Out Crime Officer for Secure by Design accreditation email: docot@cambs.pnn.police.uk

5. Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an ASHP and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served, It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints, it is recommended that operating sound from the

ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level – to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition, equipment such as ASHP utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

6. Construction SPD

The applicant should have consideration of 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2024 and specifically Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 - 113) and appendix 8 in relation to potential impacts considered by the Climate Environment and Waste Department.

7. 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.

8. Water efficiency

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

9. Anglian Water

- Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

- Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

- Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

- The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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PLANNING PERMISSION

SUBJECT TO CONDITIONS

Decision Date: 30 November 2016

Miss Julia Jardine,
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
Dorset
BH7 7DU

The Council hereby grants permission for up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development.

At: Land north of, NEWMARKET ROAD, Cambridge
For: Marshall Group Properties Limited

In accordance with your application dated 18 December 2013 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:
12-592_PL_01_Location_Plan Revision B
12-592_PL_02_Aerial_Plan Revision A
12-592_PL_03_Demolition_Plan Revision A
0060_GA_005 Rev M_Boulevard_east (sheet 1 of 2)
0060_GA_005 Rev M_Boulevard_west (sheet 2 of 2)
0060_GA_006E_Construction_Access
12-592_PL_04_Land Use_PP Revision F
12-592_PL_05_Building_Heights_PP Revision C
12-592_PL_06_Access_Movement_PP Revision D
12-592_PL_07_Landscape_Open_Space_PP Revision C
REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the details of the development are acceptable to the Local Planning Authority.
2. The first application for approval of reserved matters shall be made to the Local Planning Authority no later than 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.
3. Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 12 years from the date of this permission.

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REASON: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004 and provide a consistent approach to the development of the site alongside adjoining developments.

4. The commencement of each reserved matters area pursuant to this outline permission shall begin before the expiration of two years from the date of the last reserved matters to be approved for that reserved matters area.

REASON: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Reserved matters

5. No development on any individual Development Parcel or Strategic Engineering and Landscape Element shall commence, apart from Enabling Works, until approval of the details (where appropriate) of the appearance, landscape, layout and scale (hereinafter called the reserved matters) within that Development Parcel or related to that Strategic Engineering and Landscape Element has been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.

REASON: To ensure that all necessary details are acceptable. In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004

Quantum of development

6. The development pursuant to this permission of the uses listed below shall not exceed the following development levels: Use class / type of use - Quantum
- Primary school (D1), potentially including community hall - 2.3 ha primary school site
 - Community hall of 200 m² gross internal floorspace (excluding any parish office)
 - Foodstore (A1) - Up to 1,500sqm gross internal floorspace
 - Petrol Filling station
 - Flexible mixed-use units (A1 – 5, B1, D1, D2) - Up to 3,000 m² gross internal floorspace
 - Park pavilion comprising: café, public wc's, park store, offices, and gym (A1 – 5, B1, D1, D2) - 2,600 m² of which 1,600 m² offices gross internal floorspace
 - Sports pavilion (D2) - 200 m² gross internal floorspace
 - Allotment clubhouse and amenities (D2) - 200 m² gross internal floorspace
 - Replacement car dealerships (sui generis) - Up to 4 ha

REASON: To ensure that the development is implemented within the approved parameters upon which the Environmental Statement is based, in accordance with LDF policies DP/1, DP/2 and DP/3.

Sitewide phasing plan

7. Prior to, or concurrently with the submission of the first reserved matters application(s) a sitewide Phasing Plan which accords with the S106 triggers shall be submitted to the Local Planning Authority for approval.

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No development shall commence apart from Enabling Works until such time as the site-wide Phasing Plan has been approved in writing by the Local Planning Authority.

The site-wide Phasing Plan shall include the sequence of providing the following elements:

- a) Major infrastructure including all accesses, primary roads, segregated footpaths and cycleways and timings of such provision;
- b) Residential development parcels (including numbers and reference to indicative delivery dates);
- c) The local centre;
- d) The primary school and children's nursery;
- e) Surface water drainage features, SUDS and foul water drainage network;
- f) Formal and informal public open space, provision for children and teenagers, playing fields, and allotments;
- g) The sports pavilion, allotment club house and pavilion building in Beta Square;
- h) Strategic electricity, telecommunications, potable water mains provision and gas networks; i) Structural landscape planting;
- j) Environment mitigation measures.

The site-wide Phasing Plan shall also include a mechanism for reviewing and amending the sequencing of the above elements.

The development shall be carried out in accordance with the site-wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that the community spaces are provided in time to cater for the needs and impacts arising out of the development in accordance with Cambridge East Area Action Plan policies CE1 and CE2, which set out the vision and development principles for the delivery of the community

Design Code

8. Prior to, or concurrently with, the submission of the first of the reserved matters application(s), a site-wide Design Code shall be submitted to the Local Planning Authority for approval. No development shall commence apart from Enabling Works and Strategic Engineering and Landscape Elements (save for strategic landscaping) until the Design Code has been approved in writing by the Local Planning Authority. The Design Code shall be prepared in accordance with the approved parameter plans established in this outline permission and having regard to the Design and Access Statement and the approved parameter plans and shall include the following:
 - a) The overall vision of the development;
 - b) The character and heights established through the approved parameter plans, reference to the phasing of Development Parcels;
 - c) The street hierarchy, including the principles and extent of the highway that would be potentially be offered for adoption, along with traffic calming measures;
 - d) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking;
 - e) How the design of the streets and spaces takes into account mobility and visually impaired users;

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- f) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided;
 - g) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
 - h) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, fibres wires and cables required by statutory undertakers as part of building design;
 - i) Details of the approach to vehicular parking across the site including the location and layout of parking for people with disabilities and for each building type, including details of a design approach for access points into and the ventilation of any undercroft/underground parking; j) The approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;
 - k) The approach to the character and treatment of the retained woodland, and new structural planting in the key public open spaces and along the primary and secondary streets;
 - l) Outdoor sports and children's play space strategy including the formal playing fields, NEAP, LEAPs and LAPs;
 - m) The approach to the treatment of footpaths, cycleways and bridleways through the site;
 - n) The conceptual design and approach to the public realm (making reference to the public art strategy, materials, signage, utilities and any other street furniture);
 - o) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter, in general accordance with the lighting statement approved as part of this outline permission;
 - p) Details of waste and recycling provision for all building types and recycling points;
 - q) Utility routes, type and specification;
 - r) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscape, orientation, massing, and external building features;
 - s) Details of measures to minimise opportunities for crime;
 - t) Measures to show how design will address/minimise the impact of noise (from traffic, aircraft etc.) on future residents;
 - u) Details of the Design review procedure and of circumstances where a review of the Design Code shall be implemented.

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code.

All subsequent reserved matter applications shall accord with the details of the approved Design Code and be accompanied by a statement which demonstrates compliance with the code. REASON: To ensure high quality design and coordinated development in accordance with policies CE/1, CE/2, CE/13, CE/14 of the Cambridge East Area Action Plan 2008; and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007

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9. Prior to, or concurrently with, the submission of the first reserved matters application(s) a sitewide biodiversity management plan shall be submitted to the Local Planning Authority for approval. The plan shall set out how the development will secure the ecological measures and mitigation set out in paragraphs 9.164 – 9.166 and 9.205-9.220, and tables 13.1 and 13.2 of the Environmental Statement, dated December 2013.

REASON: To enhance ecological interests in accordance with policies CE/16 and CE/17 of the Cambridge East Area Action Plan 2008.

Sitewide drainage

10. Prior to, or concurrently with, the submission of the first of the reserved matters application(s) a detailed site-wide surface water drainage strategy shall be submitted to the Local Planning Authority for approval. This shall complement the Site Wide Phasing Strategy and generally accord with the Strategic Surface Water Drainage Strategy for the site as set out in Chapter 11 and Technical Appendix H of the Environmental Statement, dated December 2013 and within paragraph 1.24 and Figure 11.3 of the Addendum to Environmental Statement dated August 2014, and be based on sustainable drainage principles.

The surface water drainage strategy shall include:

Evidence based details of existing and proposed drainage routes.

Details of existing infiltration rates where appropriate.

Detailed calculations for any proposed storage requirements, including precautionary factors for biodiversity habitat requirements, if ponds are proposed, and for potential future impermeable expansion areas or extensions that may connect to the system. The calculations must include an appropriate allowance for climate change in accordance with the NPPF. Detailed calculations for any proposed discharge rates to the receiving watercourse. Any drainage details including SUDS must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operations-safety/).

Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

The scheme shall be implemented in accordance with the phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

All reserved matters applications shall be designed in accordance with the approved scheme and the development shall be carried out in accordance with the approval details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent the exacerbation of flooding outside the site by ensuring the satisfactory storage and disposal of surface water from the site in accordance with policy CE/22 of the Cambridge East Area Action Plan 2008.

Sitewide sustainability

11. Prior to, or concurrently with, the submission of the first reserved matters application for the first Development Parcel, a site-wide sustainability strategy shall be submitted to the Local Planning Authority for approval addressing renewable energy, carbon emissions and water conservation. It will have regard to sections 4.4 and 4.6, and chapter 5 of the Sustainability Statement and Water Conservation Strategy (December 2013) and section 4 of the Energy Statement

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(December 2013) as updated by pages 1 and 2 of the Sustainability Statement and Water Conservation Strategy and Energy Statement Addendum (August 2014). The strategy will also explain the measures that will make the development an exemplar community having regard to page 1 of the Addendum to the Sustainability Statement and Water Conservation Strategy and Energy Statement (August 2014).

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

Landscape details

12. Within any reserved matters application for landscape submitted pursuant to this permission the details required by condition 5 shall include detailed landscape designs and specifications for the Development Parcel or Strategic Engineering and Landscape Element to which the reserved matters application relates. The details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/).

The details shall include such of the following as are relevant to the submission for that Development Parcel or Strategic Engineering and Landscape Element:

Soft Landscape

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the relevant area of the site; c) The landscape treatment of roads (primary, secondary, tertiary and green) through the relevant area of the site;
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details and details of the species, number and spacing of trees and shrubs;
- e) The planting and establishment of structural landscape to be provided in advance of all or specified parts of the relevant area of the site as appropriate;
- f) Full details of any proposed alterations to existing watercourses/drainage channels and details of any water features;
- g) Drainage details including SUDS – such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/);
- h) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works;
- i) A specification for the Topsoil Strip, storage, re-spread and remediation in accordance with Defra : Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

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Hard Landscape

- j) Full details, including cross-sections, of all bridges and culverts;
- k) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets;
- l) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways;
- m) Details of all hard surfacing materials (size, type and colour).

No subsequent alterations to the approved landscape details are to take place unless submitted to and approved in writing by the Local Planning Authority. The landscape within each Development Parcel and each Strategic Engineering and Landscape Element shall be implemented in accordance with the approved landscape details for that Development Parcel or Strategic Engineering and Landscape Element.

REASON: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings and to avoid endangering the safe movement of aircraft and the operation of Cambridge Airport through the attraction of birds and an increase in the bird hazard risk of the application site in accordance with policies CE/14 and CE/15 of the Cambridge East Area Action Plan 2008.

Trees

13. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the trees to be removed and retained within that Development Parcel or Strategic Engineering and Landscape Element; and the tree protection measures to be put in place in respect of those trees to be retained within that Development Parcel or Strategic Engineering and Landscape Element, in accordance with BS5837:2012. Tree removal within that Development Parcel or Strategic Engineering and Landscape Element shall be in general accordance with plans Arbtech AIA 01 (West) Arbtech AIA 01 (East) of the Arboricultural Impact Assessment or as otherwise agreed in writing with the Local Planning Authority. The development of a Development Parcel or Strategic Engineering or Landscape Element shall be carried out in accordance with the tree protection measures approved for that Development Parcel or Strategic Engineering and Landscape Element.

REASON: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with policies DP/1 and NE/6 of the adopted Local Development Framework 2007.

Play

Play areas

14. Any reserved matters application for a Development Parcel containing residential development shall include details of any LAP(s) (Local Area of Play) to be provided within that Development Parcel together with details of the dwellings served by each LAP and the timetable for laying out the LAP(s) for approval. The LAP(s) shall be laid out in accordance with the details and timetable approved by the Local Planning Authority.

REASON: To ensure that appropriate facilities for youth and children's play provision are provided in relation to the development of the site, in accordance with policies SF/10 and SF/11 of the adopted Local Development Framework 2007.

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Youth and Children play

15. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design and Access Statement and Planning Statement, shall be submitted to the Local Planning Authority for approval. The strategy shall include sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy.
REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site in accordance with policy CE/20 of the Cambridge East Area Action Plan 2008.

Allotment details

16. Any reserved matters applications for a Development Parcel or Strategic Engineering and Landscape Element which incorporate allotment provision shall where appropriate include the following details:
- a) A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders; areas for communal storage of, for example, manure and compost;
 - b) Proposed management arrangements;
 - c) Access and parking arrangements to allow easy and safe access to the allotments;
 - d) Details of the allotment clubhouse / store;
 - e) Boundary treatment, including security arrangements for the allotments;
 - f) Water supply, including use of stored rainwater and SuDS for watering crops.
- The provision of allotments shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.
REASON: To ensure that appropriate allotments are provided in relation to the development of the site in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

Ecological measures

17. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the ecological measures and mitigation incorporated into that Development Parcel or Strategic Engineering and Landscape Element in accordance with the approved site-wide biodiversity management plan and a timetable for their implementation. The ecological measures and mitigation within that Development Parcel or Strategic Engineering and Landscape Element shall be implemented as approved in accordance with the approved implementation programme for that Development Parcel or Strategic Engineering and Landscape Element.
REASON: To ensure that the development enhances the biodiversity value of the site in accordance with policy CE/16 of the Cambridge East Area Action Plan 2008.

Artificial lighting

18. Concurrently with each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element which includes any form of illumination an artificial lighting scheme for that Development Parcel or Strategic Engineering and Landscape Element, to include details of any external lighting of that Development Parcel or Strategic Engineering and Landscape

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Element such as street, floodlighting, security / residential lighting and a programme for their delivery, as well as an assessment of impact on any sensitive residential premises on and off site, shall be submitted to the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the Development Parcel or Strategic Engineering and Landscape Element and on the boundary of the Development Parcel or Strategic Engineering and Landscape Element and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant light intrusion / trespass, source glare / luminaire intensity and building luminance.

19. Artificial lighting

No development shall commence on a Development Parcel or Strategic Engineering and Landscape Element which includes any form of lighting until the artificial lighting scheme for that Development Parcel or Strategic Engineering and Landscape Element has been approved in writing by the Local Planning Authority.

The approved lighting scheme for a Development Parcel or Strategic Engineering and Landscape Element shall be installed, maintained and operated in accordance with the approved details / measures for that Development Parcel or Strategic Engineering and Landscape Element unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect the character and appearance of the area and the amenity of existing and future residential properties in accordance with National Planning Policy Framework (NPPF) paragraphs 120, 125 and policy CE/2 of the Cambridge East Area Action Plan 2008. It is also necessary to control the permanent lighting arrangements on this development to avoid confusion with aeronautical ground lights which could endanger the safe movement of aircraft and the operation of Cambridge Airport. For further information please refer to Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

Pedestrian/cycle routes

19. Each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the pedestrian and cycle routes for that Development Parcel or Strategic Engineering and Landscape Element. No building shall be occupied or activity brought into use within the relevant Development Parcel or Strategic Engineering and Landscape Element until the approved pedestrian and cycle routes relating to that building or activity (as appropriate) has been carried out.

REASON: To ensure that the development promotes walking and cycling in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

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Car parking

20. Each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of car parking for that Development Parcel or Strategic Engineering and Landscape Element. No building shall be occupied or activity brought into use within the relevant Development Parcel or Strategic Engineering and Landscape Element until the approved parking provision relating to that building or activity (as appropriate) has been laid out.

REASON: To ensure an appropriate level of car parking provision, and to ensure that highway safety and amenity is not compromised by unsightly on street parking in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

Noise statement

21. With any reserved matters application for layout of a Development Parcel containing residential development there shall be submitted to the Local Planning Authority for approval either: (i) a noise statement explaining why a noise assessment and noise attenuation/insulation scheme is not required in respect of the residential units within that Development Parcel or (ii) a noise assessment and if necessary a noise attenuation/insulation scheme for the residential units in that Development Parcel to protect occupants from noise emanating from the A1303 Newmarket Road, primary internal roads, the local centre and petrol filling station, and flying operations at Cambridge Airport, as appropriate.

Where required, the noise attenuation/insulation scheme for a Development Parcel containing residential units shall demonstrate that the internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved in respect of the residential units within that Development Parcel and shall include a timescale for the phased implementation of the scheme, as necessary.

If a noise attenuation/insulation scheme is required for a Development Parcel the said scheme as approved shall be fully implemented in respect of a residential unit within that Development Parcel before that residential unit is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of the A1303 Newmarket Road and continued flying operations at the airport, to safeguard the amenity and health of future residents in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

Non-res fumes/odours

22. Prior to, or coincident with the submission of any Reserved Matters Application for any nonresidential buildings within a Development Parcel details of equipment relating to that nonresidential building within that Development Parcel for the purpose of extraction and/or filtration and/or abatement of fumes and or odours including the operation of any in vessel composting, shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration/abatement scheme/s for a particular non-residential building within a Development Parcel shall be installed before the use of that non-residential building hereby permitted is commenced and shall thereafter be retained. Any approved scheme / system shall not be altered without prior approval. Any approved fume filtration/extraction system installed, shall be regularly maintained in accordance with

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themanufacturers specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority. REASON: To ensure that an appropriate environment is created for residents in accordance with policy DP/2 of the adopted Local Development Framework 2007.

Waste storage

23. Prior to or concurrently with any reserved matters application for a Development Parcel the details required by condition 5 shall be accompanied by full details of the appropriate on-site storage facilities for waste (including waste for recycling) within that Development Parcel, including where appropriate:
- The detailed position and layout of bin stores and confirmation of acceptable drag distances;
 - The provision of home composting facilities;
 - For apartments, confirmation of the capacity of the communal bins;
 - Proposals for lighting of the communal bin compounds;
 - Confirmation, including a tracking diagram, that all bins can be accessed by waste collection vehicles;
 - Arrangements for the provision, on-site storage, delivery and installation of waste containers for each dwelling prior to occupation of that dwelling.

The RECAP Waste Management Design Guide will be utilised to ensure the development design will provide adequate space for internal and external waste storage. No development shall commence on a Development Parcel until the details of on-site storage facilities for waste for that Development Parcel have been approved in writing by the Local Planning Authority. The approved facilities for each building that will be used for residential, commercial or employment purposes within a Development Parcel shall be provided prior to the occupation, use or opening for business of that building and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

REASON: To ensure the provision of waste collection infrastructure on site and to protect the amenities of nearby residents/occupiers and in the interests of visual amenity in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

Tenure distribution

24. Any reserved matters application for a Development Parcel including housing shall include a plan showing the distribution of market and affordable units (all tenures), including a schedule of dwelling type and size (by number of bedrooms) within the Development Parcel for which approval is sought. The affordable housing units shall be provided in accordance with the approved details.

REASON: To ensure that there is a mixed and balanced distribution of tenure types across the development in accordance with policy CE/7 of the Cambridge East Area Action Plan 2008.

Dwelling mix

25. The submission of any reserved matters application relating to a Development Parcel which includes residential development, pursuant to this outline permission, shall be accompanied by a schedule of the mix of market dwellings proposed within that Development Parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within all Development Parcels which already have reserved matters approval and taking into account the indicative mix

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of dwellings detailed within the Planning Statement and local knowledge of market demand. The market dwellings within each Development Parcel for residential development shall be constructed in accordance with the approved market mix for that Development Parcel.

REASON: To ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the Planning Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs, in accordance with policy CE/7 of the Cambridge East Area Action Plan 2008.

BREEAM

26. All non-residential buildings, except for those exempt from BREEAM standards and the primary school, shall achieve BREEAM 'Excellent'. The primary school shall achieve a minimum of BREEAM 'Very Good'. In the event that 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. Unless otherwise agreed by the Local Planning Authority, each reserved matters application containing a non-residential building which is not exempt from BREEAM standards will be accompanied by a pre-assessment setting out how the standard will be met.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

Code for sustainable homes

27. Prior to or concurrently with any reserved matters application for a Development Parcel containing residential units a statement shall be submitted to and approved in writing by the Local Planning Authority which demonstrates how the residential units within that Development Parcel achieve a standard equivalent to level 4 of the Code for Sustainable Homes. In the event that 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. No residential units within a Development Parcel shall be occupied until the statement for that Development Parcel has been approved in writing by the Local Planning Authority. The residential units within that Development Parcel shall be constructed in accordance with the approved statement.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

Conformity with sitewide sustainability strategy

28. Any reserved matters applications for residential, employment, retail, education, community buildings or the local centre shall include details of how the proposals accord with the site-wide sustainability strategy.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

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Local centre parking

29. Within any reserved matters application that includes the local centre or part thereof, details shall be provided of the car and cycle parking provision to serve the local centre or relevant part thereof, and where relevant, details of the 'bring' recycling facility, and pedestrian and cycle access to the park and ride site.

REASON: To ensure adequate parking provision, connectivity and provision of recycling facilities in accordance with policies CE/3, CE/6 and CE/11 of the Cambridge East Area Action Plan 2008.

Cycle parking

30. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element containing a residential unit, non-residential building or public open space shall include details of facilities for the parking of bicycles. The facilities relating to a residential unit, non-residential building or public open space shall be provided in accordance with the approved details before the use of that residential unit, non-residential building or public open space commences and shall thereafter be retained and shall not be used for any other purpose.

REASON: To ensure appropriate provision for the secure storage of bicycles in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

Public Art delivery

31. Prior to or concurrently with any reserved matters application for a Development Parcel a Public Art Delivery Plan for that Development Parcel shall be submitted to the Council for approval which accords with the approved Addendum to the Public Art Strategy dated August 2014. If no Public Art is proposed within a Development Parcel then the Public Art Delivery Plan for that Development Parcel should comprise a short statement explaining this and referring back to the Public Art Strategy. No building on a Development Parcel shall be occupied until the Public Art Delivery Plan for that Development Parcel has been approved in writing by the Council. Where the approved Public Art Delivery Plan for a Development Parcel contains the provision of Public Art, that Public Art Delivery Plan shall be implemented in accordance with the details and programme approved as part thereof.

REASON: To ensure that the site provides public art in a satisfactory way that relates to the agreed Public Art Strategy in accordance with policy CE/9 of the Cambridge East Area Action Plan 2008.

High Ditch maintenance strip

32. A 5m wide maintenance strip will be provided to the west of the High Ditch Road Ditch for maintenance purposes (as shown on figure 11.3 of the ES Addendum, August 2014). The proposed sports field bund will not be located within 5m of the western bank of High Ditch Road Ditch in order to comply with maintenance requirements.

Any reserved matters applications for the Development Parcel or Strategic Engineering and Landscape Element which includes land proposed for the maintenance strip immediately to the west of the High Ditch Road Ditch shall include details of this maintenance strip and access to it. Following its provision, the approved access shall then thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

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REASON: to allow maintenance in order to safeguard against the risk of flooding in accordance with policy NE/11 of the adopted Local Development Framework 2007.

Thorpe Way Ditch

33. Details of an access to Thorpe Way Ditch for maintenance purposes shall submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application for the relevant Development Parcel or Strategic Engineering and Landscape Element which includes land adjacent to the Thorpe Way Ditch. The approved access shall thereafter be delivered and retained at all times, unless otherwise agreed in writing with the Local Planning Authority.

REASON: to allow maintenance in order to safeguard against the risk of flooding in accordance with policy NE/11 of the adopted Local Development Framework 2007.

Surface water drainage

34. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of surface water drainage in relation to that Development Parcel or Strategic Engineering and Landscape Element, which must be in accordance with the approved detailed site-wide surface water drainage strategy. The proposals for a Development Parcel or Strategic Engineering and Landscape Element shall include in respect of that Development Parcel or Strategic Engineering and Landscape Element where appropriate:

- details of the design, location and capacity of all such SUDS features including where appropriate the ha-ha and central water feature.
- ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings.
- Drainage details including SUDS – such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
- The strategy should also demonstrate that the exceedence of the designed system has been considered through the provision of overland flow routes.

The development on a Development Parcel or Strategic Engineering and Landscape Element shall be carried out in accordance with the approved details for that Development Parcel or Strategic Engineering and Landscape Element and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures for that building have been fully completed in accordance with the approved details.

REASON: In order to safeguard against 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 pace of water leaving the site in accordance with policy NE/11 of the adopted Local Development Framework 2007.

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CEMP

35. Prior to the commencement of development, a site-wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles included in sections 5 – 10 of the Outline CEMP dated December 2013 and paragraph 1.26 of the environmental statement addendum (August 2014) submitted with the outline planning application and shall include, but not be limited to:
- a) Construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
 - b) Location of contractors compound and method of moving materials, plant and equipment around the site;
 - c) Construction and demolition hours, which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed procedures for deviation;
 - d) Prior notice and agreement procedures for works outside agreed limits and hours;
 - e) Delivery and collection times for construction purposes;
 - f) Ecological restrictions and considerations including:
 - a. Any removal of trees, scrub or hedgerow shall not take place in the bird-breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been submitted to and approved in writing by the Local Planning Authority.
 - b. No building shall be demolished or tree removed which has been identified as having the potential to support roosting bats until a detailed bat survey has been carried out of that building or tree. Should any buildings or trees be found to support bats, a detailed mitigation strategy will be developed and implemented under licence from Natural England.
 - c. Details of the precautionary measures to ensure that contravention of legislation does not occur with respect to badgers
 - g) Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works;
 - h) Dust suppression management and wheel washing measures, including the deposition of all debris on the highway;
 - i) Material management strategy - soil will be stripped, handled, stored and reinstated using best practice procedures, in accordance with appropriate guidelines, such as DEFRA's 2009 Code of Practice for the Sustainable Use of Soils on Construction Sites. Any material used for landscaping, piling or engineering, purposed should be free of contamination and suitable for use;
 - j) Lighting details during construction;
 - k) Drainage control measures including the use of settling tanks, oil interceptors and bunds; l) Screening and hoarding details;
 - m) Access and protection arrangements around the site for pedestrians, cyclists and other road users during construction;
 - n) Arrangements for community liaison, complaints, and identification of a dedicated point of contact;

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- o) Consideration of ecological and other sensitive receptors;
- p) Membership of the Considerate Contractors Scheme;
- q) Details of cranes and other tall construction equipment (including the details of obstacle lighting) – Such schemes shall comply with Advice Note 4 ‘Cranes and Other Construction Issues’ (available at www.aoa.org.uk/policy-campaigns/operations-safety/); r) Control of activities likely to produce dust and smoke etc.;
- s) Details of temporary lighting – Such details shall comply with Advice Note 2 ‘Lighting Near Aerodromes’ (available at www.aoa.org.uk/policy-campaigns/operations-safety/); t) Height of storage areas for materials or equipment;
- u) Control and disposal of putrescible waste to prevent attraction of birds; v) Site restoration.

Development shall be carried out in accordance with approved details.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008; to avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981; to comply with the National Planning Policy for Waste October 2014 and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012; to ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome; and to ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

Construction SWMP

36. Development shall not commence until a site-wide Construction Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. This shall be in general accordance with the outline construction site waste management plan submitted as part of the outline planning application. The SWMP shall include details of:
- a. the anticipated nature and volumes of waste;
 - b. Measures to ensure the maximisation of the reuse of waste;
 - c. measures 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 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.

Unless otherwise agreed in writing, thereafter the management and monitoring of construction waste shall be undertaken in accordance with the agreed details.

REASON: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy

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(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; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

Air quality

37. Prior to the commencement of construction, full detail of a mitigation scheme to address the impacts on air quality arising from the development shall be submitted to, and approved in writing by the Local Planning Authority. The Air Quality mitigation scheme approved shall be implemented in accordance with the approved details before the first occupation of the development and shall thereafter be retained as such.

REASON: To protect human health in accordance with policy CE/27 of the Cambridge East Area Action Plan 2008.

Foul water strategy

38. No development shall commence, apart from Enabling Works, until a Foul Water Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy should include a programme phasing the delivery of such works. The said works shall be constructed and completed in accordance with the approved plans/specification and the approved programme for their phased delivery.

REASON: To prevent environmental and amenity problems arising from flooding and ensure that sufficient capacity exists within the sewerage network to meet the needs of the development in accordance with policies NE/8, NE/9 and NE/10 of the adopted Local Development Framework 2007

operational noise impact assessment

39. No development, hereby approved, shall commence in relation to any Development Parcel incorporating uses other than residential dwellings or landscaping, until an operational noise impact assessment for that Development Parcel including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures within that Development Parcel to minimise the level of noise emanating from the said building(s) or use(s) and associated plant / equipment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of insulation / mitigation for a Development Parcel incorporating uses other than residential dwellings and landscaping shall be fully implemented in respect of a particular use, building or plant / equipment in that Development Parcel before that relevant use, building or plant / equipment is commenced (in relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in accordance with the approved details.

REASON: To protect the health and quality of life / amenity of nearby properties in accordance with policy in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and policy NE/15 of the adopted Local Development Framework 2007.

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Bird Hazard management plan

40. Development shall not commence on any Development Parcel or Strategic Engineering and Landscape Element until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority for that Development Parcel or Strategic Engineering and Landscape Element. The submitted plan shall include details of:
- monitoring of any standing water within the Development Parcel or Strategic Engineering and Landscape Element temporary or permanent.
 - if relevant sustainable urban drainage schemes (SUDS) within that Development Parcel or Strategic Engineering and Landscape Element – 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/operations-safety/).
 - if relevant the management of any flat/shallow pitched/green roofs on buildings within the Development Parcel or Strategic Engineering and Landscape Element 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/).
 - the reinstatement of grass areas.
 - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow.
 - which waste materials can be brought on to the Development Parcel or Strategic Engineering and Landscape Element/what if any exceptions e.g. green waste.
 - monitoring of waste imports.
 - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.
 - signs deterring people from feeding the birds.

The Bird Hazard Management Plan for a Development Parcel or Strategic Engineering and Landscape Element shall be implemented as approved from the commencement of development on that Development Parcel or Strategic Engineering and Landscape Element, and shall remain in force for the life of the development on that Development Parcel or Strategic Engineering and Landscape Element. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport in accordance with policy DP/2 of the adopted Local Development Framework 2007.

Waste management & minimisation

41. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element a Detailed Waste Management and Minimisation Plan (DWMMP) in respect of that Development Parcel or Strategic Engineering and Landscape Element shall be submitted to and approved in writing by the Local Planning Authority. The DWMMP shall include details of such of the following as are relevant to that Development Parcel or Strategic Engineering and Landscape Element:
- a. construction waste infrastructure, including an inert / 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;

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- 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.

The Detailed Waste Management and Minimisation Plan for each Development Parcel or Strategic Engineering and Landscape Element shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. 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 Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

Odour & noise management

42. No development (apart from Enabling Works) shall commence on any Development Parcel until an odour and noise management and monitoring plan has been submitted to and approved in writing by the Local Planning Authority for that Development Parcel.

The plan shall provide for the management and monitoring of odour and noise levels arising from the aircraft and vehicle spraying facilities whilst these operations continue at the existing North Works site in so far as they impact upon the relevant Development Parcel. The plan shall include a methodology and programme for its delivery. The approved plan for a Development Parcel shall be implemented from the first occupation of that Development Parcel.

REASON: To ensure that an appropriate environment is created for residents in accordance with policy DP/2 of the adopted Local Development Framework 2007.

Remediation strategy

43. No development, apart from Enabling Works on a Development Parcel or Strategic Engineering and Landscape Element shall take place until a remediation strategy for that Development Parcel or Strategic Engineering and Landscape Element which includes the following components to deal with the risks associated with contamination within that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the relevant area of the site indicating potential sources, pathways and receptors, including those off site. A proposed scope of intrusive investigation works for that development parcel based on the conceptual model shall be included.
2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.

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3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary.

No occupation of any building within a Development Parcel or use of a Strategic Engineering and Landscape Element shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) (other than any long-term monitoring and maintenance plan) for that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved in writing by the Local Planning Authority. For each Development Parcel or Strategic Engineering and Landscape Element any long term monitoring and maintenance plans deemed necessary in (3) shall be updated and be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Unexpected contamination

44. If, during development of a Development Parcel or Strategic Engineering and Landscape Element, contamination not previously identified is found to be present at the site of that Development Parcel or Strategic Engineering and Landscape Element then no further development of that Development Parcel or Strategic Engineering and Landscape Element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Construction method statement

45. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element, a detailed Construction Method Statement (CMS) relating to that Development Parcel or Strategic Engineering and Landscape Element shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall demonstrate how the construction of that Development Parcel or Strategic Engineering and Landscape Element accords with the Construction Environmental Management Plan (CEMP). In addition the CMS shall in respect of that Development Parcel or Strategic Engineering and Landscape Element also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; site lighting; wheel washing and dust suppression measures; the need or otherwise for a concrete crushing machine on site; 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 of that Development Parcel or

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Strategic Engineering and Landscape Element shall be undertaken in accordance with the agreed details for that Development Parcel or Strategic Engineering and Landscape Element.
REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy DP/2 of the adopted Local Development Framework 2007.

Archaeological mitigation strategy

46. No development, apart from Enabling Works, in each of the Areas identified as A, B or C in the Archaeological Mitigation Strategy (Technical Appendix D5 of the Environmental Statement) shall commence until a programme of archaeological fieldwork has been carried out in respect of that particular Area in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the implementation of an appropriate archaeological Investigation, recording, reporting and publication in accordance with policy CH/2 of the adopted Local Development Framework 2007.

Playing pitches

47. The playing pitches shall not be laid out unless and until:
- A detailed assessment of ground conditions of the land proposed for the new playing pitches identified on the approved Landscape Open Space Parameter Plan has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works shall be carried out in accordance with the approved scheme.
- REASON: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

Water voles

48. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element which includes the proposed headwall along High Ditch Road Ditch a detailed mitigation strategy for the protection of water voles will be submitted to and approved in writing by the Local Planning Authority for the element of the Ditch that is within that Development Parcel or Strategic Engineering and Landscape Element.
Mitigation and compensation measures likely to be included in the water vole mitigation strategy are:
- Suitable design and location of the proposed headwall along High Ditch Road Ditch to avoid killing/injuring/disturbance of water voles; or damage/destruction to water vole habitat
 - Habitat management prior to works to that section of the Ditch to displace water voles from the working area, if present in that section of ditch
 - Construction activities to the headwall at an appropriate time of year so as to avoid sensitive times of the year for water voles, such as the breeding season (March to October)

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- Identification of as smaller working area as possible to minimise damage and disturbance of water vole habitat

The development of the proposed headwall along High Ditch Road within that Development Parcel or Strategic Engineering and Landscape Element shall be carried out in accordance with the approved details.

REASON: To ensure that sufficient mitigation is in place for the protection of water voles and the enhancement of their habitat in accordance with policy NE/6 of the adopted Local Development Framework 2007.

BREEAM certificate

49. Prior to the occupation of any non-residential building which is not exempt from BREEAM standards, or within 6 months of occupation of that building, a certificate following a postconstruction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met in respect of that building. Where the certificate shows a shortfall in credits for the required BREEAM rating, a statement shall be submitted identifying how the shortfall will be addressed.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. Cambridge East Area Action Plan Policies CE22, 24 and 28.

Water efficiency

50. Prior to the occupation of the first dwelling within a Development Parcel, a water efficiency specification for each dwelling type within that Development Parcel, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings within that Development Parcel are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development of that Development Parcel shall be carried out in accordance with the agreed details for that Development Parcel.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. Cambridge East Area Action Plan Policy CE22.

Sustainable homes

51. No development of a residential dwelling within a Development Parcel shall take place until evidence, carried out by a Licensed Code for Sustainable Homes/HQM Assessor or equivalent, has been submitted to the local planning authority demonstrating that all proposed dwellings within that Development Parcel meet only the energy requirements associated with Level 4 of the Code for Sustainable Homes (Ene 01) and that the development of that Development Parcel shall be carried out in accordance with the agreed energy requirement details for that Development Parcel.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. Cambridge East Area Action Plan Policy CE22, 24, 28.

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Petrol filling station

52. The re-provision of the Petrol Filling Station hereby permitted shall not commence pursuant to this permission, apart from Enabling Works, until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The underground tanks shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority. REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Fire hydrants

53. No building within any Development Parcel shall be occupied until a scheme for the provision and location of fire hydrants to serve that Development Parcel to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the phasing and delivery programme contained therein. REASON: To ensure an adequate water supply is available for emergency use.

Completion of footways

54. No dwelling shall be occupied until a road and/or footway linking that building to a public highway network is complete to binder course level; and main services are installed and are available for connection to the said building. REASON: To ensure a safe means of access to residential properties in accordance with policy DP/2 of the adopted Local Development Framework 2007.

Cycleway along disused railway

55. No dwelling shall be occupied until details of the proposed cycleway forming part of the development along the disused railway linking the site to the B1047 (as shown on parameter plan 12-592_PL_06_Access_Movement_PP) together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The cycleway shall be constructed in accordance with the approved details and the approved delivery programme. REASON: To promote the use of cycling throughout the development in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

Improvements to junction

56. No dwelling shall be occupied until details of the proposed improvement to the junction of Airport Way with Church Road Teversham together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The junction improvement shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

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REASON: To ensure that sufficient measures are in place to mitigate the impact from vehicular traffic from the development in accordance with policy CE/10 of the Cambridge East Area Action Plan 2008.

Toucan Crossing

57. No dwelling shall be occupied until details of the proposed Toucan Crossing at the junction of Ditton Lane with Fison Road together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The Toucan Crossing shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

REASON: To promote the use of cycling throughout the development and beyond in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

Toucan crossing

58. No dwelling shall be occupied until details of the proposed Toucan Crossing at the junction of Ditton Lane with Newmarket Road together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The Toucan Crossing shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

REASON: To promote the use of cycling throughout the development and beyond in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

Completion of planting

59. All planting, seeding or turfing in the approved soft landscaping details shall be carried out in the first planting season following the completion of the appropriate element of development. Any trees, plants, turf or seeded areas which within a period of 10 years from planting for strategic planting and 5 years from planting for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written approval of a variation to the type of planting.

REASON: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development in accordance with policies CE/14 and CE/15 of the Cambridge East Area Action Plan 2008.

Piling

60. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

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Foodstore

61. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any other Order amending, revoking and re-enacting that order):
- (i) If the foodstore premises in the local centre has a gross internal area which exceeds 500 square metres then the foodstore premises in the local centre shall not be used other than for a limited assortment discount retail foodstore only and for no other purpose within Class A1; (ii) If the foodstore premises in the local centre has a gross internal area of 500 square metres or less then the foodstore premises in the local centre shall not be used other than for a retail foodstore only and for no other purpose within Class A1.

Further, there shall be no amalgamation of retail units within the local centre which would result in a foodstore premises which has a gross internal area of more than 500 square metres, unless the foodstore premises is used as a limited assortment discount retail foodstore and for no other purpose within Class A1.

REASON: To ensure that the development does not have an adverse impact upon the provision of retail at the nearby local centres in accordance with policy CE/6 of the Cambridge East Area Action Plan 2008.

No vehicle crossings

62. There will be no motor vehicle access to the site from High Ditch Road to the north, or from the Fison Road Estate to the west of the site unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that private motor vehicle traffic would not have an adverse impact upon the highway safety and amenity of Fen Ditton village in accordance with policy CE/12 of the Cambridge East Area Action Plan 2008.

Playing fields

63. The playing fields hereby approved shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) , or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). REASON: To protect the playing facilities from loss and/or damage, to maintain the quality of and secure the safe use of sports facilities in accordance with policy CE/20 of the Cambridge East Area Action Plan 2008.

Informatives

1. To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units at are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms.

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Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

2. S23 Land Drainage Act consent will be required for all connections to the award drain. The relevant consenting authority in this case is Cambridgeshire County Council – Flood and Water Management section.
3. The Food & Health & Safety Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements and Food Premises Registration, Tel No: 01954 713111.
4. Anglia Water, Tel No: 0800 145145 regarding the installation of a grease trap for the foul water. If drains are to be altered the foul water from the kitchen should be passed through fat/oil/grease interceptor facilities (prior to entering any shared private drain and/or the public sewer), designed and constructed to the satisfaction of the Local Planning Authority (LPA).
5. It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with condition 38.
6. A limited assortment discounter is a retailer as defined in Part 1 of the Groceries Market Investigation (Controlled Land) Order 2010

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent,

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agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.
8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building

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Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.

9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ



Julie Baird

Head of Development Management, Planning and New Communities
South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF
NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

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Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Schedule 1 - Phase 3a (ref: 23/04930/REM)

23.10.24

Originally submitted documents (December 2023):

- Application form
- Covering letter
- CIL additional information form
- Planning Statement (December 2023)
- Design and Access Statement Parts 1-11 (December 2023)
- Ecological Impact Assessment (December 2023)
- Tree Survey, Arboricultural Impact Assessment Report, Preliminary Arboricultural Method Statement and Tree Protection Plan (18/12/2023)
- Wildlife Hazard Management Plan (December 2023)
- Aviation Wildlife Hazard Design Risk Assessment & Suitability Statement (December 2023)
- Assessment of Environmental Noise (19 Decemer 2023)
- Sustainability Strategy (and Appendix A & B) (December 2023)
- Flood Risk Assessment and Drainage Strategy Parts 1-6 (December 2023)
- Stantec Technical Note – Water Supply Summary (December 2023)
- Overheating Report (December 2023)
- Lighting Specification 3225-DFL-HLG-XX-CA-EO-13001-S3-P01 (November 2023)
- Lighting Specification 3225-DFL-HLG-XX-CA-EO-13002-S3-P01 (November 2023)
- Daylight and Sunlight Assessment Report (19 December 2023)
- Health Impact Assessment (December 2023)
- Energy Statement (December 2023)
- Fire Strategy Report (December 2023)
- Transport Assessment (December 2023)

Further information submitted (May 2024):

- Design and Access Statement Addendum (April 2024)
- Proposed Surface Water Strategy
- Surface Water Drainage Calculations (April 2024)
- LLFA Planning Response – Technical Note 1 – WSP (April 2024)
- Greater Cambridge Shared Waste Planning Response – Technical Note 1 – WSP (April 2024)

Further information submitted (May 2024):

- CCC Highways Planning Response – Technical Note 2 – WSP (June 2024)
- Advanced Transport Research Junction Count

Further information submitted (September 2024):

- Refuse Strategy – Design and Access Addendum (September 2024)

Submitted plans

Drawing title	Drawing number	Revision	Scale	Paper
Existing Site Plans				
Site Location Plan	01836-JTP-S-01	P1	1:1250	A0
Phase 3A Red Line Plan	01836-JTP-S-03	P1	1:1250	A0
Proposed Site Plans				
Ground Floor Masterplan	01836-JTP-MP-00	-	1:1000	A1
Site Plan – All Applications	01836-JTP-MP-01	P4	1:1000	A1
Site Plan – Phase 3A Application	01836-JTP-MP-02	P3	1:1000	A1
Parcel A Ground Floor Plan 3A	01836-JTP-BP-A-00	P2	1:200	A0
Parcel A First Floor Plan 3A	01836-JTP-BP-A-01	P2	1:200	A0
Parcel A Second Floor Plan 3A	01836-JTP-BP-A-02	P2	1:200	A0
Parcel B Ground Floor Plan 3A	01836-JTP-BP-B-00	P3	1:200	A0
Parcel B First Floor Plan 3A	01836-JTP-BP- B-01	P3	1:200	A0
Parcel B Second Floor Plan 3A	01836-JTP-BP-B-02	P3	1:200	A0
Parcel C Ground Floor Plan 3A	01836-JTP-BP-C-00	P2	1:200	A0
Parcel C First Floor Plan 3A	01836-JTP-BP-C-01	P2	1:200	A0
Parcel C Second Floor Plan 3A	01836-JTP-BP-C-02	P2	1:200	A0
Parcel D Ground Floor Plan 3A	01836-JTP-BP-D-00	P2	1:200	A0
Parcel D First Floor Plan 3A	01836-JTP-BP-D-01	P2	1:200	A0
Parcel D Second Floor Plan 3A	01836-JTP-BP-D-02	P2	1:200	A0
Parcel E Ground Floor Plan 3A	01836-JTP-BP-E-00	P2	1:200	A0
Parcel E First Floor Plan 3	01836-JTP-BP-E-01	P2	1:200	A0
Parcel E Second Floor Plan 3A	01836-JTP-BP-E-02	P2	1:200	A0
Proposed Street Scenes				
Parcel A Street Scenes Set 1	01836-JTP-BE-A-00	P2	1:200	A1
Parcel A Street Scenes Set 2	01836-JTP-BE-A-01	P2	1:200	A1
Parcel B Street Scenes Set 1	01836-JTP-BE-B-00	P2	1:200	A1
Parcel B Street Scenes Set 2	01836-JTP-BE-B-01	P2	1:200	A1
Parcel B Street Scenes Set 3	01836-JTP-BE-B-02	P2	1:200	A1
Parcel C Street Scenes Set 1	01836-JTP-BE-C-00	P2	1:200	A1
Parcel C Street Scenes Set 2	01836-JTP-BE-C-01	P2	1:200	A1
Parcel D Street Scenes Set 1	01836-JTP-BE-D-00	P2	1:200	A1
Parcel D Street Scenes Set 2	01836-JTP-BE-D-01	P2	1:200	A1
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Cambridgeshire Quality Panel

Marleigh – Phase 3

Tuesday 31st January 2023

Mandela House, Cambridge

Panel: David Pritchard (chair), June Barnes, Meredith Bowles, Lynne Sullivan, David Taylor, and Lindsey Wilkinson.

Local Authority: Michael Sexton (GCSP), Sarah Chubb (GCSP), Louise Lord (GCSP), Helen Sayers (GCSP), Jon Finney (CCC-Highways).

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

Development overview

Phase 3 is the final phase of development at Marleigh, land North of Newmarket Road, Cambridge. The outline consents provide for up to 1,300 homes, across the whole site, of which 968 have reserved matters permission across Phases 1a, 1b and 2, leaving 332 homes to be delivered on the final phase. Phase 3, it is proposed, can 'comfortably' accommodate more development than the remaining 332 balance. Any intensification/uplift in numbers is to be design-led but numbers are not yet agreed – but could be around 102 units. The proposal also includes the relocation of tennis courts within the wider site and the repurposing of an area of consented informal open space to a community garden, play and woodland.

Presenting team

The scheme is promoted by Hill Marshall (LLP), supported by their consultants JTP, The Environment Partnership, Terence O'Rourke and WSP.

The presenting team was: -

Chris Flood (Hill Marshall), Henry James (Hill Marshall), Will Berry (Hill Marshall), Jeremy Thurlby (Hill Marshall), Dave Swindells (JTP), Fraser Aitchison (JTP), Olivia Fearon (JTP), Jake Marshall (JTP), Steve McCoy (The Environment Partnership), Jason Giddings (WSP), Will Copley (Terence O'Rourke Ltd (TOR)) and David Birkbeck (Design for Homes).

Local authority's request

Greater Cambridge Shared Planning (GCSP) have asked the Panel, in summary, to focus on: -

- Uplift – The design-led approach to the increased residential units within Phase 3 and alignment of the emerging masterplan with the key principles of the Design Code.
- Connectivity – modifications to the movement strategy
- Green infrastructure and the Public Realm – connectivity and optimisation of green infrastructure, wildlife, and mitigate urban heat, incorporation of sustainable drainage features. The principle of relocating the tennis courts and community garden.

- Sustainable Design and Construction – Efforts to reduce the amount of single aspect apartments. The sustainability and comfort challenges for the podium apartment blocks.
- Beta Square – Beta Square is an important focal space (node) within the development with a landmark building and needs to meet the challenges set out in The Design Code.

Cambridgeshire Quality Panel summary

A planning application for this phase is envisaged during May 2023 and the Panel encourage the applicant to develop the themes of the discussion to make this a great place and submission. The Panel were broadly supportive of aspects of the design that have evolved since the outline planning stage, such as reclaiming road space for green corridors, however overall, they considered the scheme needs to enhance its' character and 'personality'; re-think approaches to affordable housing solutions; model the proposed density increase and dwelling typologies across a wider area than just the southern edge and amplify the vision for Beta Square.

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

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

Whilst much of the design around connectivity has been established in the Design Code, the humanisation and removal of unnecessary streets is supported. The Panel were unsure about aspects of the loop road serving the entire development and in particular the crossroads section and southern part of Austin Street. Whilst the relationship between the site and neighbouring car dealerships is given, because it is one and the same landowner, future uses may not be so. It is important to think about potential future relationships and how that might impact on residents in this phase.

The east-west route between the Fyson estate through Beta Park towards Jubilee Square was discussed in detail and whether the dog-leg routing should have better sighting of Beta Park. This will be a main route through the site yet has a slightly disjointed feel rather than a necklace of distinct places. Should the buildings within

Beta Park be taller to give a stronger urban presence or be more reflective of Cambridge design?

The applicant was asked if they had looked at comparable Cambridge spaces, to which they replied they had been looking within the city centre, whereas this is suburban fringe and so similar suburban sites and spaces maybe more useful.

The Panel asked about routes to schools and other social infrastructure and requested the master plan mapping be included and updated. The applicant advised the new primary school, to the east of phase 3, opened in September 2022 and the development is making a financial contribution towards a new secondary school on the Land North of Cherry Hinton development site. As the secondary school is less than 3 miles away, no school buses will be required from Marleigh, pupils will travel to the secondary school by active travel or parents' cars.

Where previous roads have been reclaimed for green spaces, think about whether these are now connecting park spaces or travel routes. This applies to the north/south route at the front of the site too, so think about how and by whom will it be used?

Will there be dedicated parking spaces for hire car /car club providers?

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

Within the affordable housing provision there are numerous 2-bed apartments that will have no private garden access. These units will undoubtedly accommodate children for which this solution is unsatisfactory. The affordable provision also has a higher proportion of apartments than the market offer, many overlooking the neighbouring car sales, which needs further design consideration. Can the affordable homes be more widely dispersed in the layout?

Will the commercial unit, serving the community, be viable? How visible is it from different travel corridors, and is it best placed and/or designed to optimise customer catchment?

Will there be a ‘pot of money’ available to the emerging community for them to decide how to develop community assets? Experience shows this approach is more

successful to the community for looking after, and taking collective ownership of, the design and provision of such assets.

Affordable housing is more likely to accommodate residents who have jobs that require use of a car or van, yet the lower 0.5/6 spaces per dwelling for parking would seem inadequate.

More terraced housing or maisonettes in place of apartments would be a better outcome for the affordable housing provision. 2-bed apartments with small balconies are in demand but mixing 1-bed and 2-bed units together can result in vulnerable people being housed alongside children, which can be problematic.

The community garden is supported as an important piece of community infrastructure. Can other green spaces maximise community interactions, both formal and informal? The panel reiterated support for a capital budget be attached to the community garden and a collaborative approach to designing it.

The relocation of the tennis courts to the sports area makes sense and is only a short walk away. This frees up green space for a better landscape.

How will the public spaces be maintained? Will there be a fee each household pays, and will the developer provide an upfront instalment to ensure there is no shortfall? It was responded that there will be a Land Trust type arrangement in place and that Marshall, as current landowner, wishes to retain a long-term interest in the site through this mechanism. Such landscape maintenance can create local employment.

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

The use of heat pumps is supported. Has thought been given to where the external units will be placed and the impacts of aesthetics, noise and micro-climate?

Similarly, has the strategy for PVs ought to maximise potential for roof capture? Recent Home Building Federation advice is that energy use and energy saving are a key priority amongst house buyers.

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

The approach to greening up the scheme and facilitating a low carbon lifestyle is supported. Green spaces are embedded in the scheme and have been integrated within the design process.

The change from Beta Square to Beta Park was supported and sets the character aspiration for the space. The space could be better expressed as a destination by pushing the green spaces to the edges, so that it becomes a park with good linkages rather than a cross route with a green edge. The park and its setting could be much better expressed to show personality and character. Opportunities for other uses, whether temporary or permanent would help – such as food trucks, a nursery or as healthy space for exercise.

It was suggested that the commercial unit in Beta Park, if a café, should be on the north-west edge of the park for better footfall and to provide more prominent character and presence to the park.

Density intensification should be spread more evenly across the parcel and further testing is needed as to how dwelling typologies can achieve this attractively.

The vision is not clear, and the character areas talked about are not reflected in the designs. It presents as city, some town houses and then suburban. These spaces do not always have the enclosure it is suggested they would benefit from.

The over-all design is not convincing enough yet. There is an emphasis on semi-detached town houses, but the higher density now intended suggests terraced forms are needed which could greatly improve the design. The image at page 52 of the supporting documents illustrates this point well.

Generally, the design of the Austin building was liked although the very deep plan upper floor dwellings have internal kitchens and dining rooms and the commercial unit on the ground floor needs further thought.

The apartment blocks include podium, pavilion and decking designs. Why not consider the successful solution on earlier phases and repeat? Likewise, adopt the same approach to parking.

The approach to ensuring key rooms in dwellings enjoy views over green space is supported, as well as minimising single aspect units.

The PTE Deck Access Design Guide was referenced as worth consulting as well as Levitt Bernstein schemes in London (E17 and South London).

The use of front decking for amenity space was questioned. People generally prefer the privacy and security of a rear, enclosed space albeit acknowledging opportunities for community cohesion that front spaces present.

The streets as shown lack bins, bikes, porches and other street scene infrastructure which all need to be considered to create an attractive coherent place.

An alternative approach to intensification that was suggested is the rural edge to the west; woodland edges can take a bolder response with apartments enjoying overlooking the green edge.

Specific recommendations

- Use this opportunity to innovate and learn from earlier phases. Consider the examples of good practice raised by the Panel.
- The design doesn't gel yet, keep working to bring the vision together to maximise green spaces, and make character and personality.
- Beta Park could be a great space. Make the most of the green space, ensure the Austin building is the best it can be, especially the commercial element, and re-consider how all the buildings frame the setting.
- Re-think the affordable provision, who will live in these dwellings and what their needs will be.
- Is the east-west link optimised?
- Review parking provision. Are there better solutions. Where will residents park in relation to their home, where do visitors park and can delivery vans/lorries access where they need to?
- Ensure densification occurs more evenly across the phase.
- Uniformity works and could be used to enhance the design. Find successful solutions for the apartments, parking and amenity spaces and repeat.

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

Contact details

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

Author: SC

Issue date: 8th February 2023

Appendix A – Background information list and plan

- Applicant background note
- Local authority background note
- Presentation

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



Source: Applicant's Presentation Slide

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23/04935/FUL – Land North of Newmarket Road, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Abbey

Proposal: Construction of a community garden and storage building with associated landscape and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.

Applicant: Hill Marshall (Phase 3) LLP

Presenting Officer: Laurence Moore

Reason presented to Committee: The application is within the JDCC administrative area and comprises non-residential development on a site having an area of 1 hectare or more.

Member site visit date: 05 November 2024

Key issues: 1. Principle of development

2. Design, layout, scale and landscaping.

3. Open space and recreation.

Recommendation:

A. Approve this full planning application 23/04935/FUL subject to:

- (i) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL and 13/1837/OUT, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

Report contents

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design, layout, scale and landscaping
14	Trees
15	Carbon reduction and sustainable design
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19	Cycle and car parking provision

20	Amenity
21	Third party representation
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23	Planning obligations (s106)
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Table 1 Contents of report

1. Introduction and Executive summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 'suite of applications'.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.
 - B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
 - C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters

application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).

1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the removal of an allotment provision with a community garden in substitution; sports facilities – tennis

courts, football pitches, parking arrangements and any consequential modification provisions.

- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report, and there are exceptional circumstances which this suite of applications brings in terms of S106 planning obligations – historical and new – officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 This application seeks full planning permission for the construction of a community garden with a storage building, associated landscape and boundary treatments including a pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- 1.7 The site lies fully within the administrative boundary of Cambridge City Council and as such the application has been assessed against the Cambridge Local Plan (2018), and the associated Appendices including the Open Space and Recreation Standards.
- 1.8 Due to the site falling within the wider Marleigh development, the approved Design Code for Marleigh (Wing Masterplan Design Code, Hill/Marshall/PTE, July 2018) is also relevant to the consideration and assessment of the application's proposals.
- 1.9 Use of this land (which sits on the western side of the Marleigh development) has previously been secured for the provision of tennis courts and allotments under the outline consent reference 13/1837/OUT. As part of the collaborative pre-application process for bringing the final phase of the Marleigh development forward, a review of the proposed uses of the site was undertaken. The application proposals respond to the issues identified through that review by providing uses which would allow for the better use of space and the integration of existing and new communities.
- 1.10 Policy 68 of the Cambridge Local Plan 2018 outlines expectations for the provision of open space associated with new developments. Policies 55, 56, 57, 59 seek to enhance the built form and landscape aesthetics which contribute to the prevailing character of an area. The proposed application, subject to conditions and s106 planning obligation, is considered in

accordance with the provisions of these policies and is recommended for approval on this basis.

- 1.11 Officers recommend that the Joint Development Control Committee approve this application, subject to the recommended conditions and informatives, and the prior completion of a S106 and S106A planning obligation.

2. Site description and context

- 2.1 The application site consists of an approximately 1.4-hectare sized parcel of land situated on the west of the Marleigh development. The site is situated between the residential phases of the Marleigh development which are currently being built out and the established Fison Road Estate in East Barnwell which is situated to the west of the application site.
- 2.2 Whilst the majority of the Marleigh development site is situated within South Cambridgeshire District Council's administrative area the identified site is situated within the administrative boundary of Cambridge City Council so the application falls to be assessed against the Cambridge Local Plan (2018).
- 2.3 The site currently accommodates an existing electricity substation and associated car park, which are outside the ownership of the applicant and are not considered part of the application. The site also accommodates an existing woodland to the north of the substation which is to be retained. The Woodland is subject to the existing management plans pertaining to Kingsley Wood. The site also provides a strategic drainage function including the 'ha-ha' SUDS feature approved under the outline permission - reference 13/1837/OUT. This application does not seek any changes to the consented SUDS feature.

3. The proposal

- 3.1 The application seeks full planning permission for the construction of a community garden with storage building, associated landscape and boundary treatments including a pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- 3.2 The site was previously designated for the delivery of allotment space as outlined by the outline permissions for the whole of Marleigh 13/1837/OUT (the City Council) and S/2682/13/OL (South Cambridgeshire District Council). The Cambridge Local Plan (2018) identifies community gardens and

allotments as open space provision so policy 68 is pertinent to its assessment.

- 3.3 The Phase 3 proposals have been the subject of pre-application advice, including advice from the Cambridgeshire Quality Panel and the Disability Panel. A pre-application developer led briefing to JDCC was held in February 2023. Community engagement was also undertaken by the Applicant.
- 3.4 Amendments to the application proposals reflecting advice offered and the outcome of community engagement during the pre-application process included changing the proposed allotments and tennis courts to a community garden, and the relocation of the tennis courts to The Plains.
- 3.5 Through pre-application dialogue with the Applicant, it was agreed by officers that the 0.4ha allotment space shown on the approved Parameter Plan within the western open space would be better provided as a community growing space. Rather than dividing the space into individual allotment plots, it was considered that a greater community benefit could be provided by creating a shared garden space for residents of the existing Fison Estate and the new community of Marleigh.
- 3.6 During the pre-application dialogue it was also identified that the three tennis courts (shown as to be provided on the original Parameter Plan) would be a challenge to deliver due to the existing site constraints, the lack of changing facilities and potential amenity conflicts with the surrounding uses.
- 3.7 It is therefore proposed to relocate the tennis courts to the eastern side of the Marleigh development site, adjacent to other recreational uses (to an area known as 'The Plains'). The Officer report for the relevant planning application reference 23/04931/REM can be found elsewhere on this Agenda.
- 3.8 During the course of the application amendments to the scheme were submitted. The application has been amended to allow for a 3m wide shared cycle/footpath and for the provision of an electric scooter parking bay as recommended by the County Transport Assessment Team.
- 3.9 The application has also been amended to allow for the provision of an equipment storage room and informal boundary to the community planting

area within the site in addition to securing delivery bays and parking for disabled persons. The community garden planting area measures approximately 0.4ha.

- 3.10 To ensure effective community development opportunities are integrated within the proposals, the specific details of the proposed storage building and community planting area layout will be dealt with by condition to allow key stakeholders from the Marleigh and Fison Road communities to contribute to the detailed design and layout of both the building and the planting area which will serve and integrate the two communities. This approach has been supported by the Community Development Officer.
- 3.11 Whilst the design of the community building and planting layout is to be secured by condition, the delivery of both aspects of the development require amendments/modification to the 2016 Agreement which captures the entirety of the Marleigh development as approved under the two outline planning permissions.

4. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	Granted 01.12.2016
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and scale for infrastructure works including internal roads landscaping and	Granted 28.11.2018

	drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new	Granted 21.04.2021

	homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots (plots 71-77) under the Phase 1A planning permission.	
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience	Granted 06.09.2022

	store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.	Granted 02.11.2022
23/01938/S73	S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to	Granted 27.09.2023

	replace eight carports with garages (D3).	
23/01939/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	Granted 27.09.2023
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout, scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together	Approved October 2024

	with discharge of conditions 12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	
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The other applications which form part of the suite of Marleigh Phase 3 applications, the reports for which can be found elsewhere on this Agenda, are as follows:

23/04930/REM Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

24/03837/S73 S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

23/04931/REM Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

23/04936/FUL Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

5. Policy

5.1 National policy

National Planning Policy Framework 2021
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)
Conservation of Habitats and Species Regulations 2017
Environment Act 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 13: Cambridge East
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 65: Visual pollution
Policy 67: Protection of open space
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 79: Visitor attractions
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
Cambridge East Area Action Plan (2006)

5.3 Supplementary Planning Documents (SPD)

Cambridgeshire and Peterborough Flood and Water
Greater Cambridge 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 in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009
Wing Masterplan – July 2018

5.4 Other guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Greater Cambridge Sustainable Design and Construction SPD (2020)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)

6. Consultations

Teversham Parish Council

- 6.1 Comments. The Parish Council is concerned with the replacement of allotments with community beds and would like to see an alternative site found for allotments.

County Highways:

- 6.2 No objection, no recommended conditions

County Transport Team

- 6.3 Detailed comments provided. The pedestrian and cycle connection from Marleigh to Jack Warren Green (Fison Estate) should be designed using best practice and should be 3m in width and it should be demonstrated that there is adequate space available within the community garden site at a suitable

location to accommodate an e-scooter hub should demand require one to be delivered here in the future.

Lead Local Flood Authority

6.4 No objection subject to conditions pertaining to Surface Water Drainage.

Environmental Health

6.5 No objection, subject to conditions pertaining to Construction Hours and Contamination Risk Assessments.

Landscape

6.6 No objection, subject to conditions pertaining to Hard and Soft Landscape Details, Landscape Replacement, Landscape Maintenance and management plans, Appointed Clerk of Works, community garden details and community engagement strategy.

Urban Design

6.7 No objection, subject to conditions pertaining to cycle parking and external building materials.

Access Officer

6.8 No comment.

County Archaeology

6.9 No comment.

Senior Sustainability Officer

6.10 No objection subject to conditions pertaining to carbon reduction and water efficiency for the new community storage building.

Ecology Officer

- 6.11 No objection, subject to conditions pertaining to compliance with the Ecological Impact Assessment (MD Ecology, 2023), Ecological Lighting Strategy, and BNG information.

Tree Officer

- 6.12 No objection, subject to conditions pertaining to AMS/TPP and Tree Retention.

Fire Authority

- 6.13 No comment.

Cambridge Quality Panel Meeting of Tuesday 31st January 2024

- 6.14 Detailed comments provided. The community garden has been supported by the Quality Panel as an important piece of community infrastructure and the Panel have advocated the relocation of the tennis courts to the sports area as a logical solution for enabling a better landscape at the community garden site.

Community Development Officer

- 6.15 The Community Development team supports the proposed community garden as a substitute for allotment space.

7. Third party representations

- 7.1 One neutral representation has been received outlined in full below:
- 7.2 *“Retention of as many as possible of the existing trees along the boundaries of and within the proposed community garden is paramount.”*

8. Member Representations

- 8.1 None received.

9. Local Groups / Petition

- 9.1 None received.

10. Planning background

- 10.1 This application is a stand-alone full planning application for the construction of a community garden with community building, associated landscape and boundary treatments including a pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- 10.2 Whilst this application technically sits independent of other permissions, it is intertwined with the other Marleigh Phase 3 applications. The reports covering these other applications can be found elsewhere on this committee Agenda.
- 10.3 The previous outline consents identify that the application site would be utilised for the delivery of allotment space and tennis courts. Through pre-application discussion it was agreed that the 0.4ha of allotment space shown on the approved Parameter Plan within the western open space would be better provided as a growing space for the benefit of community engagement between the Marleigh and Abbey communities, and that the tennis courts should be relocated in The Plains (application reference 23/04931/REM), where the consolidated sports provision would be accompanied by associated changing facilities and car and cycle parking. These changes were supported by the Cambridgeshire Quality Panel (CQP) and the council's Community Development Officers.

11. Assessment

- 11.1 From the consultation responses and representations received and an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping
 - Trees
 - Biodiversity
 - Water management and flood risk
 - Transport impacts
 - Car and cycle parking
 - Amenity
 - Open space and recreation

12. Principle of Development

- 12.1 This full planning application seeks consent for the construction of a community garden with community storage building, associated landscape and boundary treatments including a pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- 12.2 The proposals constitute the provision of open space and recreation facilities associated with a new residential development which means policy 68 of the Cambridge Local Plan (2018) is triggered.
- 12.3 Policy 68 states: *“The successful integration of open space into a proposed development should be considered early in the design process. The precise type of on-site provision required will depend on the size and location of the proposal and the existing open space provision in the area... Requirements will be calculated using the Open Space and Recreation Standards (see Appendix I) and will have regard to the Council’s adopted Open Space and Recreation Strategy..”*
- 12.4 Use of the land to the west of the development has previously been secured for tennis courts and allotments. Upon further review within the pre-application process it was determined that allotments would not allow for an effective use of the space and would not achieve successful integration of the Marleigh and Fison Road communities, whilst the tennis courts would not be supported by suitable facilities which would secure optimal use of the courts. These provisions are made elsewhere across the Marleigh development.
- 12.5 Appendix I of the Local Plan pertains to the adopted Open Space and Recreation Standards which outline 0.4ha of allotment space is required per 1000 people. Appendix I makes no reference to community gardens, however, the local plan’s glossary of terms groups “allotments and community gardens” together, meaning they are considered as not dissimilar provision given the ability both allow for the provision of external planting opportunities for local communities.
- 12.6 The proposed community garden will allow for a semi-informal approach to public gardening exercises. The site is suitably located between the Marleigh and Fison Road residential areas to assist in the integration of the two communities and offer the opportunity for both communities to meet and collaborate on community gardening.

- 12.7 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP). The approved Landscape and Open Space Parameter Plan indicates an over provision of informal open space and allotments against the CEAAP requirements.
- 12.8 The application proposes approximately 0.4ha of communal growing space. The total provisions of allotment/community garden space, subsequent to this consent being granted, will equate to approximately 1.4ha of combined allotment/community garden space for the local community. This represents an acceptable level of provision in accordance with Appendix I of the Local Plan and is therefore considered acceptable.
- 12.9 In light of the considerations outlined above the proposed development is considered as being an open space provision which is appropriate for the size and location of the site and allows for the total open space provision for Marleigh to be delivered as policy compliant. Furthermore, it will be a use which will help support the successful integration of the Marleigh development with the East Barnwell community. It is compliant with the City Council's adopted Open Space and Recreation Standards and Open Space and Recreation Strategy.
- 12.10 On this basis the application is considered compliant with the provisions of Policy 68 of the Cambridge Local Plan 2018 and is deemed acceptable.

13. Design, layout, scale and landscaping

- 13.1 Policies 55, 56, 57 and 59 of the Cambridge Local Plan (2018) 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.
- 13.2 The development proposed is considered to provide a suitable area of open space opportunities for members of the Marleigh and Fison Road communities to meet and collaborate in a shared space. The proposal site, amongst the provision of community planting areas and a community building provides shared cycle/pedestrian routes via the south of the community garden to allow for greater access between the existing Barnwell residential area and the newly formed Marleigh community. The potential opportunities for collaboration arising from this proposal, alongside the enhanced footpath

and cycle path connection together encompass a high quality design which positively responds to its context as a shared space between two communities and thus is compliant with the provisions of policies 55 and 56 of the local plan.

- 13.3 The current application does not include details of the planting area or design of the proposed community building. Given the intended community use, it will be important to ensure existing communities are involved in the design of the building and garden layout. The details of both the community garden layout and associated community building will be secured by condition (conditions 3 and 4). Subject to these conditions the development will ensure the delivery of a high-quality coordinated community space which meets the needs of all future users and is thus considered compliant with the provisions of policies 56, 57 and 59 of the Cambridge Local Plan (2018).
- 13.4 Overall, the proposed development will deliver a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 68, subject to the above conditions.

14. Trees

- 14.1 Policy 71 seeks to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 14.2 From a landscape and character perspective, the Applicant seeks to retain a significant level of trees along the existing site boundaries including the retention of the existing woodland to the north of the application site and the existing group of trees abutting the western boundary. The Woodland is subject to the existing management plans pertaining to Kingsley Wood
- 14.3 The application includes plans for the creation of a shared cycle/pedestrian route between the proposed community garden and adjacent Jack Warren Green which will require the removal of some trees. The loss of these trees was anticipated by the outline permission and is considered justified by the wider benefits of the development proposals and given the significant new landscaping and tree planting that is proposed. However, officers note that limited information with the application proposals to detail which trees are to be retained and those sought for removal.

- 14.4 Given the outline consent which justifies the proposed pedestrian/cycle route, it is considered appropriate to impose pre-commencement conditions requiring the submission of Arboricultural Method Statements (AMS) and a Tree Protection Plans (TPP) to be agreed in writing by the local planning authority prior to commencement of any works or the removal of any trees. The Tree Officer agrees to this approach and therefore conditions pertaining to AMS/TPP (condition 17) and Tree Retention (condition 18) are recommended.
- 14.5 The application seeks to enhance the level of tree planting on site with several new trees proposed to surround and be situated throughout the community garden. The Applicant has provided tree pit details which evidence a suitable approach to ensuring trees are planted and maintained sustainably.
- 14.6 To ensure the newly planted trees are appropriately maintained throughout the course of the development a condition requiring an appointed Clerk of Works and the submission of monitoring reports is recommended (condition 14).
- 14.7 Subject to conditions as appropriate the proposal would accord with policy 71 of the Cambridge Local Plan and Para. 131 of the NPPF.

15. Carbon reduction and sustainable design

- 15.1 The City Councils' 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.
- 15.2 The application constitutes a community garden, with a singular building intended for use as a storage facility with toilet to serve the community garden. It is not deemed that sustainability credentials pertaining to water efficiency and/or carbon reduction are required, and this has been agreed by the council's sustainability officer who has stated they have no comments to make regarding sustainable design and construction.
- 15.3 A green roof cannot be utilised for the storage building given the provisions of the Bird Hazard Management Plan which states no further green roofs can be installed across the Marleigh development when compared with those already consented.

15.4 The proposal is compliant with Local Plan policies 29 and 31 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

16.1 The Environment Act 2021 and the City Councils' Biodiversity SPD (2022) require 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.

16.2 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that over 155% BNG can be achieved across the suite of Phase 3 planning applications, including this application site.

16.3 The application has been subject to formal consultation with the City Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species (conditions 11 and 20) and the estimated biodiversity net gain is delivered (condition 10)

16.4 Officers note that the additional storage building proposed has not been accounted for within the current BNG figures. Given the siting of the building will be on amenity grassland with limited contribution towards BNG it is not considered there will be a significant change to the level of BNG to be provided.

16.5 In consultation with the City Council's Ecology Officer and subject to an appropriate condition, Officers are satisfied the proposed development complies with policy 69 of the Cambridge Local Plan (2018), the Greater Cambridge Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

17.1 Policies 30 and 31 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.

- 17.2 The Local Lead Flood Authority has been formally consulted and has raised no objections subject to conditions requiring the submissions and agreement of surface water drainage details (condition 9).
- 17.3 The applicants have suitably addressed the issues of water management and flood risk, and subject to the condition outlined above, the proposal is in accordance with Cambridge Local Plan policies 30 and 31 and NPPF advice.

18. Highway safety and transport impacts

- 18.1 Policy 80 of the Cambridge Local Plan (2018) seeks to support sustainable access to development.
- 18.2 The application seeks the provision of a pedestrian and cycle connection between the Marleigh development and Jack Warren Green. This proposed active travel route is sought to enhance the connection between the Marleigh development and existing residential community in Barnwell. The proposed route, in principle, embodies the sustainable access requirements sought by policy 80 of the local plan and is therefore supported.
- 18.3 The application is supported by a Transport Assessment and Travel Management Plan. The County Transport Assessment Team have raised no concerns with the application other than the need for electric scooter parking bays and a minimum 3m width for the shared cycle/pedestrian route to the south of the site. The applicant has Amended the proposed plans to account for these considerations and thus there is no outstanding objection from the County Transport Assessment Team.
- 18.4 Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team raise no objection to the proposal subject to condition 6 (cycle/pedestrian route details) and S106 planning obligation mitigation to ensure the delivery the new access route.
- 18.5 Subject to conditions pertaining to cycle route details (condition 6) and a S106 mitigation planning obligation as applicable, the proposal accords with the objectives of policy 80 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 Policy 82 sets out that planning permission will not be granted for developments that would be contrary to the parking standards set out in Appendix L.
- 19.2 The site falls within the scope of the recognised design code for Marleigh, which includes indicative figures for car and cycle parking provision.

Cycle parking

- 19.3 Policy 82 of the Local Plan provides indicative cycle parking figures. The figures provided for places of assembly and/or community centres, pay reference to employee numbers and number of seats to assess the level of cycle parking required. The development does not propose the delivery of seated theatres/auditoria etc, and is not intended to be a staffed site.
- 19.4 In addition to this, the Design Code for Marleigh makes no direct reference to cycle parking provisions for community open spaces.
- 19.5 The assessment of cycle parking requirements should therefore, in the absence of direct guidance, be assessed on the merit of each application.
- 19.6 Whilst there are some cycle hoops proposed adjacent to the site, limited information regarding cycle parking arrangements on site have been provided, however, there are no concerns raised with addressing the need for cycle parking through condition 7.

Car parking

- 19.7 The Cambridge Local Plan makes no direct reference to parking provision for open space, or for developments falling within a D2 Use Class other than auditoria, theatres, concert halls and nightclubs. In addition to this, the Design Code for Marleigh makes no direct reference to parking provisions for community open spaces.
- 19.8 In light of the above, the parking figures provided are indicative and do not set a policy prescriptive minimum threshold. Furthermore, the proposed community garden is intended for use by members of the local community across the Marleigh and the existing Fison Road Estate meaning there is

little-to-no need for car parking provision as patrons will be living in close proximity to the site and can access the community garden on foot or bicycle.

- 19.9 The plans provided do however, allow for 1no. disabled parking bay situated to the north of the community garden planting area, which is to be accompanied by a delivery vehicle parking bay to ensure the site can accommodate deliveries of goods required for its ongoing maintenance.
- 19.10 The development proposed is considered to provide a level of car and cycle parking suitable for the intended use of the site and with an appropriate focus on sustainable methods of access whilst assuring the needs of the less mobile are considered.
- 19.11 Subject to conditions relating to cycle parking (condition 7) the proposal is considered to accord with policies 82 and Appendix L of the Local Plan, the Greater Cambridge Sustainable Design and Construction SPD and the site wide design code for Marleigh.

20. Amenity

- 20.1 Policy 56 sets out measures to ensure that developments are attractive, of high quality, accessible, inclusive and safe, including measures for avoiding adversities to the residential amenity of neighbouring occupiers.

Construction and environmental health impacts

- 20.2 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Cambridge Local Plan policies 33; Contaminated Land policy 34; Light Pollution Control policy 35. Protection of human health from noise and vibration and 36 Air quality, odour and dust. Paragraphs 183 - 188 of the NPPF are relevant.
- 20.3 The Council's Environmental Health Team have assessed the application and provide their support for the proposed development subject to recommended conditions pertaining to contamination (condition 19), lighting strategy (condition 22) and construction hours (condition 15).
- 20.4 The conditions are considered reasonable and are necessary to ensure the amenity of neighbours is protected and consequently be included to any permission granted.

- 20.5 The development is considered compliant with the provisions of policies 34, 34, 35 and 36 of the Cambridge Local Plan (2018), subject to conditions as appropriate.

Summary

- 20.6 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy 56 of the Cambridge Local Plan (2018). The associated construction and environmental impacts would be acceptable in accordance with policies 34, 34, 35 and 36 of the Cambridge Local Plan (2018), subject to recommended conditions as appropriate.

21. Third party representations

- 21.1 Only one public comment was received. This comment has been addressed within Section 14 (Trees) of this report.

22. Open space and recreation

- 22.1 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP). The approved Landscape and Open Space Parameter Plan includes an over provision of informal open space and allotments against the CEAAP requirements.
- 22.2 As outlined above, the consented outline planning permissions allowed for an over provision of informal space and allotments. The Marleigh site retains approximately 1 ha of allotment space on the east of the site with various plot sizes and areas and raised planters to ensure an inclusive design is delivered for the benefit of all future users of the site. The proposed substitution of allotment space on this application site for a community garden is not in the light of the over provision considered to have any adverse impact on the ability of local stakeholders to gain access to allotment provision.
- 22.3 The proposed community garden is considered to allow for a more effective use of the space than would the allotments as originally approved and would allow for greater community development and engagement opportunities.

These objectives will be achieved and secured by conditions pertaining to Community Engagement Strategies (condition 5).

- 22.4 The proposed community garden is therefore considered a suitable alternative use to the allotment use previously secured on this site under the outline consents. The change is not considered to reduce stakeholder ability to access allotments within the locality. Subject to this permission being granted, 1.4ha of allotment/community garden space will be provided by the Marleigh development. This level of provision is compliant with the requirements of 0.4ha per 1000 people as outlined within Appendix 3 of the CEAAP and is therefore acceptable.
- 22.5 The required open space and recreation facilities to meet the needs of the prospective occupiers of the additional 91 dwellings will be secured through the other 'Phase 3' applications. Application reference 23/04931/REM seeks the delivery of two football pitches in addition to the five football pitches approved under Phase 1b (application reference 20/02569/REM). The additional sports provision of 2no. football pitches equates to approximately 0.33ha of sports provisions which is considered sufficient to meet the demand associated with the uplift of 91 dwellings. Given the informal and formal open space provisions are sought through a suite of planning applications, the provision of these be secured through a S106 planning obligations and a modification to the existing S106 Agreement which serves the overall Marleigh Development.
- 22.6 Subject to conditions and s106 planning obligations, the open space provision is considered appropriate and in line with the requirements of the Cambridge Local Plan (2018), the Marleigh Design Code, and the CEAAP.

23. Planning obligations (S106)

- 23.1 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 meet 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.

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

23.3 The obligations pertinent to this application are listed below:

- delivery of community garden
- delivery and management of community garden storage building
- delivery of the shared cycle/pedestrian route.
- construction of Community Engagement Strategy for Marleigh/East Barnwell

23.4 The obligations outlined above, are considered necessary to ensure the delivery of the community garden and its associated features and will be incorporated within the existing s106 Agreements by means of a s106A application from the applicant to modify this Agreement.

23.5 The planning obligations recommended are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy 85 of the Cambridge Local Plan (2018).

24. Other matters

24.1 Bins

A condition will be added to any permission granted requiring details of litter bins to be installed on site.

25. Planning balance

25.1 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).

25.2 Summary of harm

25.3 The application will entail the loss of some trees along the western boundary to allow for the construction of the shared cycle/pedestrian route between the Marleigh Development and Jack Warren Green. The benefits associated with the access route proposed, in addition to the significant level of tree planting

proposed on site, justifies the loss of some trees to facilitate the shared cycle/[pedestrian route.

- 25.4 The proposed development may result in some limited construction impacts on neighbouring properties throughout the development of the community garden and its associated buildings and features, such as noise etc. The construction impacts resulting from this development are expected to be subject to relatively small time frames given the extent of the development proposed. These impacts will be controlled through conditions to minimise their impact on neighbours. The benefits associated with the development which will be witnessed by residents of both the Marleigh and the East Barnwell communities are considered to outweigh the residential amenity concerns which may arise from the development during the construction period.
- 25.5 Summary of benefits
- 25.6 The development sought is considered to be a high quality scheme which seeks to deliver an area of open space for the benefit of existing and future communities within the area.
- 25.7 The development will allow for greater integration of the development site with the existing community via the delivery of a new, hitherto unexpected cycle route offering opportunities for greater social cohesion presented by a collaborative approach to design and management of the community garden.
- 25.8 The development, which includes a community storage building will allow for the provision of internal and external community space for the benefit of existing and future residents within the area.
- 25.9 The application alongside the relevant suite of applications pertaining to Phase 3 of the Marleigh development will allow for 157% BNG to be secured amongst the several small sites which is considered a significant benefit given the provisions in excess of mandatory requirements.
- 25.10 The proposal site will incorporate play facilities for younger persons whilst ensuring adequate seating and community growing opportunities which can be accessed sustainably, evidencing the application's pragmatic use of all-inclusive design principles.

25.11 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 completion of appropriate s106a planning obligations for the modification of the existing planning obligations which will deliver the community garden on the site in lieu of the allotments.

26. Recommendation

26.1 **Approve** planning application 23/04935/FUL subject to:

- (i) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL and 13/1837/OUT, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

27. Planning conditions

1 Time Limit	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>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).</p>
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<p>2 Drawings</p>	<p>The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.</p> <p>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.</p>
<p>3 Storage Building Design (PC)</p>	<p>Notwithstanding the approved plans, details of the size and design (which shall not exceed one storey) of the storage building to be used in conjunction with the Community Garden shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development above ground level.</p> <p>The information submitted shall include details of building design, external materials, storage facilities, step-free access, a compostable disabled access toilet, and external canopies.</p> <p>Reason: To ensure the needs of all future users of the facility can be effectively delivered in a high-quality, sustainable format (Cambridge Local Plan 2018 Policies 55, 56, 57)</p>
<p>4 Community Garden Layout (PC)</p>	<p>Notwithstanding the approved plans, details of the layout of the community garden planting area shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development hereby approved.</p> <p>The information to be submitted shall include details of in-ground planting areas, raised planters, seating, pathways, surface materials, access arrangements. It should also provide a statement of compliance with the Community Engagement Strategy required under Condition 5 below, and include full details of how key stakeholder groups in proximity to the site have been involved in the community garden layout.</p> <p>Reason: To ensure the needs of all future users of the community garden can be effectively delivered in a</p>

	<p>high-quality, sustainable format (Cambridge Local Plan 2018 Policies 55, 56, 59)</p>
<p>5 Community Engagement Strategy (PC)</p>	<p>Prior to the submission of details pertaining to conditions 4, a Community Engagement Strategy shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The Strategy shall include information pertaining to the engagement of key stakeholder groups in proximity to the site, and how their views and opinions shall be represented within the final design and layout of the community garden.</p> <p>Reason: To ensure the effective delivery of the community garden and to meet the needs of future users of the site (Cambridge Local Plan 2018 Policies 56)</p>
<p>6 Cycle Route Details (PC)</p>	<p>Prior to commencement of above ground works or removal of trees in relation to the development hereby approved, details of the shared cycle/pedestrian route between the Marleigh development and Jack Warren Green shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The information to be submitted shall include details of the proposed cycle/pedestrian route, surfacing materials, ground markings, signage, and any collapsible bollards.</p> <p>The consented shared cycle/pedestrian route shall be delivered in accordance with the approved details and maintained thereafter.</p> <p>The shared cycle/pedestrian route shall have a minimum width of 3m wide. No development shall obstruct the constructed cycle route at any given time.</p> <p>Reason: To ensure the delivery of an appropriate active travel connection whilst avoiding conflict of users (Cambridge Local Plan Policies 80 and 81)</p>

<p>7 Cycle Parking Details (PU)</p>	<p>Prior to commencement development above ground, full details of cycle storage facilities shall be submitted to and agreed in writing.</p> <p>The consented cycle stores shall be delivered in accordance with the approved documents and maintained thereafter.</p> <p>Reason: To ensure sufficient cycle parking for future users of the site (Cambridge Local Plan Policy 82)</p>
<p>8 Community Garden Use</p>	<p>The community garden hereby approved shall at no time be used for any purposes other than outdoor recreation as outlined within Class F2(c) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.</p> <p>Reason: To ensure the community garden remains available in perpetuity (Cambridge Local Plan Policies 56, 67 and 68)</p>
<p>9 Surface Water Drainage (PC)</p>	<p>No laying of services, creation of hard surfaces or erection of buildings shall commence until a detailed surface water drainage scheme for the site, based on the agreed Proposed Surface Water Strategy prepared by WSP (ref: 70093947) dated 20th December 2023 has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme shall subsequently be implemented in full accordance with the approved details prior to commencement of development above slab level.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat amenity (Cambridge Local Plan Policies 30 and 31)</p>
<p>10 Ecological Enhancement</p>	<p>Prior to the commencement of development above slab level a scheme of ecology enhancement shall be submitted to and approved in writing by the local planning authority. The scheme must include details of</p>

	<p>bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.</p> <p>Reason: To enhance ecology interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan (2018)</p>
<p>11 Ecological Compliance</p>	<p>All ecological measures and works shall be carried out in accordance with the details contained in approved document: Ecological Impact Assessment (MD Ecology, December 2023).</p> <p>Reason: To ensure the protection of ecological assets (Cambridge Local Plan Policy 69)</p>
<p>11 Hard and Soft Landscaping (PC)</p>	<p>No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:</p> <ul style="list-style-type: none"> a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; b) hard surfacing materials; c) Street furniture and artifacts (including refuse, benches, and cycle storage); d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate; e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs); f) an implementation programme. <p>The development shall be fully carried out in accordance with the approved details.</p> <p>Reason: To ensure the development is satisfactorily</p>

	<p>assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).</p>
<p>12 Landscape Replacement (C)</p>	<p>If within a period of 10 years from the date of planting of any trees or shrubs, or 10 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.</p> <p>Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interests of visual amenity (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).</p>
<p>13 Landscape Maintenance and Management Plan (PC)</p>	<p>Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.</p> <p>Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).</p>
<p>14 Clerk of Works (PC)</p>	<p>Prior to the commencement of any planting or soil related ground preparation, a suitably qualified Clerk of Works shall be appointed to oversee the delivery of all landscaping to ensure that it accords with the approved landscaping details. The landscaping implementation shall be monitored on-site by the Clerk of Works throughout the development of the site. No occupation of any building (across the site or in any agreed phase) shall take place until such time as a monitoring and completion report evidencing complete compliance (including a photographic record of delivery), with the</p>

	<p>approved landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the successful delivery of the approved landscaping scheme (Cambridge Local Plan 2018 policies 55, 57 and 59).</p>
<p>15 Construction Hours (C)</p>	<p>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.</p> <p>Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).</p>
<p>17 Arboricultural Method Statement and Tree Protection Plan. (TC1)</p>	<p>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).</p> <p>In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on all trees on or immediately adjacent to the site 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, access, storage of materials, ground works, installation of services and landscaping.</p> <p>The development shall then be carried out in accordance with the approved details.</p> <p>Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in</p>

	<p>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.</p>
<p>18 Tree Retention</p>	<p>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.</p> <p>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.</p> <p>If any tree shown to be retained is damaged, remedial works as required may be specified in writing by the local planning authority will be carried out.</p> <p>Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71)</p>
<p>19 Contaminated Land Risk Assessment</p>	<p>No development, apart from Enabling Works and/or Strategic Engineering, shall take place until a remediation strategy has been submitted to and approved, in writing, by the Local Planning Authority which includes the following points:</p> <ol style="list-style-type: none"> 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the relevant area of the site indicating potential sources, pathways and receptors, including those off site. A proposed scope of intrusive investigation works for that development parcel based on the conceptual model shall be included. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.

	<p>3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary.</p> <p>The proposed end-use of the site shall not take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) (other than any long-term monitoring and maintenance plan) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).</p>
20 Ecological lighting Strategy	<p>Prior to the installation of any external lighting, an ecologically sensitive lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The lighting installed on site shall be delivered in accordance with the approved lighting strategy and maintained thereafter.</p> <p>Reason: To ensure the protection of ecological assets (Cambridge Local Plan Policy 69)</p>
21 Play Equipment	<p>Prior to the commencement of above grounds works of the development hereby approved, details of play equipment within the community garden shall be submitted to and agreed in writing by the Local Planning Authority.</p>

	<p>The information to be submitted shall include details of children’s play equipment and associated safety features.</p> <p>Reason: To ensure that appropriate facilities for youth and children’s play provision are provided in relation to the development of the site (Cambridge Local Plan 2018 Policy 56)</p>
<p>22 External Lighting Strategy</p>	<p>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:</p> <ul style="list-style-type: none"> 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). <p>Where required, the mitigation scheme shall be carried out as approved and retained as such.</p> <p>Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)</p>

Appendix1: Drawing Pack

Drawing title	Drawing number	Revision	Scale	Paper
Existing Site Plans				
Site Location Plan	01836_JTP_S_01	P1	1:1250	A0
Community Garden Red Line Plan	01836_JTP_S_04	P1	1:1250	A0
Landscape Plans				
Landscape Key Plan	D9565.01.001	P02	1:1000	A1
Landscape General Arrangement Plan	D9565.02.001	P03	1:1000	A1
Hardworks Plans				
Hardworks Plan (Sheet 1)	D9565.02.101	P03	1:200	A1
Hardworks Plan (Sheet 2)	D9565.02.102	P03	1:200	A1
Hardworks Plan (Sheet 3)	D9565.02.103	P03	1:200	A1
Softworks Plans				
Planting Plan (Sheet 1)	D9565.02.201	P03	1:200	A1
Planting Plan (Sheet 2)	D9565.02.202	P03	1:200	A1
Planting Plan (Sheet 3)	D9565.02.203	P03	1:200	A1
Planting Schedule				
Planting Schedule	D9565.01.221	P01	1:200	A1

Landscape Sections				
Landscape Sections – Community Garden	D9565.02.301	P01	1:100	A1
Other Plans				
Tree Pit Details	D9565.02.401	P01	1:20	A1
Furniture Details	D9565.02.410	P01	N/A	N/A
Play Details	D9565.01.411	P01	N/A	N/A



24/03837/S73 – The Plains, Phase 1B, Land North of Newmarket Road, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Fen Ditton & Fulbourn

Proposal: S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

Applicant: Hill Marshall LLP

Presenting officer: Laurence Moore

Reason presented to committee: This application is relevant to the assessment of 23/04931/REM (Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage), the report for which is found elsewhere on this Agenda.

Member site visit date: 05 November 2024

Key issues:

1. Playing Field Management
2. Parking
3. Highway Safety

Recommendation:

A. Approve this s73 application 24/03837/S73 subject to:

- (i) The planning conditions and informatives as detailed in Section 24 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

Report contents

Document section	Document heading
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4	Relevant site history
5	Policy
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10	Planning background
11	Assessment
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19	Amenity
20	Third party representation
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Table 1: Contents of report

1. Introduction and Executive summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 'suite of applications'.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.
 - B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
 - C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.
 - D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to

condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

- 1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).
- 1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.
- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report, and there are exceptional circumstances which this suite of applications brings in terms of S106 planning obligations – historical and new – officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 The application seeks to vary conditions 1 (drawings) and 28 (visitor parking) of application reference 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to outline planning permission S/2682/13/OL), to allow for an increase in the number of visitor car parking spaces that are available to the users of The Plains recreation field.
- 1.7 This application is pertinent to the assessment of application reference 23/04931/REM (the report for which can be found elsewhere on this Agenda), which seeks to enhance sports provision at the Plains through the addition of 2no. football pitches to the existing 5no, pitches consented

under 20/02569/REM, and the relocation of 3no. tennis courts from the western side of the Marleigh development.

- 1.8 The additional 30no. car parking spaces are sought to ensure The Plains playing fields are well supported by appropriate parking arrangements to cater for all future users of the site. The 6no. consented coach parking spaces under 20/02569/REM will be reduced to 2no. coach parking spaces. This will result in parking provision to serve The Plains being 30no. car parking spaces, 5 no. disabled access car parking spaces, and 2no. coach parking spaces.
- 1.9 The application proposals also prop proposes an additional condition 30 (pitch flexibility) to allow for the consented football pitches to be flexibly sized to meet demand needs in future. Following advice from the sports and recreation teams at both South Cambridgeshire District and Cambridge City Councils, and given the nature of junior football, demand for pitches is likely to vary in future. The proposed condition 30 will allow for pitch sizes to vary in line with demand, whilst ensuring a minimum of 7No pitches are available for use at The Plains inclusive of application reference 23/04931/REM.
- 1.10 Officers recommend that the Joint Development Control Committee approve this application subject to conditions and s106 planning obligations.

2. Site description and context

- 2.1 The site consists of The Plains, an area of land situated on the eastern side of the Marleigh development site. The site already has planning consent for the provision of playing fields, 5no. playing pitches and a sports pavilion under application reference 20/02569/REM (Phase 1B). Allotments are to be provided to the north of the site via the same Phase 1B application.
- 2.2 The site also has planning consent for 5 no. car parking spaces and 6 no. coach parking spaces to serve The Plains.
- 2.3 Marleigh is a cross-boundary development, falling predominantly within South Cambridgeshire District Council, including the land to which this planning application relates.

3. The proposal

- 3.1 This is a S73 application to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping,

layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of The Plains recreation field.

- 3.2 The application seeks to amend the permission relevant to Phase 1B of the Marleigh development, to allow for more appropriate parking provisions serving the Plains and to allow for flexibility in pitch sizes to meet future demand.
- 3.3 The application is pertinent to the assessment of application reference 23/04931/REM which seeks to enhance sports provision at The Plains, the report for which can be found elsewhere on this Agenda.
- 3.4 The application seeks to substitute the coach parking spaces consented under the Phase 1B, with additional car parking provisions. This would reduce the level of coach parking from 6 spaces to 2 spaces. It would also increase the level of car parking to 30no. standard car parking spaces and 5no. disabled car parking spaces.
- 3.5 The proposed additional condition pertaining to pitch flexibility (condition 30) will allow for the football pitches to vary in size whilst assuring the delivery and retention of 7no. Football pitches at The Plains.
- 3.6 There are no other alterations proposed other than those pertaining to parking arrangements and pitch flexibility.

4. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	Granted 01.12.2016
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and	Granted 28.11.2018

	scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots	Granted 21.04.2021

	(plots 71-77) under the Phase 1A planning permission.	
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	Granted 06.09.2022
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes	Granted 02.11.2022

	covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.	
23/01938/S73	S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).	Granted 27.09.2023
23/01939/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	Granted 27.09.2023
23/04930/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission	Pending determination

	S/2682/13/OL dated 30 November 2016.	
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout, scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together with discharge of conditions 12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	Approved October 2024
23/04935/FUL	Construction of a community garden and community building with associated landscape, street furniture, planters, and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.	PCO
24/03406/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 21/02450/REM (Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to move the housing of the Generator to an external location separate from the plant.	PCO

Table 2 Relevant site history

- 4.1 This application is pertinent to the consideration of application reference 23/04931/REM which seeks to enhance sports provision at The Plains, and which is part of a suite of applications for the Phase 3 proposals.

5. Policy

5.1 National policy

National Planning Policy Framework 2021
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)
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 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/7 – Development Frameworks
SS/3 - Cambridge East
CC/6 – Construction Methods
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments

5.3 Neighbourhood plan

N/A

5.4 Supplementary Planning Documents (SPD)

Cambridge East Area Action Plan (2006)
Design Code for Marleigh – Wing Masterplan (Hill/Marshall/PTE)
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
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other guidance

Greater Cambridge Housing Strategy 2019 – 2023
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Parish Council

6.1 No comments – Consultation period closes 12th November 2024

County Highways

6.2 Objection on the grounds of highway safety, further information required.

County Transport Team

6.3 No objection, subject to cycle parking condition.

6.4 Detailed comments provided: *It is clear on the drawings that without the park and ride site, there is very little provision for visitor parking for the playing fields in the approved outline and reserved matters consents for Marleigh. Cars would likely park on the access road or within nearby residential areas. It is considered appropriate therefore that additional car parking and less coach parking is provided, as visiting football teams are more likely to arrive by car than coach.*

Lead Local Flood Authority

6.5 No objection, no recommended conditions.

Urban Design Team

6.6 No objection, no recommended conditions.

Access Officer

6.7 No comments – Consultation period closes 12th November 2024

Conservation Officer

6.8 No objection, no recommended conditions.

Senior Sustainability Officer

6.9 No Comments – consultation period closes 12th November 2024

Landscape Officer

6.10 No objection subject to Hard and Soft Landscaping condition for the parking arrangements (condition 34).

Ecology Officer

6.11 No comments – consultation period closes 12th November 2024

Tree Officer

6.12 No objection, no recommended conditions.

Environmental Health

6.13 Construction Impacts
No objection, no recommended conditions.

6.14 Contamination
No objection, no recommended conditions.

National Highways

6.15 No objection, no recommended conditions.

Housing Strategy

6.16 No objection, no recommended conditions.

- 6.17 Detailed comments provided: *if there is not appropriate parking provided for visitors to the sports pitches, this will no doubt impact on the residential areas within the development, with visitors parking in these areas.*

7. Third party representations

- 7.1 No representations have been received
- 7.2 No comments – consultation period closes 12th November 2024

8. Member Representations

- 8.1 No comments – consultation period closes 12th November 2024

9. Local Groups / Petition

- 9.1 No comments – consultation period closes 12th November 2024
- 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. Planning background

- 10.1 The application (24/03837/S73) is pertinent to the assessment of application reference 23/04931/REM which seeks to enhance sports provision at The Plains.
- 10.2 Application reference 23/04931/REM is part of a suite of applications for Phase 3, all of which have been the subject of detailed pre-application advice and is a reserved matters application detailing appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- 10.3 This application seeks to allow for amendments to the approved parking arrangements, and to ensure flexibility of pitch size provision to meet ongoing demand across the District.
- 10.4 The additional 30no. parking spaces are considered to be a suitable approach to parking arrangements given the provisions of Local Plan Policy TI/3, the Marleigh Design Code and the Cambridge East Area Action Plan (CEAAP), which will ensure The Plains have been constructed with best practice in mind. The parking arrangements are to be secured by application reference 24/03837/S73, which seeks amendments to application reference to 20/02569/REM (Phase 1B) with the obligation for the delivery of parking being secured through a s106 planning obligation.

10.5 The statutory consultation period for this application ends on 12 November 2024, which is after the date this report has been prepared for the publication of this committee Agenda. Normally, applications would not be presented to Members nor an Officer report prepared for Committee until after the statutory consultation period has expired. In this instance, exceptionally, Officers have concluded it is appropriate to prepare this report ahead of the closure of the consultation period, cognisant of a desire for the Committee to have the complete suite of applications (which includes this one) taken together at one Committee. Any consultee responses received since the preparation of this report will be provided to Committee in the Amendment Sheet and addressed by the Officer in the presentation of the item.

11. Assessment

11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Housing provision
- Design, layout, scale and landscaping
- Trees
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Open space and recreation
- Planning obligations
- Other matters
- Planning balance
- Recommendation
- Planning conditions

12. Principle of Development

12.1 The application site is subject to outline approval under application reference: S/2682/13/OL which established the principle of development.

12.2 The application seeks to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of the outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance,

landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within Phase 1B with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of The Plains recreation field.

- 12.3 The principle of the development is, on this basis, considered compliant with the provisions of the South Cambridgeshire Local Plan (2018).

13. Design, layout, scale and landscaping

- 13.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context
- 13.2 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 13.3 The application seeks to amend the parking provisions serving The Plains playing fields approved under application reference 20/02569/REM, the reserved matters application as part of Phase 1B). The approved scheme allowed for 5no. car parking spaces and 6no coach parking spaces.
- 13.4 Through discussions with the Council's sports and recreation teams and in line with comments received from the County's Transport Assessment Team, additional car parking is required to cater for the needs of future users of the site, whilst the level of coach parking secured under the previous Phase 1B planning permission will not be required.
- 13.5 On the advice of Officers, the applicant has agreed to amend the approved visitor parking layout to reduce coach parking from 6no. to 2no. coach bays, whilst allowing for the addition of 30no. car parking spaces and adapting the consented 5no. car parking spaces to 5no. disabled bays all to ensure the needs of future users of the site can be met and to fulfil the requirements of para. 3 of Appendix 1 of the CEAAP.
- 13.6 The proposed parking arrangements are to be situated adjacent to the existing access road (Sanderson Way) serving The Plains area of the Marleigh development. The proposal is not considered to have any adverse impacts on the character or appearance of the site or surrounding area.

- 13.7 The area of hardstanding proposed to host the additional parking requirements will have a positive impact by reducing the likelihood of on-street/informal parking.
- 13.8 The application also seeks the addition of condition 30 (pitch size flexibility) which seeks to allow for greater flexibility in the size of pitches provided at The Plains in order to meet future demand and cater for all future users of the site, whilst retaining a minimum of 7no, football pitches at any given time.
- 13.9 It is the proposed that the football pitches will be marked out on the grassland and will have limited visual impact. Condition 30 allows for the approved pitches to vary in size whilst maintaining an essence of control in extent of minimum pitch provision.
- 13.10 Overall, the proposed development is considered to be a high-quality design which would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

14. Trees

- 14.1 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 14.2 The parent application (20/02569/REM) was accompanied by an Arboricultural Impact Assessment which remains relevant to this application.
- 14.3 The siting of the proposals is not considered to conflict with the existing Arboricultural Impact Assessment or the Tree Protection Plan approved under the discharge of condition application of 20/02569/COND19.
- 14.4 Condition 19 ensures appropriate tree protection measures through the submission of a detailed Arboricultural Method Statement and Tree Protection Strategy. In light of this, the proposal is considered to accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

15. Biodiversity

- 15.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require 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 accords with policy NH/14 which outlines a primary objective for

biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

- 15.2 The parent application (20/02569/REM) was accompanied by an Ecological Impact Assessment which is relevant to this application. Relevant conditions pertaining to ecological matters are recommended to be re-applied to this application. This will ensure compliance with the previously approved technical documents pertaining to the protection of ecological assets including: Biodiversity Report V1 (MD Ecology) May 2020 - Wildlife Hazard Management Plan (phase 1 Infrastructure, 1a and 1b) Aviaire March 2019 - Wildlife Hazard Management Compliance Statement, Aviaire, October 2020 – Water Vole Mitigation Statement (MD Ecology) May 2020 (condition 1).
- 15.3 The application is not subject to BNG requirements as this application seeks to vary an existing permission which was not subject to BNG requirements.
- 15.4 On this basis, Officers are satisfied that the proposed development complies with policy NH/14, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16. Water management and flood risk

- 16.1 Policies CC/7, CC/8 and CC/9 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.
- 16.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 16.3 The applicant seeks amendments to a previously approved reserved matters application. The parent application: 20/02569/REM and the subsequently amended permission were subject to several technical documents pertaining to surface water drainage, namely: Drainage Strategy, including a technical note dated 08 September 2020 (WSP) – Playing Fields levels and drainage layout (WSP) May 2020. These technical documents remain relevant to the current application and condition 1 (of this permission if approved) will ensure the development is carried out in accordance with the previously approved information outlined above.
- 16.4 Officers are satisfied that the applicant has suitably addressed the issues of water management and flood risk and subject to conditions as described above the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

17. Highway safety and transport impacts

- 17.1 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces including those with limited mobility or with impairment such as sight or hearing.
- 17.2 Policy TI/2 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, and provided a Transport Assessment and Travel Plan.
- 17.3 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 17.4 The applications relevant to Phase 3 of Marleigh are supported by a Transport Assessment and Travel Management Plan.
- 17.5 The County Transport Team have offered support for the proposals. They advise that a lack of parking may result in on-street parking stress. However, they go on to advise that the proposed amendments to parking provision will assist in addressing the shortfall of parking serving The Plains: they raise no objection to the proposal subject to a condition which seeks to enhance cycle parking provision by a further 10no spaces (condition 31).
- 17.6 The County Highway Safety team have raised an objection to the proposals on the basis of it lacking information and/or rationale to support the need for additional parking arrangements at The Plains.
- 17.7 In the light of the current parking arrangements and the supportive comments offered by the County Transport Assessment Team, Officers are of the view that the proposed parking arrangements are a pragmatic approach to securing appropriate parking arrangements for The Plains to ensure the playing fields are effectively designed to cater for all future users of the site.
- 17.8 On this basis and subject to the above Officers are of the view that the proposals accord with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

18. Car and cycle provision

- 18.1 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

- 18.2 The Design Code for Marleigh (The Wing Masterplan – Hill/Marshall/PTE) and Appendix 1 of the CEAAP provide indicative cycle and car parking provision for the Marleigh development although neither document pays direct reference to areas of open space and/or sports provisions which do not provide seating. Paragraph 5 of Appendix 1 of the CEEAP states that some developments may have an exceptional need for vehicle parking in addition to that specified in the standards.
- 18.3 Given the lack of direct policy references for cycle/car parking provision for sites such as The Plains, an on-merit assessment has been undertaken and applied by Officers.

Cycle parking

- 18.4 TI/3 requires one cycle space per bedroom. The policy supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses it could be in the form of a shed or garage and in the case of flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 18.5 Phase 1B of the Marleigh development approved under application reference 20/02569/REM allowed for 60 no. cycle parking spaces to be situated at the sports pavilion, situated within The Plains.
- 18.6 In light of recent comments from the County Transport Assessment Team, further cycle parking is required at The Plains. Officers consider that the additional 10 no. cycle parking spaces to be secured under condition 31 will appropriately address this shortfall. On this basis, the scheme is considered to be compliant with the provisions of Policy TI/3.

Car parking

- 18.7 Policy TI/3 requires two spaces per dwelling – one space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas. For example, where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and demonstrate they have addressed highway safety issues.
- 18.8 The 3no. tennis courts proposed are to facilitate the needs of the local community and thus car parking arrangements are not considered necessary for this aspect of the development.

- 18.9 Through discussions with the Council's sports and recreation teams and in line with comments received from the County Transport Assessment Team additional car parking is identified to be required to cater for the needs of future users of the site. The level of coach parking secured under the previous Phase 1B permission will not be required.
- 18.10 On the advice of Officers, the applicant has agreed to amend the consented visitor parking layout to reduce coach parking from 6no to 2no. coach bays, whilst allowing for the addition of 30no. car parking spaces and adapting the approved 5no. car parking spaces to 5no. disabled bays all to ensure the needs of future users of the site can be met and also to fulfil the requirements of para. 3 of Appendix 1 of the CEAAP.
- 18.11 Noting paragraph 10.24 of Policy TI/3, which states that the parking standards are indicative. A bespoke approach is needed on a case-by-case basis. The need for more car-parking, a limited demand for coach parking and the additional 30no. car parking spaces are considered acceptable by Officers. Furthermore, the loss of 4no. coach parking spaces is considered to be acceptable given that few football clubs outside of the professional/semi-professional realm have access to coaches for travel to matches.
- 18.12 Subject to conditions the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan, the Marleigh Design Code, the CEAAP and the Greater Cambridge Sustainable Design and Construction SPD.

19. Amenity

- 19.1 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Neighbouring properties

- 19.2 The application seeks to enhance the level of parking provision serving The Plains. The specific siting of the parking arrangements are not within close proximity to any existing residential properties and thus are not considered to give rise to any adverse impacts on the amenity of neighbouring occupiers.
- 19.3 The proposed increase in parking provision will reduce the risk of on-street/informal parking throughout the Marleigh development which could result from the lack of parking provision associated with the layout previously consented under the Phase 1B proposals. The proposed parking arrangements are therefore considered as an improvement given there will be reduced risk of residential amenity issues associated with informal on-street parking.

- 19.4 The development is therefore considered to suitably respect the amenity of neighbouring occupiers and is compliant with the provisions of Policy HQ/1.

Construction and environmental health impacts

- 19.5 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 19.6 Relevant planning conditions have been carried forward to ensure appropriate regard has been had to these matters (conditions 18, 22, 23). These conditions are considered reasonable and necessary to ensure the protection of neighbour's residential amenity, and will be added to any permission granted.

Summary

- 19.7 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions (conditions 18, 22, 23), the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

20. Third party representations

- 20.1 At the time of writing this report, no third-party representations had been received. A further update will be provided as part of the Officer presentation to Committee.

21. Planning obligations (S106)

- 21.1 The Community Infrastructure Levy Regulations 2010 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 meet 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.
- 21.2 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary

to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

21.3 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. The relevant Heads of Terms would relate to the following items:

- delivery of 7no. Playing Fields
- delivery of 3no. Tennis Courts
- delivery of 35no. Parking Spaces (incl. 5no disabled bays), and delivery of 2no. coach parking bays.

21.4 These planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) meet the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

22. Planning balance

22.1 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).

22.2 This application will allow for additional parking arrangements catering for future users of The Plains. The parking provisions proposed will require additional hardstanding to be implemented in order to ensure suitable arrangements are in place to host parked vehicles. The proposed parking arrangements will reduce risk of informal/on-street parking and subsequently reduce the risk of adverse impacts on residential amenity associated with parking stress.

22.3 The application will allow for an increase in cycle parking availability by means of condition, allowing for a total of 70no. cycle parking spaces at The Plains to ensure future users of the site can arrive by bicycle.

22.4 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 subject to conditions and s106 planning obligations as this report details .

23. Recommendation

Approve this s73 application 24/03837/S73 subject to:

- (i) The planning conditions and informatives as detailed in Section 24 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

24. Planning conditions

1 Plans Compliance	<p>The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.</p> <p>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.</p>
2 Materials	<p>Prior to the commencement of development, with the exception of works up to and including slab level, details of the materials for the external surfaces of buildings to be used in the construction of the development shall be submitted to and approved in writing by the local planning authority. and shall include external features such as windows, window reveals, façade panels, head and cill treatments, brick slip systems, rainwater details, porch details and doors. The details should be accompanied by a materials schedule, large-scale drawings and samples as appropriate.</p> <p>Reason: In the interests of visual amenity and to fully assess the external materials palette. (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
3 Sample Panel	<p>No brickwork above ground level shall be laid until a sample panel (at least 1.5m x 1.5m) has prepared on</p>

	<p>site, detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and mortar technique. The details shall be submitted to and approved in writing by the local planning authority. The approved sample panel shall be retained on site for the duration of the works. Development shall be carried out in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to fully assess the external materials palette. (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
<p>4 Sports Pavilion Management Strategy</p>	<p>Prior to first use of the sports pavilion hereby approved, a Sports Pavilion management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall ensure the effective management and maintenance of the facility and include details of the management body or organisation which will be appointed to manage the facility, waste management and recycling arrangements; operating hours and an appropriate timetable for establishing the management arrangements. The facility will be constructed in accordance with the approved strategy.</p> <p>Reason: To maintain the quality of and secure the safe use of sports facilities (South Cambridgeshire Local Plan 2018; policy SC/4).</p>
<p>5 Allotments Provision</p>	<p>Prior to occupation of the 100th dwelling, full details of the allotments shall be submitted to and approved in writing by the Local Planning Authority. These details to include:</p> <p>a. A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders (including plots with disabled access areas); areas for communal storage of materials (for example, manure and compost) and communal storage of tools and supplies (eg lockers and bins) and a timeframe for their delivery.</p> <p>b. Proposed management arrangements of the body or organisation which will be appointed to manage the facility, and draft allotment tenancy agreements and management rules. This shall include consideration of general and individual plot holder Rules, Conditions and Code of Conduct, with</p>

	<p>compliance thereafter.</p> <p>c. Access, vehicle and cycle parking arrangements to allow easy and safe access to the allotments which prioritises sustainable modes of transport and allows for the occasional delivery of bulky goods.</p> <p>d. Details of the allotment building (including composting toilet, green roof and solar energy opportunities and operating hours) and an appropriate timetable for its delivery.</p> <p>e. Water supply, including use of stored rainwater and SuDS for watering crops.</p> <p>f. Provision of good quality soil to British Standards 3882:2015 or equivalent, with structure and texture to allow free drainage and cropping, including final preparation of allotment plots to provide suitable levels and tilth for production of a range of garden crops.</p> <p>g. Boundary treatment, including security arrangements for the allotments and along the northern boundary of the allotments which abuts High Ditch Road.</p> <p>The development shall be in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policies SC/4, SC/7, and SS/3)</p>
6 Public Art Delivery Plan	<p>Prior to construction above ground level, full details of a scheme of public art for Phase 1B shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme for public art shall be carried out in accordance with the approved details not later than 6 months after first occupation, or within a timeframe set out and agreed within the submitted scheme. The scheme shall demonstrate how the strategy integrates with the outline site wide public art strategy.</p> <p>Reason: In the interest of creating successful, high quality, attractive environments (South Cambridgeshire District Plan 2018; policy HQ/2)</p>
7 Use of Playing Fields	<p>The playing field/artificial grass pitch shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in</p>

	<p>Class D2 Use Classes Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: To protect the playing field from loss and/or damage and to maintain the quality of and secure the safe use of sports pitch/es (South Cambridgeshire Local Plan; policy SC/4)</p>
8 Playing Fields Management and Maintenance Scheme	<p>Prior to the bringing into use of the playing fields a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.</p> <p>Reason: To ensure that the playing fields are capable of being managed and maintained to deliver sports facilities which are fit for purpose, sustainable and ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97; South Cambridge Local Plan 2018 policy SC/4)</p>
9 Details of Woodland NEAP	<p>Prior to the occupation of the 100th dwelling, a plan indicating the equipment details of the woodland NEAP hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include equipment focussed on 10-14 year olds, group activities, and teen shelter. The development shall be in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (South Cambridgeshire Local Plan 2018; policies DP/2, SC/7, and SS/3)</p>
10 - Delivery of Local Areas of Play (LAPs) and Reduced LAP (Doorstep Play)	<p>The Local Areas of Play (LAPs) and reduced LAP (doorstep play) hereby approved shall be delivered in accordance with the LAP delivery plan for Phase 1B planning submitted with the application.</p> <p>Reason: To ensure that appropriate facilities for youth and children's play provision are provided in relation to the development of the site (South Cambridgeshire Local Plan 2018; policy HQ/1)</p>

<p>11 Landscape Maintenance and Management Plan</p>	<p>Prior to first occupation of the residential properties hereby approved, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted and approved in writing by the Local Planning Authority. The landscape plan 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 it is reasonably practicable with others of species, size and number as originally approved.</p> <p>Reason: In the interests of visual amenity and to ensure that hard and soft landscape is provided as part of the development (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
<p>12 Waste and Recycling Arrangements</p>	<p>No development shall commence until details of the on-site storage facilities for waste (including waste for recycling) in respect of the residential dwellings hereby approved have been submitted to and approved in writing by the Local Planning authority.</p> <p>The details shall include the detailed position and layout of bin stores and arrangements for their provision, on-site storage, delivery and installation of waste containers for each dwelling prior to occupation of that dwelling. The RECAP Waste Management Design Guide will be utilised to ensure the development design will provide adequate space for internal and external waste storage.</p> <p>The approved facilities for each residential dwelling shall be provided prior to the first occupation of that building and shall be retained thereafter.</p> <p>Reason: To ensure that the details of the development are acceptable and ensure the provision of waste collection infrastructure on site (Cambridge East Area Action Plan 2008; policy CE/33)</p>
<p>13 Active Buildings Pilot Project Implementation</p>	<p>The proposals for the provision of the Active Building Pilot dwellings will be implemented in line with the approved details contained within the Energy Statement Marleigh Phase 1B - 16 Exemplar Homes Strategy (Pollard Thomas Edwards, June 2020).</p>

	<p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings to deliver an exemplar of sustainability (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>14 Implementation of Energy Strategy</p>	<p>The approved energy strategy as set out in the Energy Assessment Report (Stroma, 20/12/2018)) shall be fully implemented prior to the first occupation of the development. Prior to first residential occupation in each build phase, a phasing plan and roof plan showing the layout of the proposed photovoltaic panels in that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and the photovoltaic panels shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.</p> <p>No review of this requirement 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 site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.</p> <p>Reason: In the interests of reducing carbon dioxide emissions (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>15 BREEAM Condition 1 - Design Stage Certification</p>	<p>Prior to occupation of the 400th residential and 800th residential unit, BRE issued Design Stage Certificates 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 allotment building and sports pavilion, Where the interim certificates shows a shortfall in credits for BREEAM 'excellent', statements shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national</p>

	<p>measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28)</p>
<p>16 BREEAM Condition 2 - Post Construction Certification</p>	<p>Prior to the occupation of the buildings hereby permitted, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that 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.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28).</p>
<p>17 Electric Vehicle Charging Wall Boxes</p>	<p>Prior to the occupation of each individual dwelling house, the proposed electric vehicle slow charge wall box serving each unit to be occupied shall be fitted and fully operational.</p> <p>Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainability Cambridge East Area Action Plan, policies CE/22, CE/24 and CE/28.</p>
<p>18 External Lighting</p>	<p>Notwithstanding details provided within the application submission, full details of any external lighting, such as street lighting and residential lighting (as set out in outline condition 18), and any lighting associated with the sports pitches, allotment building and sports pavilion hereby approved, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278</p>

	Agreement, and in the interests of amenity (South Cambridgeshire Local Plan 2018; policy HQ/1)
19 Tree Protection Plan	<p>Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.</p> <p>Reason: To ensure that trees to be retained will be protected from damage during the construction activity, in the interests of the preservation of arboricultural amenity (South Cambridgeshire Local Plan; policies NH/6 and HQ/1).</p>
20 Bridge over Attenuation Pon	<p>Within six months of the commencement of development, the detailed design of the bridge over the attenuation pond shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the detail of the development is acceptable (South Cambridgeshire Local Plan 2018; policy SC/11)</p>
21 Road Levels	<p>No development hereby permitted shall be commenced until the detailed level design of all roads has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the details of the development are acceptable (South Cambridgeshire Local Plan 2018; policy SC/11)</p>
22 Noise Mitigation Measures - Compliance	The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Phase 1B, Marleigh Development, Land Off Newmarket Road, Discharge of Condition 21, (Project Reference. M4425-Ph1B-C21 dated

	<p>29th April 2020) prepared by Ian Sharland Ltd and its supplementary appendices.</p> <p>Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on proposed noise sensitive uses resulting from noise and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).</p>
23 Noise Insulation Scheme	<p>Prior to the commencement of the development of the active pilot buildings, an assessment of the noise impact of any renewable energy provision sources (such as air source heat pumps or wind turbines) and a scheme for insulation as necessary, shall be submitted to and approved in writing by the Local Planning Authority. Any noise insulation scheme as approved shall be fully implemented before first occupation of the active pilot buildings and shall thereafter be maintained in accordance with the approved details.</p> <p>Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on proposed noise sensitive uses resulting from noise and secure acceptable living conditions (policies CE/19 and CE/26 of the Cambridge East Area Action Plan 2008; policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the NPPF).</p>
24 Wildlife Hazard Management - Compliance	<p>The development shall be carried out strictly in accordance with the Wildlife Hazard Management Plan, Project Wing, Aviaire, March 2019, V007 and Wildlife Hazard Management Compliance Statement, Project Wing, Aviaire, August 2020 V004. This includes provision of adequate bird control measures and the regime of monitoring in the construction period and post completion phases as set out in the WHMP.</p> <p>Reason: To minimise the attractiveness of the development to birds, to ensure the safe movement of aircraft and the operation of Cambridge Airport (South Cambridgeshire Local Plan 2018; policy CE/32)</p>

<p>25 Biodiversity Report - Compliance</p>	<p>The development shall be carried out strictly in accordance with the Biodiversity Report (May 2020) (May 2020). This includes provision of construction phase mitigation and avoidance strategies for protected species likely to be found on or near the site.</p> <p>Reason: To ensure the impacts of the development on biodiversity is mitigated (South Cambridgeshire Local Plan 2018; policy NE/4 and paragraph 170 of the National Planning Policy Framework)</p>
<p>26 – Amenity Grass Seed Mix</p>	<p>Prior to the commencement of development, details of the amenity grass seed mix shall be submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with approved details.</p> <p>Reason: In the interests of improving biodiversity (South Cambridgeshire Local Plan 2018; policy NE/4)</p>
<p>27 – Construction Cranes</p>	<p>Prior to the use of any cranes and/or temporary tall structures required during the construction of the development, a strategy shall be submitted setting out the details of the cranes and other tall construction equipment, including the details of obstacle lighting. The development shall be carried out in accordance with the approved strategy.</p> <p>Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, South Cambridgeshire Local Plan 2018 Policy TI/6.</p>
<p>28 Visitor Car Parking</p>	<p>The development shall be carried out in accordance with drawing number</p> <p>Reason: To ensure suitable parking arrangements for the Plains (South Cambridgeshire Local Plan Policies HQ/1 and TI/3)</p>
<p>29 Green Roofs</p>	<p>All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).</p>

	Reason: To ensure the impact of the development on biodiversity is acceptable (South Cambridgeshire Local Plan 2018; policy NH/4 and paragraph 170 of the National Planning Policy Framework)
30 S73 Assurance	<p>Conditions 1-30 of planning permission 23/01939/S73 pursuant to 20/02569/REM shall continue to apply to this permission. Where such conditions pertaining to 23/01939/S73 have been discharged, the development of planning permission 24/03837/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.</p> <p>Reason: To define the terms of the application</p>
31 Cycle Parking	<p>Prior to the first use of the playing fields, details for 10no. cycle parking spaces shall be submitted to and agreed in writing by the local planning authority.</p> <p>The cycle parking shall be implemented in full accordance with the approved plans prior to commencement of the use of the playing fields.</p> <p>Reason: To ensure sustainable access to the site (South Cambridgeshire Local Plan 2018 Policies HQ/1 and TI/3)</p>
32 Parking Restrictions	<p>Prior to commencement of the use of the parking arrangements hereby approved, details of parking restrictions to prevent access to the site for purposes other than use of the playing fields shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The restrictions shall be implemented in full accordance with the approved plans prior to commencement of the use of the parking spaces approved.</p> <p>Reason: To ensure the parking spaces are retained for users of the playing fields (South Cambridgeshire Local Plan 2018 Policies HQ/1 and TI/3)</p>
33 Hard and Soft Landscaping	No development of the parking arrangements adjacent to Sanderson Way shall commence until a hard and soft landscaping scheme for the parking area and associated access road has been

	<p>submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:</p> <ul style="list-style-type: none">a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;b) hard surfacing materials;c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected; <p>The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 Policies HQ/1 and NH/4).</p>
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23/04931/REM – The Plains, Phase 3, Land North of Newmarket Road, (Marleigh) Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Fen Ditton & Fulbourn

Proposal: Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

Applicant: Hill Marshall LLP

Presenting officer: Laurence Moore

Reason presented to committee: This application is within the JDCC administrative boundary and comprises non-residential development on a site having an area of 1 hectare or more.

Member site visit date: 05 November 2024

Key issues: 1. Playing Field Management/Maintenance

2. Parking

Recommendation:

A. Approve this reserved matters application 23/04931/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

Document section	Document heading
1	Executive summary
2	Site description and context
3	The proposal
4	Relevant site history
5	Policy
6	Consultations
7	Third party representations
8	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design, layout, scale and landscaping
14	Trees
15	Carbon reduction and sustainable design
16	Biodiversity
17	Water management and flood risk
18	Highway safety and transport
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Appendix 1	Drawing Pack
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Table 1 Contents of report

1. Introduction and Executive summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 'suite of applications'.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.
 - B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
 - C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

- D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.
- 1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).
- 1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.
- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report, and there are exceptional circumstances which this suite of applications brings in terms of S106 planning obligations – historical and new – officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 This application seeks to further enhance the sports provision at The Plains area on the eastern side of the Marleigh site, previously approved as Phase 1B application 20/02469/REM.

- 1.7 The application site is situated on land within the administrative boundary of South Cambridgeshire District Council and as such the application has been assessed against the relevant policies of the South Cambridgeshire Local Plan (2018) and associated appendices and SPDs.
- 1.8 The Plains already have consent for 5no. football pitches incl. 3no. junior pitches and 2no. senior pitches approved under reserved matters application 20/02569/REM for the Phase 1B proposals which were considered by this Committee in November 2020. The application proposes an additional 2 no. junior football pitches to the facilities approved under 20/02569/REM. In addition, 3 no. tennis courts are proposed to be relocated from the western side of the site where they were initially sought to be delivered under the outline permission under 13/1837/OUT and S/2682/13/OL.
- 1.9 The additional 2no. playing pitches are proposed to meet the additional sports demand in relation to the proposed uplift of 91 homes included within the suite of Phase 3 applications, under application reference number 23/04936/FUL the report for which can be found elsewhere on this Agenda.
- 1.10 A s73 application has been submitted to allow for the flexibility in pitch sizes in respect of the proposals approved under Phase 1B, to regularise the changes proposed by this application. A minimum of 7no. football pitches will remain at The Plains at any given time, subject to this consent being granted.
- 1.11 Upon discussion with the sports and recreation teams within the City and District Councils it has become evident that the level of car parking to be provided which will serve The Plains under previous permissions is not sufficient; furthermore the level of coach parking consented under the previous Phase 1B proposals is excessive. The Applicant has agreed to enhance parking arrangements serving The Plains. The proposed additional 30 no. parking spaces are considered to be a suitable compromise when compared with the indicative requirements of Policy TI/3. The parking arrangements are to be secured by a separate s73 application (24/03837/S73) in reference to 20/02569/REM (Phase 1B).
- 1.12 Officers recommend the Joint Development Control Committee approves this application, subject to the recommended conditions and the prior completion of a S106A planning obligation as appropriate.

2. Site description and context

- 2.1 The site consists of The Plains, an area of land situated on the eastern side of the Marleigh development site. The site already has planning consent for the provision of playing fields, 5no. parking pitches and a sports pavilion under application reference 20/02569/REM (Phase 1B). Allotments are to be provided to the north of the site through the same Phase 1B application.
- 2.2 The site also has planning consent for 5 no. car parking spaces and 6 no. coach parking spaces to serve The Plains.
- 2.3 Marleigh is a cross-boundary development (with the Cambridge City Council) but, falling predominantly within South Cambridgeshire District Council's administrative area. This application relates to land within the District.

3. The proposal

- 3.1 Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- 3.2 2no. additional junior football pitches are proposed. Three tennis courts are proposed to be relocated from their consented location on the western parcel of the site to ensure proximity to consented sports pavilion. The additional 2no. playing pitches are proposed to meet the additional sports demand in relation to application reference 23/04936/FUL which seeks the proposed uplift of 91 homes included within the suite of Phase 3 applications referred to above in paragraph 1.4.
- 3.3 A separate s73 application related to application reference 20/02569/REM (Phase 1B), has been submitted to regularise the proposed amendments to the parking arrangements and to ensure the desired flexibility of pitch size provision to meet ongoing demand for the District.

4. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016

13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	Granted 01.12.2016
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	Granted 28.11.2018
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-	Granted 15.12.2020

	residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots (plots 71-77) under the Phase 1A planning permission.	Granted 21.04.2021
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and	Granted 06.09.2022

	scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.	Granted 02.11.2022
23/01938/S73	S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning	Granted 27.09.2023

	permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).	
23/01939/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	Granted 27.09.2023
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout,	Approved October 2024

	scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together with discharge of conditions 12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	
24/03406/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 21/02450/REM (Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to move the housing of the Generator to an external location separate from the plant.	PCO

Table 2 Relevant site history

- 4.1 The other applications which form the suite of Marleigh Phase 3 applications, the reports for which can be found elsewhere on this Agenda, are as follows:

23/04930/REM Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

23/04935/FUL Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.

24/03837/S73 S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B

pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.

23/04931/REM Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.

23/04936/FUL Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

5. Policy

5.1 National policy

National Planning Policy Framework 2021
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)
Conservation of Habitats and Species Regulations 2017
Environment Act 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/7 – Development Frameworks
SS/3 - Cambridge East
CC/1 – Mitigation and Adaption to Climate Change
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk

HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
SC/4 – Meeting Community Needs
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision

5.3 Supplementary Planning Documents (SPD)

Cambridge East Area Action Plan (2006)
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
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

Greater Cambridge Housing Strategy 2019 – 2023
Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Greater Cambridge Sustainable Design and Construction SPD (2020)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Fen Ditton Parish Council

- 6.1 No objection. Comments relating to the following:
- retention of facilities in perpetuity
 - layout and potential for conflict between the uses

- lack of specific parking provision for the sports pitches
- concern that the development could raise issues of on-street parking

County Highways

6.2 No objection, no recommended conditions.

County Transport Team

6.3 No objection, subject to the provisions of application reference 24/03837/S73 and 10no. additional cycle spaces.

Cambridge City Airport

6.4 No objection, no recommended conditions.

Environmental Health Officer

6.5 No objection subject to conditions pertaining to Construction Noise/vibration (condition 8), artificial lighting (condition 5) and informatives.

Landscape Officer

6.6 No objection subject to conditions pertaining to surfacing of pitches and courts (condition 4 and 10), boundary treatments (condition 10).

Lead Local Flood Authority

6.7 No objection subject to conditions pertaining to surface water drainage (condition 6).

Urban Design Team

6.8 No comments.

Ecology Officer

6.9 No objection, subject to conditions pertaining to wildlife hazard management (condition 7) and ecological lighting strategies (condition 9).

S106 Officer

6.10 No comment.

Cambridge Quality Panel Meeting

- 6.11 The Panel advocated the relocation of the tennis courts to the sports area as a logical solution for enabling sports provision.

7. Third party representations

- 7.1 No representations have been received

8. Member Representations

- 8.1 None received.

9. Local Groups / Petition

- 9.1 None received.

10. Planning background

- 10.1 This is a Reserved Matters application detailing appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL. Whilst the application technically sits independent of other permissions, it is intertwined with the other Marleigh Phase 3 applications. The reports covering these other applications can be found elsewhere on this committee Agenda.
- 10.2 2no. additional junior football pitches are proposed. Three tennis courts are proposed to be relocated from their approved location on the western parcel of the site to ensure proximity to the approved sports pavilion. The additional 2no. playing pitches are required to meet the additional sports demand in relation to the proposed uplift of 91 homes included within the suite of Phase 3 applications.
- 10.3 A separate s73 application in respect of 20/02569/REM (Phase 1B), has been submitted under application reference: 24/03837/S73. This s73 applications seeks to allow for amendments to the approved parking arrangements and to ensure the flexibility of pitch size provision to meet ongoing demand for the District.
- 10.4 The additional 30no. parking spaces are considered to be a suitable provision for parking arrangements given the provisions of Local Plan Policy TI/3, the Marleigh Design Code and the Cambridge East Area Action Plan and will ensure The Plains have been constructed with best

practice in mind. The parking arrangements are to be secured through application reference 24/03837/S73 with s106 planning obligations securing the delivery of parking.

11. Assessment

- 11.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Design, layout, scale and landscaping
 - Biodiversity
 - Agricultural land quality and soils
 - Water management and flood risk
 - Car and cycle parking
 - Amenity
 - Open space and recreation
 - Planning obligations
 - Planning balance
 - Recommendation
 - Planning conditions

12. Principle of Development

- 12.1 The application site is subject to outline approval under application reference: S/2682/13/OL which established the principle of development.
- 12.2 The application seeks consent for detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL.
- 12.3 The principle of the development is, on this basis, compliant with the provisions of the South Cambridgeshire Local Plan (2018).

13. Design, layout, scale and landscaping

- 13.1 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

- 13.2 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together, they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 13.3 The Design Code for Marleigh (Wing Masterplan Design Code Hill/Marshall/PTE), the District Design Guide SPD (2010) and the Council's Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 13.4 The proposed development constitutes 2no. junior football pitches, and 3no. tennis courts. The layout of the pitches and tennis courts proposed are considered to have utilised a high-quality design approach, with proximity to consented facilities i.e. the Sports Pavilion to ensure they can be effectively used without the need for further development.
- 13.5 The football pitches will be marked on the grassland within The Plains, meaning they will have limited impact on the visual amenity of the site.
- 13.6 The pitches will remain within a community use, under Use Class F2(c) of the current Planning Use Class Order by means of proposed condition 3.
- 13.7 The details provided with regards to the design of the proposed tennis courts are limited to the layout proposed, however, the surfacing materials and fencing details for the courts can be secured by condition.
- 13.8 The proposed development, subject to appropriate conditions as described above, is considered to provide a high-quality design appropriate for the character of the site and of the adjacent Greenbelt and is therefore considered compliant with the provisions of policy HQ/1, NH/8, NH/2, NH/6 and SC/9 of the South Cambridgeshire Local Plan (2018).

14. Trees

- 14.1 Whilst the wider Marleigh development is subject to Arboricultural Impact Assessments and other arboricultural considerations, this application site does not host any existing trees thus, arboricultural matters are not a constraint.

15. Biodiversity

- 15.1 This application follows the previously approved outline permission S/2682/13/OL and as such is not subject to BNG requirements.
- 15.2 The application has been subject to formal consultation with the District Council's Ecology Officer who raises no objection to the proposal and recommends several conditions to ensure the protection of species and ecological interests.
- 15.3 The recommended conditions include: compliance with the Wildlife Hazard Management Plan and Ecological Impact Assessment, a pre-commencement of use condition requiring details of an Ecologically Sensitive Lighting Strategy for The Plains. These conditions are considered reasonable and necessary to ensure the protection of ecological assets and are recommended (conditions 7 and 11).
- 15.4 In consultation with the District Council's Ecology Officer, subject to appropriate conditions as referred to above, Officers are satisfied that the proposed development complies with the District Council's policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16. Agricultural land quality and soils

- 16.1 The existing site comprises Grade 2 Agricultural Land.
- 16.2 Local plan policy NH/3 'Protecting Agricultural Land' states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless, inter alia
 - a) land is allocated for development in the Local Plan;
- 16.3 The application site has been allocated for development within the local plan under policy SC/7 and on this basis the proposal is therefore compliant with policy NH/3 and NPPF advice.

17. Water management and flood risk

- 17.1 Policies CC/7, CC/8 and CC/9 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.
- 17.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

- 17.3 Whilst the redline boundary of the site measures approximately 1.2ha, the majority of it has been previously approved for playing field provision under application reference: 20/02569/REM, meaning the unapproved elements of the site subject to assessment measures approximately 0.33ha. A Flood Risk Assessment would not usually be expected given the development of less than 1ha in size where the land lies within Flood Zone 1.
- 17.4 The applicants have submitted a Flood Risk Assessment. The Lead Local Flood Authority have reviewed it and confirmed that they have no objection to the development proposed subject to conditions relating to surface water drainage (condition 6).
- 17.5 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

18. Highway safety and transport impacts

- 18.1 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 18.2 Policy TI/2 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 and provided a Transport Assessment and Travel Plan.
- 18.3 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.
- 18.4 The application is supported by a Transport Assessment relevant to the entirety of the Phase 3 applications for Marleigh.
- 18.5 The suite of Phase 3 applications have been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal.

- 18.6 Subject to conditions to ensure the delivery of the amended parking provisions, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

19. Car and cycle provision

- 19.1 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 19.2 The Design Code for Marleigh (The Wing Masterplan – Hill/Marshall/PTE) and Appendix 1 of the Cambridge East Area Action Plan (CEAAP) provide indicative cycle and car parking provision for the Marleigh Development although neither document pays direct reference to areas of open space and/or sports provisions which do not provide seating. Paragraph 5 of Appendix 1 of the CEAAP states that some developments may have an exceptional need for vehicle parking in addition to that specified in the standards.
- 19.3 Given the lack of direct policy referencing for cycle/car parking provision for sites such as The Plains, an on-merit assessment has been undertaken by Officers.

Cycle parking

- 19.4 TI/3 provides indicative figures for cycle parking. Para. 10.24 states the standards are indicative. A bespoke (on merit) approach is needed on a case-by-case basis.
- 19.5 Phase 1B of the Marleigh development approved under application reference 20/02569/REM, allowed for 60 cycle parking spaces to be situated at the sports pavilion.
- 19.6 It is considered, given the existing level of provision within Phase 1B of the development, that the cycle parking arrangements approved under the Phase 1B proposals will provide sufficient cycle parking arrangements to meet the needs of future users of the site, and therefore the scheme is considered to remain compliant with the provisions of Policy TI/3.

Car parking

- 19.7 TI/3 provides indicative figures for car parking. Para. 10.24 states the standards are indicative, and a bespoke approach is needed on a case-

by-case basis. Paragraph 5 of Appendix 1 of the CEAAP, states that some developments may have an exceptional need for vehicle parking in addition to that specified in the standards.

- 19.8 The 3no. tennis courts proposed are to facilitate the needs of the local community and thus car parking arrangements are not deemed as a requirement for this aspect of the development.
- 19.9 During the course of the application and in discussion with the District Council's Sports and Recreation Teams, additional car parking was identified being as necessary to cater for the needs of future users of the site. It was also identified that the level of coach parking which was secured under the previous Phase 1B approval was an over-provision.
- 19.10 On the advice of Officers, the applicant agreed to amend the amend visitor parking layout to reduce coach parking from 6no to 2no. coach bays whilst allowing for the addition of 30no. car parking spaces. The consented 5no. car parking spaces will be adapted to 5no. disabled bays. This will ensure the needs of future users of the site can be met and to fulfil the requirements of para. 3 Appendix 1 of the CEAAP.
- 19.11 Noting paragraph 10.24 of Policy TI/3, which states that the parking standards are indicative and a bespoke approach is needed on a case-by-case basis. In addition to the need for more car-parking and the limited/reduced demand for coach parking, the additional 30no. car parking spaces are considered acceptable by Officers. Furthermore, the loss of 4no. coach parking spaces is not considered to result in any compromise of sustainable access to the site. The parking arrangements will be secured through a s73 application (reference: 24/03837/S73) which seeks to amend the parking layout of Phase 1B as approved under 20/02569/REM.
- 19.12 On this basis, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan, the Marleigh Design Code, the CEAAP and the Greater Cambridge Sustainable Design and Construction SPD.

20. Amenity

- 20.1 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

Neighbouring properties

- 20.2 The development, which consists of outdoor sport provision, may result in the need for artificial lighting to be installed (i.e. flood lights) yet it forms no part of this application. In the interest of protecting the amenity of neighbouring occupiers, a condition should be added to any permission granted stating that in the event artificial lighting is required, an artificial lighting strategy be submitted to and agreed in writing by the local planning authority, to protect the residential amenity of neighbouring properties (condition 5).
- 20.3 Subject to imposing the condition outlined above the development is not considered to create any adverse impacts on the amenity of neighbouring occupiers outside of the construction period.
- 20.4 To prevent adverse impacts on the amenity of neighbouring occupiers throughout the construction period the EHO has recommended several conditions including restricted construction hours. The piling and construction phasing conditions are not relevant to this specific application which is for tennis courts and football pitches. The condition pertaining to construction hours is deemed reasonable and necessary to ensure the amenity of neighbouring occupiers are protected and are recommended (condition 8).
- 20.5 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 of the Local Plan, the Marleigh Design Code and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable and in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan subject to conditions.

21. Third party representations

- 21.1 None received.

22. Open space and recreations

- 22.1 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.
- 22.2 This application has been prepared in response to the additional need for sports provision following the proposed uplift of 91 homes (reference

23/04936/FUL) contained within the suite of Phase 3 planning applications.

- 22.3 This application seeks to relocate 3no. tennis courts previously approved within the western parcel of the site. These three tennis courts and the approved 5no. football pitches at The Plains are derived from the sports and recreation requirements associated with the 1300 homes approved under the outline permissions and subsequent RMAs for Marleigh.
- 22.4 This application seeks the provision of 2no. football pitches to address the additional sports/recreation requirements stemming from the uplift of 91 dwellings sought under application reference: 23/04936/FUL (Marleigh Phase 3B).
- 22.5 The required open space and recreation facilities to meet the need of the occupiers of the up-lift of 91 dwellings are sought by the delivery of two football pitches. The additional sports provision of 2no. football pitches equates to approximately 0.33ha of sports provisions. Appendix 3 of the CEAAP states that 1.2ha of sports provisions are required per 1000 people. The proposed 0.33ha of sports provision is therefore considered sufficient to meet the demand associated with the uplift of 91 dwellings.
- 22.6 The proposed quantity of additional sports facilities is sufficient to meet the demand associated with the 91-dwelling uplift and accords with the CEAAP and is therefore supported.

23. Planning obligations (S106)

- 23.1 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 fails 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.
- 23.2 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy

(CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

23.3 The applicant has indicated the willingness to vary the existing S106 planning obligations via a s106a application in accordance with the requirements of the District Council's Local Plan and the NPPF. The relevant obligations associated with this application would relate to the following:

- delivery of 2no. Playing Fields (for 7no. total at The Plains)
- delivery of 3no. Tennis Courts
- delivery of 35no. Parking Spaces (incl. 5no disabled bays), and delivery of 2no. coach parking bays.

23.4 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

24. Other matters

24.1 Bins

A condition will be included to any permission granted requiring details of litter bins to be installed on site (condition 13).

25. Planning balance

25.1 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).

25.2 The application proposes to increase the level of sports provisions at The Plains. The increase in football pitches to 7no. football pitches in total, will require additional parking spaces to cater for future users of the site and prevent on-street parking stress elsewhere in the surrounding streets. The additional parking arrangements, secured through application reference 24/03837/S73, will ensure the delivery of a site that works effectively and caters for the needs of its future users.

25.3 The application will allow for the addition of 2no. football pitches at The Plains, which is considered appropriate to meet the additional sports provision demand associated with the 91-dwelling uplift associated with

the Phase 3 proposals. The application proposals ensure that residents of the Marleigh development have suitable access to sports provision and should be supported on this basis.

25.4 In addition, the application will allow for 3no. tennis courts to be provided in close proximity to other approved sports facilities within The Plains. This will encourage a sense of place at The Plains to form, whilst ensuring the sports provisions for the Marleigh development meet the needs of future communities.

25.5 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.

26. Recommendation

B. Approve this reserved matters application 23/04931/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

27. Planning conditions

1 Time Limit	<p>The development hereby permitted shall be carried out in accordance with the following approved drawings and technical documents:</p> <ul style="list-style-type: none"> - Site Location Plan Dwg. No. 01836-JTP-S-01 Rev P1 - Plains Red Line Plan Dwg. No. 01836-JTP-S-05 Rev A - Landscape Plan – Dwg. No. D9565.03.001
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2 Use of Playing Fields	<p>The playing fields hereby approved shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class F2(c) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).</p> <p>Reason: To protect the playing field from loss and/or damage and to maintain the quality of and secure the safe use of sports pitch/es (South Cambridgeshire Local Plan; policy SC/4).</p>
3 Playing Field Management and Maintenance	<p>Prior to the bringing into use of the playing fields a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.</p> <p>Reason: To ensure that the playing fields are capable of being managed and maintained to deliver sports facilities which are fit for purpose, sustainable and ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97; South Cambridge Local Plan 2018 policy SC/4).</p>
4 Landscape Management and Maintenance	<p>Prior to commencement of the development hereby approved, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape plan 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 it is reasonably practicable with others of species, size and number as originally approved. Replacement trees shall be maintained for a period of five years after planting.</p> <p>Reason: In the interests of visual amenity and to ensure that hard and soft landscape is provided as part of the</p>

	development (South Cambridgeshire Local Plan 2018; policy HQ/I).
5 Artificial Lighting	<p>Notwithstanding details provided within the application submission, full details of any external lighting, such as street lighting and residential lighting (as set out in outline condition 18), and any lighting associated with the sports pitches and tennis courts hereby approved, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement, and in the interests of amenity (South Cambridgeshire Local Plan 2018; policy HQ/1).</p>
6 Surface Water Drainage	<p>No laying of services, creation of hard surfaces or use of playing pitches/tennis courts shall commence until a detailed surface water drainage scheme for the site, based on the agreed Proposed Surface Water Strategy prepared by WSP (ref: 70093947) dated 20th December 2023 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to commencement of development above slab level.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat amenity (Cambridge Local Plan Policies 30 and 31)</p>
7 Wildlife Hazard Management Plan	<p>The development shall be carried out strictly in accordance with the Wildlife Hazard Management Plan, Project Wing, Aviaire, March 2019, V007 and Wildlife Hazard Management Compliance Statement, Project Wing, Aviaire, August 2020 V004. This includes provision of adequate bird control measures and the regime of monitoring in the construction period and post completion phases as set out in the WHMP.</p> <p>Reason: To minimise the attractiveness of the development to birds, to ensure the safe movement of aircraft and the operation of Cambridge Airport (South Cambridgeshire Local Plan 2018; policy CE/32).</p>

8 Noise – Construction Hours	<p>No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.</p> <p>Reason: In the interest of protecting the amenity of neighbouring occupiers throughout the construction period (South Cambridgeshire Local plan 2018 Policy HQ/1)</p>
9 Ecological Lighting Strategy	<p>Prior to the installation of any external lighting, an ecologically sensitive lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>The lighting installed on site shall be delivered in accordance with the approved lighting strategy and maintained thereafter.</p> <p>Reason: To ensure the protection of ecological assets (Cambridge Local Plan Policy 69)</p>
10 - Tennis courts management	<p>Prior to the construction of the tennis courts hereby approved, a tennis court management and maintenance plan shall be submitted to and agreed in writing by the Local planning Authority. The management strategy shall include details of:</p> <ul style="list-style-type: none"> a) Management guidelines to show who will manage the tennis courts b) How the tennis courts will be managed c) How the tennis courts will be cleaned and maintained

	<p>d) Showing how the tennis courts will be safe and secure</p> <p>e) Landscape maintenance</p> <p>f) Hours of use of the tennis courts</p> <p>g) A programme for delivery of the tennis courts and open space.</p> <p>The provision of tennis courts and open space shall be carried out in accordance with the approved details and in accordance with the approved programme for delivery contained within the approved management plan.</p> <p>Following their provision, the tennis courts shall be managed in accordance with the approved management plan unless the local planning authority gives its written consent to any variation.</p> <p>REASON: To ensure that appropriate sports facilities and open space are provided in relation to the development of the site, in compliance with policies CE20 of the Cambridge East Action Plan 2008 and Policy HQ/1 of the South Cambridgeshire Local Plan 2018.</p>
<p>11 Ecological Impact Assessment</p>	<p>The development shall be delivered in accordance with the approved document: Ecological Impact Assessment (MD Ecology, December 2023).</p> <p>Reason: To ensure the protection of ecological assets (South Cambridgeshire Local Plan Policy</p>

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.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

Appendix 1: Drawing Pack

Drawing title	Drawing number	Revision	Scale	Paper
Existing Site Plans				
Site Location Plan	01836-JTP-S-01	P1	1:1250	A0
Plains Red Line Plan	01836-JTP-S-05	A	1:1250	A0
Landscape Plans				
Landscape Plan	D9565.03.001	-	1:750	A1



Ref: 23/04936/FUL

Address: Marleigh Phase 3, Land North of Newmarket Road, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Fen Ditton & Fulbourn

Proposal: Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of Phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1391 homes.

Applicant: Hill Marshall (Phase 3) LLP

Presenting officer: Kate Poyser

Reason presented to committee: This is an application for major residential development within the JDCC administrative area.

Member site visit date: 5 November 2024

Key issues:

1. The proposed increase in the number of dwellings.
2. Sustainability
3. Highways safety and amenity
5. Affordable housing
6. Biodiversity
7. Residential amenity

Recommendation:

Approve this full planning application 23/04936/FUL subject to:

- (i) The planning conditions and informatives as detailed in Section 27 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

Report contents

Document section	Document heading
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15	Design, layout, scale and landscaping
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18	Agricultural land quality and soils
19	Water management and flood risk
20	Highway safety and transport
21	Cycle and car parking provision
22	Amenity
23	Third party representation
24	Open space and recreation
25	Planning obligations (s106)
26	Other matters
27	Planning balance
28	Recommendation
39	Planning conditions

Table 1: Contents of report

1. Introduction and Executive Summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 ‘suite of applications’.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved

matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

- B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.
- D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).

1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.

- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report. Officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 Whilst the Phase 3 proposals consist of separate applications, the scheme right from the start has been considered holistically as one phase, with the uplift developed through a design-led detailed master planning process following the key principles of the outline permission, approved Design Code and national policy.
- 1.7 The 91 dwellings would be provided in eight locations scattered across the Phase 3 site and would be integrated with the 332 homes of the residential reserved matters application reference 23/04930/REM. Together they would read as one development.
- 1.8 The Phase 3 site is able to satisfactorily accommodate the proposed uplift in the number of dwellings without being an over development of the site. The homes would be built to the National Described Space Standards and would achieve the back-to-back distances required under the approved Design Code.
- 1.9 The open space requirements of the Cambridge East Area Action Plan would be achieved, and the scheme would comply with the approved Landscape and Open Spaces Parameter Plan and Building Heights Parameter Plan.
- 1.10 The development is of a high standard of design and would comply with policies in the South Cambridgeshire Local Plan 2018 relating to sustainability. The applicant has agreed to provide homes that could achieve a water efficiency of 100 litres/ person/day.
- 1.11 A satisfactory mix of house sizes and tenures would be provided, which would be policy compliant.
- 1.12 Officers recommend that the Joint Development Control Committee approve this application subject to the recommended conditions and informatives, and the prior completion of a S106 and S106A planning obligation.

2. Site description and context

- 2.1 The application site boundary is divided into eight separate locations which lie scattered within the proposed Phase 3 site boundary of the Marleigh development. It would be integrated with the reserved matters proposal for 332 homes (planning reference 23/04930/REM) the report for which can be found elsewhere on this Agenda.
- 2.2 Phase 3 is the final residential phase of Marleigh and involves the partial redevelopment of North Works. The site is bordered by Newmarket Road and Cambridge Airport to the south, the Fison Road residential estate to the west, High Ditch Road to the north and Newmarket Park and Ride and Cambridge Ice Arena to the east.
- 2.3 Phase 3 lies to the west of Phase 2 which is currently under construction and to the south of Phase 1 which is largely complete.
- 2.4 National Cycle Route 51 runs to the north of the site and the Chisholm Trail strategic cycle and pedestrian route is located approximately 1km west of the site.
- 2.5 There is an existing ditch, Thorpe Ditch, and a small, wooded area, Kingsley Woods, towards the western edge of the Phase 3 site.
- 2.6 The application site(s) covers 1.8 hectares which when combined with the reserved matters application for 332 homes (application 23/04930/REM), would cover a total of 11.6 hectares.
- 2.7 The majority of the Marleigh development, including this application site, lies within the administrative boundary of South Cambridgeshire District Council. One of the suite of applications for Marleigh Phase 3 lies within the administrative boundary of Cambridge City Council which is for the community garden (application 23/04935/FUL the report for which can be found elsewhere on this Agenda). The remaining Phase 3 applications all fall within the South Cambridgeshire District Council boundary.

3. Environmental Impact Assessment

- 3.1 The application does not fall within a category requiring an Environmental Impact Assessment (EIA). It is, however, noted that an EIA was submitted with the outline planning application. This application does not necessitate a new or revised EIA.

4. The proposal

4.1 The description of the development is:

Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

The submitted drawings and documents are listed in Appendix 1.

4.2 The application relates to groups of dwellings and their plots only. The access roads, open spaces and recreation facilities which would serve these homes would be provided within the reserved matters application for 332 dwellings, the proposed community garden planning reference number 23/04935/FUL and The Plains under planning reference number 23/04931/REM.

4.3 There is a variety of dwelling types proposed with the application including detached, semi-detached, terraces, apartments and flats over garages. Whilst the outline planning permission for the Marleigh development has an agreed 30% affordable housing provision this full application proposes an up-lift to 40% affordable housing. This equates to 36 affordable homes 24 of which will be houses and 12 of which are flats.

4.4 The dwellings are designed with the same architectural palette as the 332 reserved matters homes and would not be distinguishable as a different development thus, would be well integrated within the overall scheme for Phase 3.

5. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway	Granted 30.11.2016

	links, and retention and management of woodland.	
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	Granted 28.11.2018
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020

S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots (plots 71-77) under the Phase 1A planning permission.	Granted 21.04.2021
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as	Granted 06.09.2022

	part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.	Granted 02.11.2022
23/01938/S73	S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class	Granted 27.09.2023

	E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).	
23/01939/S73	S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	Granted 27.09.2023
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout, scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together with discharge of conditions	Pending Determination

	12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	
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Table 2 Relevant site history

- 5.2 The proposed scheme was the subject of pre-application advice, including advice from the Cambridgeshire Quality Panel and the Disability Panel. A pre-application developer led briefing to JDCC was held in February 2023. Amendments to the Phase 3 proposals reflecting advice offered have been made, including changing the proposed allotments and tennis courts in the City site to a community garden and relocating the tennis courts to The Plains. These matters are considered as part of applications 23/04935/FUL and 23/04931/FUL
- 5.3 Following the submission of this application, further amendments have been carried out to address comments of consultees and further consultee consultations have been carried out as appropriate. The Phase 3 proposals were also the subject of a Member Briefing by Officers. The amendments made include to the urban design, landscaping and to the highway safety aspects of the scheme. Negotiations have also taken place relating to planning obligations to mitigate the impacts of the development.

6. Policy

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.

The Government sets out how the proposed changes to the NPPF aim to support one of its key objectives of delivering 1.5 million homes over the next five years, including by reversing changes made to the NPPF in 2023, revising the standard method used to calculate housing requirements, and restoring a requirement for Local Planning Authorities to demonstrate a 5-year housing land supply.

The NPPF consultation closed on 24 September 2024. Officers from the shared planning service have reviewed the documentation and submitted a response on behalf of the Councils.

National policy

National Planning Policy Framework December 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 2021
ODPM Circular 06/2005 – Protected Species
Equalities Act 2010

South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – Development Strategy
SS/3 – Cambridge East
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/5 – Sustainable Show Homes
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
H/21 - Gypsy and Traveller Provision at New Communities
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
SC/14 - Odour and Other Fugitive Emissions to Air

TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/9 - Education facilities
TI/10 – Broadband

Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Cambridge East Area Action Plan (adopted 2006)

Supplementary Planning Documents (SPD)

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

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

7. Consultations

Teversham Parish Council - Object

7.1 Object. Comments. Overdevelopment and lack of green space. An alternative site should be found for allotments. Need to ensure that the application meets its obligations in terms of open space, play provision, community facilities, biodiversity net gain, considerations around Environmental Impact Assessments, S106 and other planning obligations.

Stowe Cum Quy Parish Council - Object

7.2 Object. Comments. Concern about density, loss of green space, lack of proper transport consultation, volume of traffic on access roads and junctions. There are already reported issues with parking which would be compounded. There will be no increase in schooling.

Fen Ditton Parish Council - Comment

- 7.3 Officers should be satisfied that the application fully meets its obligations including
- open space, playspace provision and other community facilities;
 - Biodiversity Net Gain
 - Section 106 and other planning obligations;
 - consideration through EIA.

County Highways - No objection

7.5 Recommends conditions requiring visibility splays, ensuring no water drains onto the public highway and requiring bound surfaces adjacent to the highway. Confirmation that the required Road Safety Audit Stage 1 has been completed.

County Transport Team – No objection

- 7.6 S106 contribution requested towards the Greater Cambridgeshire Partnership Eastern Access Project and an informative relating to the Travel Plan.

County Education – No objection

- 7.7 Comments. No financial contribution towards secondary school provision is required from this development.

Housing Strategy – No objection

- 7.8 No Objection. Comments.
- Affordable Housing will be policy compliant.
 - The Affordable Allocation is policy compliant.
 - Self & Custom Build Plots - plots proposed but number and location are not confirmed.
 - Accessible & Adaptable Dwellings – all units will meet M4(2).
 - The affordable housing tenure mix is policy compliant.
 - All units will meet or exceed Nationally Described Space Standards.
 - All Affordable Rent units will have the required bed spaces per bedroom size.
 - The affordable clusters are policy compliant.
 - The affordable housing is not distinguishable from market housing in external appearance.

Shared Waste Service – No objection.

- 7.9 Comments. Some amendments required relating to crew drag distances and conflicts with swept path analysis of the refuse vehicle.

Community Services – No objection

- 7.10 Comments. Additional details sought relating to play provision and phasing. Planning obligations required for community facilities, sports facilities, open and public space, play provision, food growing and community development/governance/stewardship.

Lead Local Flood Authority – No objection

- 7.10 Comments. Surface water can be managed on site. Water quality has been adequately addressed. Recommends conditions in relation to details of operation surface water drainage and construction surface water drainage. Recommends informative relating to pollution control.

Anglian Water – No objection

- 7.11 No comments.

Urban Design Officer – No objection

- 7.12 Comments. Recommends conditions.

County Archaeology – No objection

- 7.13 No comments.

Senior Sustainability Officer – No objection

- 7.14 Recommends condition relating to how the proposed 100 l/p/d water efficiency would be secured.

Landscape Officer – No objection

- 7.15 Recommends conditions (which are the equivalent of condition 12 of the outline permission).

Ecology Officer – No objection

- 7.16 Comments. There is sufficient information to determine the application subject to the work being carried out accordance with the EIA

Tree Officer – No objection

7.17 No comments

Cambridge Airport – No objection

7.18 Comments. The proposal does not conflict with safeguarding criteria to the airport. PVs to the residential unit roofs should consider the impact of glint and glare for pilots approaching runway 23. Consultation with the airport safeguarding team is recommended. An informative about cranes is recommended.

Ambulance service – No objection

7.19 Comments. The development is estimated to generate 255 residents resulting in an additional 56 calls per annum. A contribution is requested towards emergency ambulance infrastructure. The infrastructure cost is based on a rate of £340 per dwelling occupied by 2.8 persons. This results in a total contribution of £39,378.

Environmental Health – No objection

Noise

7.20 Construction noise/vibration impacts: On balance, no objection subject to conditions.

7.21 Operational noise/odour impacts: Officer in general agreement with the submitted document and recommends a similar condition to that of condition 39 of the outline permission.

7.22 Informatives are recommended in relation to air source heat pumps and artificial lighting.

Air Quality

7.23 Comments. Mitigation measures recommended for the wider site are being delivered or exceeded for these proposed additional dwellings.

Contamination

7.24 Recommends conditions.

Police Architectural Liaison Officer – No objection

7.25 No comments.

Cambridge & Peterborough Integrated Care System – No objection

- 7.26 Comments. Requests contribution towards the additional primary healthcare services arising from the proposed development of £78,800 capital for additional floorspace.

Sport England – No objection

- 7.27 Comments. If additional housing proposed then improved sporting facilities may be required if existing do not have capacity to absorb the additional demand.

S106 Officer

- 7.28 Comments. Recommends a swimming pool contribution for a S106 Agreement in accordance with the Sports England facilities calculator.

Cambridge Quality Panel

- 7.29 “The Panel were broadly supportive of aspects of the design that have evolved since the outline planning stage, such as reclaiming road space for green corridors, however overall, they considered the scheme needs to enhance its’ character and ‘personality’; re-think approaches to affordable housing solutions; model the proposed density increase and dwelling typologies across a wider areas than just the southern edge and amplify the vision for Beta Square.”

8. Third party representations

- 8.1 Two representations have been received. Both object to the felling of mature trees lining the western boundary of the site.

9. Member Representations

None received.

10. Local Groups / Petition

- 10.1 None received.
- 10.2 The above representations are a summary of the comments received. Full details of the representations are available on the Council’s website.

11. Planning background

- 11.1 The site forms part of the Marleigh new community (formerly Wing) located on the eastern side of Cambridge. The approved outline permission was granted in 2016 for the wider development established a series of Parameter Plans to guide the future development of the site. A strategic site wide Design Code to act as a bridge between the outline and future reserved matters application, and to provide a benchmark for quality and coordination across all phases, was approved in September 2018. The outline consent provides for up to 1300 homes of which 968 have reserved matters permission across Phases 1a, 1b and 2, leaving 332 homes to be delivered on Phase 3 alongside areas of open space.
- 11.2 Whilst the majority of the Marleigh scheme lies within the administrative boundary of South Cambridgeshire District Council, a small parcel to the western edge does lie within the boundary of Cambridge City Council. A separate outline planning permission, reference number 13/1837/OUT was granted for this development which includes for tennis courts, allotments, storeroom and toilet, cycle and footpath links and the management of existing woodland.

12. Assessment

- 12.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Housing provision
 - Design, layout, scale and landscaping
 - Trees
 - Heritage assets
 - Carbon reduction and sustainable design
 - Biodiversity
 - Agricultural land quality and soils
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Third party representations
 - Open space and recreation
 - Planning obligations
 - Other matters
 - Planning balance

- Recommendation
- Planning conditions

13. Principle of Development

- 13.1 The principle of residential development has been established on this site, through Policy SS/3: Cambridge East of the South Cambridgeshire Local Plan 2018 and through the granting of outline planning permission for the development under planning references S/2682/13/OL (by South Cambridgeshire District Council and 131837/OUT (by Cambridge City Council)
- 13.2 The site is also allocated for development under Policy 13: Cambridge East of the Cambridge Local Plan 2018 and is included within the Cambridge East Area Action Plan within which Policies CE/1 and CE/2 apply, although this carries limited weight.

14. Housing Provision

Density

- 14.1 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph). The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 14.2 The Phase 3 site including the up lift of 91 dwellings brought forward with this application proposes a density of 40 dwellings per hectare, which is policy compliant.
- 14.3 The Design Code for Marleigh envisages density for each of the three named character areas, namely 'The Edge' with lower density, 'The Town with medium density' and 'The City' with higher density. Phase 3 lies within the medium and higher density areas. The 91 dwellings of this application are within 'The Town' medium density area.
- 14.4 It is noted that the approved Phase 1 of Marleigh is 33 dwellings per hectare (dph), the approved Phase 2 at 75 dph. The overall density for Marleigh including Phase 3 would be at 42 dph (net density excluding strategic open space).
- 14.5 It is considered that there is no sustainable planning objection to raise to the proposed density of Phase 3 (which includes the additional 91 dwellings)

above the 1300 cap previously approved under the outline planning permission.

Mix

- 14.6 The housing mix for this full application and the combined Phase 3 site is set out in the table below.

Type	332 REM (3A0)	1 Full (3B)	combined
1 bed apartment	84	6	90
2 bed apartment	117	6	123
3 bed apartment	3	0	3
2 bed house	0	0	21
3 bed house	50	54	104
4 bed house	61	4	65
5 bed house	17	0	17
Total	332	91	423

Table 3 Housing mix

- 14.7 This application would contribute to a wide choice, type and mix of housing. It does not accord with the percentages set out for house size by bedroom number in Policy H/9 but does reflect current housing need and market demand.

Affordable housing

- 14.8 In accordance with Policy H/10 of South Cambridgeshire Local Plan 2018 this application would provide the required 40% affordable housing which equates to 36 dwellings. The affordable housing mix for this application site is as follows.

Type	Affordable allocation	% of allocation
1 bed flat	6	17%
2 bed flat	6	17%
2 bed house	16	44%
3 bed house	8	22%
4 bed house	0	0%
Total	36	100%

14.9 The affordable housing allocation is policy compliant.

14.10 The applicant proposed to provide three custom build houses (as defined by the 2014 Act) across the Phase 3 site. The locations and details of these will need to be secured by condition, see condition 45 below.

14.11 The applicant has confirmed that all affordable housing units on the site will meet Part M4(2) of the Building Regulations.

14.12 The affordable housing tenure mix is for 70% Affordable Rent which equates to 25 units and 30% intermediate housing which equates to 11 units and is thereby policy compliant.

14.13 All residential units on the scheme will meet or exceed the Nationally Described Space Standards and are therefore policy compliant. All Affordable Rent units have the required bed spaces per bedroom size.

14.14 The affordable housing clusters are policy compliant. The affordable housing is not to be visually distinguishable from market housing.

14.15 Conclusion

Officers in consultation with the Council's Housing Team are satisfied that the proposed distribution of the affordable housing within the site is appropriate and its level is acceptable and accords with Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023.

15. Design, layout, scale and landscaping

- 15.1 Whilst this full application for 91 dwellings is one of a suite of applications (see para 1.2 above) relating to Phase 3, all applications have been considered holistically as one phase, from the pre-application stage. The scheme has developed through a design led approach, following the key principles of the outline permission, the approved Design Code and national policy.
- 15.2 The proposed 91 dwellings all fall within “The Town” character area which includes courtyard groupings continuing the arrangement of such areas within Phase 1b.
- 15.3 The proposed height and massing strategy responds well to good placemaking principles and the Design Code and conforms with the Parameter Plans.
- 15.4 Overall, the layout is considered to be compliant with the key principles of the approved Design Code. Whilst there are some variations to the proposed block layout, street hierarchy and alignment of some routes to that shown in the Design Code the layout has been developed collaboratively with Officers through detailed master planning and are considered enhancements of the key principles of the Design Code.
- 15.5 The proposed 91 dwellings are scattered within groups throughout the proposed 332 dwellings of the concurrent reserved matters application. They should be developed as a cohesive. Recommended condition 3 would help secure the cohesive development of Phase 3.
- 15.6 A further requirement is to secure a new planning obligation linking delivery of both the 91 up-lift application and the 332 reserved matters application to be built out contemporaneously as a single phase of development is recommended.
- 15.7 Other than the planting within plots this application does not include any landscaping and open space. These elements are proposed within the reserved matters application for 332 dwellings (planning reference 23/04930/REM) and the Marleigh development as a whole, under the wholistic approach taken to the Marleigh development.
- 15.8 It is noted that a group of existing trees to the north of the site are to be felled to make way for the development. This was envisaged to be the case at the outline application stage and is reflected within the approved Landscape and Open Space Parameter Plans.

15.9 Overall, the proposed 91 dwellings is a component part of a larger development offering a high-quality design which would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9, the approved Design Code and the NPPF.

16. Carbon reduction and sustainable design

16.1 The applicant has submitted an Energy Statement, a Sustainability Statement and an Overheating Assessment which considers both the reserved matters application for the 332 dwellings and this full application for the additional 91 dwellings.

16.2 The following sustainable construction measures are proposed:

- Fabric improvement beyond Building Regulations Part L 2021,
- Low energy lighting,
- Air source heat pumps (ASHP) for houses,
- Exhaust air source heat pumps for apartments,
- Solar PV – 110 kwp across suitable roof space.

16.3 A full TM59 overheating assessment has been carried out on the development including apartment blocks. Significantly, no dwellings within the proposed 91 up-lift are proposed to be single aspect.

16.4 The applicant has amended the application now proposing to provide water efficiency measures to enable 100 litres/person/day for residential properties. The calculations required to demonstrate this are required in Condition 30

16.5 Conclusion

The applicants have suitably addressed the issue of sustainability and renewable energy. Subject to conditions the proposal is compliant with South Cambridgeshire Local Plan 2018 Policies CC/1, CC/3 and CC/4, the Greater Cambridge Sustainable Design and Construction SPD 2020 and the approved Design Code.

17. Biodiversity

17.1 The application is supported by an EIA and a Wildlife Hazard Management Plan. The EIA is in accordance with the approved Site Wide Biodiversity Strategy. This relates to the whole Phase 3 site and proposes a biodiversity gain in excess of 155%.

- 17.2 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposal. Conditions 4 and 5 have been recommended to ensure the protection of species and the estimated biodiversity net gain to be delivered through a s106 planning obligation.
- 17.3 The Wildlife Hazard Management Plan recommends there should be no further green or brown roofs constructed within Marleigh, on this Phase 3 site. because of the potential for bird strike associated with Cambridge Airport.
- 17.4 In consultation with the Council's Ecology Officer subject to appropriate conditions and suitable amendments to the 2016 Agreement, Officers are satisfied that the proposed development complies with Policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

18. Water management and flood risk

- 18.1 The Phase 3 drainage proposals have been designed in accordance with the site wide strategy approved at the outline stage. The application is accompanied by a Flood Risk Assessment and Drainage Strategy, a Proposed Surface Water Strategy and a technical note.
- 18.2 The inception of rainwater will fall largely on land within the reserved matters application for 332 dwellings rather than this application site., due to the tight site boundary for the 91 homes around groups of plot boundaries.
- 18.3 The Local Lead Flood Authority and Anglian Water raise no objections to the development
- 18.4 With regard to water efficiency, the applicant has agreed to design the development to achieve 100 litres/person/day achieved through the installation of appropriate appliances. The calculations for achieving this have not yet been supplied. Condition 30 is therefore recommended.
- 18.5 **Conclusion**
The applicants have suitably addressed the issues of water management and flood risk. Subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

19. Highway safety and transport impacts

- 19.1 This full application for 91 dwellings includes only the curtilages of the dwelling plots and no land beyond. The access roads and footpaths/cycleways that serve these dwellings are included within the concurrent application for reserved matters (reference 23/04930/REM). It will be necessary to secure the timely delivery of the access roads and footpaths to these dwellings. Conditions 3 and 8 are therefore recommended. A variation to the 2016 Agreement is also recommended to ensure the two applications are built contemporaneously.
- 19.2 The highway matters relating to both the proposed 91 dwellings and the reserved matters scheme for 332 dwellings have therefore been considered and fall to be determined under planning application reference number 23/04930/REM, the report for which is found elsewhere on this Agenda.
- 19.3 This application is supported by a Transport Assessment. The County Highway Authority have requested a planning obligation in the form of a contribution towards the proposed Eastern Access, required to mitigate against the increase in traffic this application would generate. The Eastern Access project is intended to improve alternative forms of travel through this part of Cambridge. The agreed contribution is £276,295.00.
- 19.4 A Road Safety Audit Stage 1 has already been completed to the satisfaction of the County Highway Authority under the application to amend the proposed improvement works along Newmarket Road, planning reference 24/00043/S73. That audit is appropriate for this application also.
- 19.5 This full application would require variations to the 2016 Agreement to include the 91 up-lift within the required Residential Travel Plan. See the Heads of Terms in paragraph 24.4
- 19.6 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal, subject to the completion of the RSA Stage 1. As stated in para 19.4 of this report the audit has been undertaken.
- 19.6 Subject to conditions 3, 6, 7, 8, planning obligations and relevant variations to the 2016 Agreement for the Marleigh development, the proposal accords with the objectives of Policy TI/2 of the South Cambridgeshire Local Plan 2018 and is compliant with NPPF advice.

20. Car and cycle provision

Cycle parking

- 20.1 Cycle parking is provided in line with the standards set out in the Design Code for the Marleigh development and with Policy TI/3 of South Cambridgeshire Local Plan 2018.
- 20.2 One cycle space per bedroom is required under Policy TI/3 and the proposed scheme either meets or exceeds policy. Cycle storage for houses is either within a garage of dimensions set out in Appendix L of the Cambridge Local Plan 2018 or in secure cycle stores to both the front and rear of the homes. Details of the cycle stores is required for approval under the recommended condition 15 below.
- 20.3 The quantity and design of cycle parking would comply with Policy TI/3 of South Cambridgeshire Local Plan 2018 and the approved Design Code for the site.

Car parking

- 20.4 The adopted Design Code has maximum car parking standards of one space for a dwelling up to two bedrooms in size, two spaces for dwellings of three or more bedrooms and visitor spaces of one for every four dwellings. Five percent of spaces should be for disabled car parking.
- 20.5 The proposed houses would meet the maximum car parking standards for each dwelling. Visitor car parking spaces would be provided within the reserved matters (23/04930/REM) application boundary
- 20.6 Two apartment blocks are proposed requiring car parking spaces, including five percent for disabled car parking.
- 20.7 Recommended condition 47 requires garages to be fitted with automatic roller doors to mitigate the risk of cars overhanging footways.
- 20.8 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for Electric Vehicle charging. The application includes EV charging point: active EV charging for houses and passive provision for apartments. The scheme meets or exceeds the requirements of the SPD. These EV charging requirements will be secured by condition 29.

- 20.9 Subject to appropriate s106 planning obligations (new or varied under the 2016 Agreement), the proposal is considered to accord with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan and the approved Design Code.

21. Amenity

- 21.1 Policy HQ/1 (n) sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development which is overlooking, overbearing or results in a loss of daylight or where development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 21.2 Both the District Design Guide 2010 and the approved Design Code for the development gives advice on the layout of residential blocks and distances between buildings.

Neighbouring properties

- 21.3 Several of the proposed groups of houses are close to the western boundary of the application site. However, the proposed community garden and Kingsley Woods would act as a buffer between the proposed development and houses in Fison Road and Thorpe Way.
- 21.4 Three of the proposed groups of houses would abut the Marleigh Phase 2 site. Here, the dwellings would continue the street and building lines of Phase 2.
- 21.5 The final block of proposed housing for this site would be contained within the Phase 3 site and would not abut houses proposed within the reserved matters site for the 332 dwellings.
- 21.6 Overall, none of the proposed 91 homes would have a significant effect on the residential amenities of the occupiers of either existing homes or those proposed within the concurrent reserved matters application, 23/04930/REM. The relationship between dwellings for both applications has been planned and considered throughout the progress of the applications.

Future occupants

- 21.7 The applicant has advised that all proposed homes would comply with the current Nationally Described Space Standards (2015) and as such would satisfy Policy H/12 of South Cambridgeshire Local Plan 2018. A table of dwelling sizes is provided within the Design and Access Statement. Condition 27 of the outline permission refers to the Code for Sustainable Homes, however, this is now superseded by the Nationally Described Space Standards.
- 21.8 The relationship between proposed dwellings has been considered including the overlooking and overbearing effects which are considered by Officers to be acceptable. Back-to-back distances are required to be a minimum of 18m in the approved Design Code, unless carefully designed. The proposed scheme would achieve the aims of the Design Code.

Garden size

- 21.9 The approved Design Code sets out how blocks of dwellings should be arranged. This includes the arrangement of private gardens. The submitted scheme is in accordance with these blocks. All houses have a private garden space. The proposed apartments in the block adjacent to the community gardens would be served by balconies and accord with the Design Code for Marleigh

Construction and environmental health impacts

- 21.10 The application is supported by an Assessment of Environmental Noise. Satisfactory internal noise levels can be obtained and recommendations for appropriate attenuation/insulation is made within the report. No objections are raised to this by the Council's Environmental Health Officer.
- 21.11 Issues of land contamination for the Marleigh site will be addressed by conditions 43 and 44 of the outline permission. They are recommended to be repeated for this full application, see conditions 17 and 18 as the outline conditions do not apply here.
- 21.12 Information relating to artificial lighting has been submitted, however, further information is required, consequently, see condition 31.
- 21.13 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by South Cambridgeshire Local Plan 2018 Policies CC/6 'Construction

Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant. No objections are raised by the Council's Environmental Health Team subject to conditions.

21.14 Conclusion

The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with Policy HQ/1 and the approved Design Code. The associated construction and environmental impacts would be acceptable in accordance with Policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of South Cambridgeshire Local Plan 2018 and the conditions of the associated outline planning permission.

22. Third party representations

22.1 The remaining third-party representations and responses not addressed in the preceding or following paragraphs of this report are summarised and, in the table, below:

Third party comment	Officer response
Felling of mature trees to the western boundary.	The trees referred to do not lie within the application site for the 91 dwellings. The removal of trees are expected within the Marleigh site and reflected in parameter plans approved under the outline application.

Officer response to third party representations

23. Open space and recreation

23.1 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP). The approved Landscape and Open Space Parameter Plan includes an over provision of informal open space and allotments against the CEAAP requirements.

23.2 The required open space and recreation facilities to meet the need of the occupiers of the up-lift of 91 dwellings will be provided as part of other applications within the Phase 3 suite of applications as listed in para 1.4 above. The provision of these will therefore need to be secured through the recommended the s106/s106A planning obligation arrangements detailed in this report.

- 23.3 The Stoop has been increased in size from that proposed under the outline planning permission and the proposed relocation of the tennis courts to The Plains has provided space for the community garden above that originally proposed for the allotments in this location.
- 23.4 The required quantities of open space, informal open space, outdoor sports facilities, play space and allotments have been calculated for both the 332 reserved matters application and this 91 dwelling uplift. Together and with the remainder of the suite of applications (see para 1.4 of this report), Phase 3 of Marleigh would be in accordance with requirements of Policy CE/20 the CEAAP.
- 23.5 The proposed increase in the number of dwellings has resulted in additional outdoor sporting facilities being required. To meet this need two additional junior football pitches are proposed which will be located within The Plains.
- 23.6 Additional Local Areas of Play have been included to meet the required increase in homes.
- 23.7 There will need to be a variation of the 2016 Agreement to ensure a timely provision of the community garden.
- 23.8 Conclusion
The proposed open space and recreation provision accords with the principles of the approved relevant Design Code, the relevant policies of Cambridge East Area Action Plan, Policy SS/3 of South Cambridgeshire Local Plan 2018 and is in accordance with the approved Landscape and Open Space Parameter Plan.

24. Planning obligations (S106) and Deed of Variation

- 24.1 The outline planning permission granting approval for the 1300 dwellings and other works is subject to the 2016 Agreement which also secured the provision of allotments and tennis courts on the land which is now, instead, is being proposed for a community garden.
- 24.2 The proposal for an uplift of 91 dwellings on the Phase 3 site generates a need for additional planning obligations to mitigate the increase in the number of dwellings. It also results in the need for amendments by way of variations to various existing provisions of the 2016 Agreement to accommodate the up-lift. These new/additional planning obligations and the variations are likely to be

secured by a single deed rather than by two separate deeds, however, it may be expedient to alter the single deed approach.

24.3 The applicant has agreed to this process and is currently preparing a submission of an application to modify planning obligations under S106A. It is recommended that any grant of planning permission for the proposed 91 dwellings should be subject to the prior completion of an appropriate deed under s106 and s106A

24.4 For clarity, the Heads of Terms for the new obligations and for the other amendments to the 2016 Agreement are set out in separate tables below.

Heads of Terms

Obligation sought	Relevant details	Comments	CIL Reg 122 comments
Housing			
Affordable housing	On site provision of 40% affordable housing.	Agreed	Housing provision necessary to meet the needs of the new population generated by the development. On-site provision. Policy H/10 requires a minimum of 40% affordable homes on sites of 11 dwellings or more
3 x Custom build plots	Sites to be identified.	Agreed	Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to

			include self and custom build plots
Transport			
Eastern Access	(GCP) passenger transport = £26,500 Newmarket Road cycle scheme = £206,570 Chism Trail cycle bridge = £43,225 Total contribution = £276,295	Agreed	Policy TI/2 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.
Community Development			
Community Development	Contribution £17,112.91	Agreed	To be utilised for on-going community development, required under Policies SC/4 and SC/6
Community Grants Fund	Contribution £1,137.50	Agreed	To maximise use and benefit of facilities on and off site and to support community initiatives required under Policies SC/4 and SC/6

Indoor Meeting Space	To be provided as a bookable space of the allotment building on the Plains under a management and maintenance strategy.	Agreed	To provide the additional 22 sqm required to meet the needs of the additional population, Policies SC/4 and SC/6
Burial Space	Contribution £210 per dwelling, but no intended location.	Not agreed	Does not meet the CIL tests
Open space, sports and recreation			
Community Garden	0.3ha to be provided under planning application 23/04935/FUL	Agreed	As a variation on allotment space required under Policies SC/4 and SC/7
Formal children's play	LAPS and a LEAP to be provided on site	Agreed	Required in accordance with Policy SC/4 and SC/7
Informal open space	On site provision in accordance with the submitted drawings	Agreed	Required in accordance with Policy SC/4 and SC/7
Outdoor sports pitches	2 junior (or similar to be agreed) football pitches under planning ref: 3/04931/REM	Agreed	Required in accordance with Policy SC/4 and SC/7

Sports Hall (indoor sport)	Sports England Facilities calculator contribution = £37,053 delivered through flexible cascade mechanism prioritising on site	Agreed	Required in accordance with Policies SC/4 and SC/6
Indoor Bowls	Sports England Facilities calculator contribution = £1,545 to provide roll out bowls mat for the Hangar building	Agreed	Required in accordance with Policies SC/4 and SC/6
Commuted sum/ Open Space Maintenance Sum	Contribution = £25,928.65	Agreed	Required in accordance with SC/7 and Open Space SPD
Swimming pool	Sports England Facilities calculator Contribution = £44,912	Agreed	Required in accordance with Policies SC/4 and SC/6
Health Care			
Primary Healthcare	Contribution = £78,800 for extension of 14.95m sqm to East Barnwell or other nearby GP medical practice	Agreed	There is currently zero existing capacity available for the new population. Required under Policies SC/5 and TI/8

Ambulance	The Ambulance Service has requested a contribution, but this has not been justified to the Council's or Applicant's satisfaction	Not agreed	Does not meet CIL tests
Waste Services			
Waste bins required	Per house 3 x £90. Apartments £350 per 1100 litre bin. Maintenance and repair £50 +VAT per bin. Delivery and collection of cardboard skips during occupation phase. Refuse collection vehicle @ £112 per unit.	Agreed	Required under Policy T1/8

Proposed Variations to 2016 Agreement

Schedule	Required variation	Reason for variation

	Remove allotments and tennis courts from City Open Space Works	The allotments will be replaced with a community garden with the tennis courts relocated to The Plains.
	Add community garden to City Open Space Works	This is to replace the allotments on this City part of the site.
	Add tennis courts and additional sports pitches to Phase 3 Recreation Works and update the Sports Pitches Phasing Plan	This refers to the relocation of the tennis courts from the City site to The Plains and the additional pitches required by the 91 dwelling up-lift.
	Vary the trigger point for the Phase 3 Recreation Works to 1350 th occupation	This is due to the 91 up-lift of dwellings proposed.
	Update Newmarket Road Improvement drawings	To align with the S73 application ref: 24/00043/S73
	Update parameter plans	To align with the approved variation to the Parameter Plans under ref: S/2682/13/NMA2
	Amend the trigger events for delivery of LEAP1 and LEAP2 to swap the order of delivery and to include the addition of informal children's play space.	
	Vary the lifetime homes requirements to replace with M4(2) and FOG units	Due to the Lifetime Homes Standards no longer being used.
	Dwelling Space Standards (now superseded by NDSS)	Update to Nationally Described Space Standards (2015)

	<p>Additional contributions relating to Phase 3B:</p> <ul style="list-style-type: none"> a. Additional Community Developer Workers Contribution b. Additional Community Grants Fund payment c. Indoor meeting space d. Additional Commuted Sum/Open Space Maintenance Sum payable to Manco d. Additional Primary Healthcare Contribution e. Contributions towards sports halls and indoor bowls f. Swimming pool g. Waste bins & collection vehicle h. Highway contribution for Eastern Access 	<p>Planning obligations required to mitigate the 91 dwelling up-lift.</p>
	<p>Phase 3B affordable housing obligations</p>	<p>Required for the 91 dwelling up-lift.</p>
	<p>Update biodiversity net gain requirements.</p>	<p>To reflect the 91 dwelling up-lift</p>
	<p>Residential Travel Plan to include the 91 up-lift</p>	<p>To reflect the 91 dwelling up-lift</p>

	Contemporaneous development of the proposed 332 dwellings with the proposed up-lift of 91 dwellings.	In the interests of comprehensive urban design
	That the work is carried out in accordance with an approved phasing plan for the five applications, which shall be submitted to and agreed in writing with the Local Planning Authority.	To ensure timely provision of the elements of the Phase 3 development in the interests of a comprehensive development.

Requests for s106 Planning Obligations

- 24.5 The South Cambridgeshire District Council's Community Development Officer, in collaboration with Cambridge City Council's Community Development Officer has requested all obligations under the table headings of Community Development and Open Space, Sport and Recreation. The District's S106 Officer supports their approach.
- 24.6 The Council's Strategic Housing Officer has requested all those items under the heading of "Housing" in the table.
- 24.7 The primary healthcare and ambulance service NHS have requested the items under the "Health Care" heading and the Shared Waste Services requested the items under the "Waste" heading.
- 24.8 All requests have been considered under the Community Infrastructure Levy Regulations 2010 which introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the proposed planning obligation fails to meet 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.
- 24.9 Overall, arising out of this application there is the need for new s106 planning obligations under a variation to the 2016 Agreement as listed in

the Heads of Terms table above, to meet the need of the development, as required under Policy TI/8 of South Cambridgeshire Local Plan 2018.

24.10 The applicant has indicated their willingness to enter into an appropriate deed to secure any new and to vary (existing) planning obligations under s106 and s106A in accordance with the requirements of the Council's Local Plan and the NPPF.

24.11 Conclusion

The proposal will make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and timing/triggers of the planning obligations and contributions sought will relate to the form of the development and its potential impact upon the surrounding area. The development will therefore be in accordance with South Cambridgeshire Local Plan 2018, Policy TI/8 and the Community Infrastructure Levy Regulations 2010

25. Other matters

Bins

25.1 The appropriate bins for houses and apartments will be supplied at the cost of the applicant through s106 planning obligations. Bin store buildings of an acceptable size would be provided for the apartments.

25.2 Swept path analysis drawings show that the streets would be capable of accommodating 32 tones refuse freighter. The carriageways to serve the dwellings are to be provided under the reserved matters application for 332 dwellings.

25.3 The Council's Shared Waste Services have been consulted; no objections were raised.

Broadband

25.4 South Cambridgeshire Local Plan 2018 Policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. In this regard condition 48 is proposed.

26. Planning balance

- 26.1 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).
- 26.2 The development provides 91 dwellings and supports delivery of the identified housing needs of the District including affordable housing. This is a relatively small up-lift from the approved 1300 dwellings and sits within the description of approximately of 1300 dwellings of Policy SS/3 of South Cambridgeshire Local Plan 2018, as part of the Cambridge East site.
- 26.3 The development amounts to sustainable development and as such is supported in principle by Policy S/3 of South Cambridgeshire Local Plan 2018 and the NPPF.
- 26.4 The design and layout of the development is of a high quality and has been the subject of collaborative negotiations with Officers throughout the pre-application process.
- 26.5 A biodiversity net gain of 157% is proposed which is well over the requirement of 10%.
- 26.6 The application is supported with acceptable s106 planning obligations to mitigate the impacts of the development.
- 26.7 The formal and informal open space and sport requirements and other services and facilities to serve the proposed 91 dwellings are not provided within the application site boundary, due to being tightly drawn around the groups of homes. However, when the Marleigh development is considered as a whole, particularly Phase 3, the dwellings would be well served, as facilities and services for the up-lift will be provided within the wider Marleigh site

27. Recommendation

Recommendation:

Approve this full planning application 23/04936/FUL subject to:

- (i) The planning conditions and informatives as detailed in Section 29 of this report, with delegated authority to officers to carry through minor

amendments to those conditions and informatives (and include others considered appropriate and necessary).

- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

28. Planning conditions

1. Standard time limit

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved plans

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

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

3. Construction of roads and utilities

No dwellings shall be occupied until the roads and utilities serving that building have been constructed in accordance with drawing number 01836 MP_03 rev P2 Site Plan – Phase 3B Application, or subsequently approved amendments to that drawing.

Reason: To ensure the dwellings are adequately served by utilities and a suitable connection with the highway and in the interests of good design and a cohesive development, in accordance with Policies HQ/1 and TI/8.

4. Ecology

All ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Ecological Impact Assessment (MD Ecology, December 2023).

Reason: In the interests of ecology protection in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Ecological Enhancement

Prior to the commencement of development above slab level a scheme of ecology enhancement shall be submitted to and approved in writing by the local planning authority. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To enhance ecology interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6. Pedestrian visibility splays

Pedestrian visibility splays of 2m x 2m shall be provided each side of each motor vehicular access onto the proposed vehicular routes. The splays shall be measured from and along the proposed highway boundary. Such splays shall be within curtilage of each property. Once installed the splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway, for the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

7. Private metaled surfaces

All areas of proposed private metaled surfaces shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway.

Reason: for the safe and effective operation of the highway in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

8. Paths and driveways

All paths, drives and other accesses to each property shall be constructed using a bound material to prevent debris from spreading onto the proposed adopted public highway.

Reason: in the interests of highway safety highway in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

9. Construction time limits

No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

10. Piling

In the event that the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise

and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded).

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

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

11. Control of dust

No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

12. Construction Programme

No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

13. Design details and materials

No development shall take place above ground level (except for demolition) until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include joints and interfaces of all materials; external features such as the stone banding and cills, entrance doors, entrance screens, porch and canopies, cladding systems, metal work, windows and reveal depths, roof cladding, soffits, external metal work, balustrades, rainwater goods, and coping details. The details shall consist of a materials schedule and a design details document, including detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question and shall demonstrate consistency with the approved elevations. The 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 in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

14. Sample panel

No brickwork above ground level shall be laid until a sample panel at least 1.5 metres wide and 1.5 metres high has been constructed on site detailing the choice of cladding, brick, bond, coursing, special brick patterning (recessed brick, soldier courses, stepped brick, hit and miss, extruded and dentil brick detail) mortar mix, design and pointing technique and the details submitted to the local planning authority in an accompanying report, and until the sample panel and report have been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. The approved sample panel shall be retained on site for the duration of the works for comparative purposes.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

15. Cycle parking

Prior to the occupation of the dwellings, hereby approved, details of the proposed cycles stores shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations, internal layout and materials. The cycle stores shall be provided in full accordance with the approved details prior to occupation of the associated dwelling and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off, in accordance with Policies TI/2, TL/3 and NH/4 of South Cambridgeshire Local Plan 2018.

16. Roof top plant

The roof-mounted plant/equipment shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The 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 in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

17. Remediation strategy

No development, apart from Enabling Works on a Development Parcel or Strategic Engineering and Landscape Element shall take place until a remediation strategy for that Development Parcel or Strategic Engineering and Landscape Element which includes the following components to deal with the risks associated with contamination within that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the relevant area of the site indicating potential sources, pathways

and receptors, including those off site. A proposed scope of intrusive investigation 2 works for that development parcel based on the conceptual model shall be included.

2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary.

No occupation of any building within a Development Parcel or use of a Strategic Engineering and Landscape Element shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) (other than any long-term monitoring and maintenance plan) for that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved in writing by the Local Planning Authority. For each Development Parcel or Strategic Engineering and Landscape Element and longterm monitoring and maintenance plans deemed necessary in (3) shall be updated and be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

18. Unexpected contamination

If, during development of a Development Parcel or Strategic Engineering and Landscape Element, contamination not previously identified is found to be present at the site of that Development Parcel or Strategic Engineering and Landscape Element then no further development of that Development Parcel

or Strategic Engineering and Landscape Element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local 2018.

19. Landscape management and maintenance plan

Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

20. Clerk of Works

Prior to the commencement of any planting or soil related ground preparation, a suitably qualified Clerk of Works shall be appointed to oversee the delivery of all landscaping to ensure that it accords with the approved landscaping details. The landscaping implementation shall be monitored on-site by the Clerk of Works throughout the development of the site. A landscape phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. No occupation of any building within a landscape phasing area shall take place until such time as a monitoring and completion report evidencing complete compliance (including a photographic record of delivery), with the approved landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

21. Health and condition of planting

All landscape planting works must be inspected annually during the month of August, each year for the first 5 years after planting. The inspections must record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report must be submitted to the Local Planning Authority, prior to the planting season commencing in each year and the details and specifications of replacement trees and plants to be planted in that coming planting season provided in writing. The replacement trees and plants must then be planted in the period between the 1st December and 1st March and the Local Planning Authority informed when all re-planting works are completed.

Reason: To ensure the successful delivery of landscaping within the site accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

22. Climbing plants

Prior to the commencement of any planting or soil related ground preparation in relation to climbing plants detail drawings at 1:20 minimum scale and a written specification describing the supports and supporting structures for climbing plants shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

23. Utility chambers

Prior to the commencement of any construction works details at a minimum scale of 1:20 to show typical layouts of utility chambers in the front garden for each house type shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

24. Planting plans and specifications

Prior to the commencement of any construction work, full details of planting plans and written specifications shall be submitted to and approved in writing by the Local Planning Authority. The details shall include cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants. The planting shall be carried out as approved and prior to first occupation of the development parcel to which it relates.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

25. Establishment of trees

Prior to the commencement of any construction work, a specification for the establishment of trees within hard landscaped areas including details of space

standards (distances from buildings etc.) shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

26. Top soil strip storage

Prior to the commencement of construction, a specification for the Topsoil Strip, storage, re-spread and remediation in accordance with Defra: Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and hard Landscape shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: In the interest of sustainable construction methods, in accordance with Policies CC/1 and CC/6 of South Cambridgeshire Local Plan 2018.

27. Surface water drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy, WSP, Ref: 70093947, Rev: P02, Dated: December 2023 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) 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) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Permissions to connect to a receiving watercourse or sewer;
- l) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policy TI/8 of South Cambridgeshire Local Plan 2018.

28. Surface water runoff

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, in accordance with Policy TI/8 of South Cambridgeshire Local Plan 2018.

29. EV charging

Active EV charging for houses shall be installed prior to first occupation. The car park areas for apartments shall include 10% passive provision for EV charging installed prior to first occupation of the apartments.

Reason: in the interests of air quality and sustainability in accordance with Policies CC/1, T1/8 and SC/12 of South Cambridgeshire Local Plan 2018.

30. Water Efficiency

Prior to the occupation of the first dwelling 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 demonstrating how the proposed 100 litres/person/day could be achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of South Cambridgeshire Local Plan 2018.

31. Artificial Lighting

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

Reason: To ensure the quality of the external lighting meets the requirements of Policies TL/8, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and to ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement with the County Council.

32. Earth works & haul routes

Prior to the commencement of construction, details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works at basins shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

33. Minor artifacts

Prior to the commencement of any work above ground level, full details of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved and prior to the first occupation of any dwellings.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1, SC/4 of South Cambridgeshire Local Plan 2018.

34. Bound materials

All paths, drives and other accesses to each property be constructed using a bound material to prevent debris spreading onto the proposed adopted public highway.

Reason: in the interests of highway safety and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

35. Air source heat pumps

Prior to the installation of air source heat pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and monitoring scheme for the ASHPs shall be submitted to and approved in writing by the local planning authority. The noise assessment and schemes shall reduce the noise impacts to future occupiers of the properties internally and externally from ASHPs both individually and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes.

Reason: In the interests of local residential amenity, in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

36. Solar panels

Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To ensure that the appearance and location of the PV panels are appropriate to the locality in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

37. Removal of Class A P D and E(a) rights (two storey extensions and swimming pools)

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

Reason: In the interests of protecting residential amenity and water efficiency Policies HQ/1, CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

38. Removal PD rights garages

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

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes Polic HQ/1 of South Cambridgeshire Local Plan 2018.

39. Part M4(2)

Notwithstanding the plans hereby approved, all dwellings other than flats over garages, 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 in accordance with Policy H/9 of South Cambridgeshire Local Plan 2018.

40. Parking spaces for disabled users

The car parking space for the disabled serving apartments B-044 to B-055 shall be retained as an unallocated space.

Reason: To ensure spaces remain available for disabled users, in accordance with Policies HQ/1, SC/4 and TI/3 of South Cambridgeshire Local Plan 2018.

41. Refuse collection

All unadopted streets to be accessed by a refuse collection vehicle shall be constructed to the adoptable standards of Cambridgeshire County Highway Authority.

Reason: To ensure provision of a suitable surface for a refuse freighter in accordance with Policies HQ/1 and TI/8 of the Cambridge Local Plan 2018.

42. Energy 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 in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

43. Water Butts

A slow-release water butt shall be provided for each house prior to its first occupation.

Reason: In the interests of water conservation and efficiency in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

44. Bird Hazard Management

Works on the site shall be carried out in accordance with the submitted Wildlife Hazard Management Plan Version 8 by Aviaire.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

45. Self/Custom Build

Prior to any above ground works a Custom Build housebuilding strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy identifies 3 Plots for Custom Build and shall include: i) A proposed strategy for marketing 3 Custom Build plots to the eligible purchasers (such purchasers to have first registered their interest for the same with South Cambridgeshire District Council pursuant to the Self and Custom Build Housebuilding Act 2015). ii) Details to demonstrate that the proposed Custom Build Plots are consistent with the definition of Self- Build and Custom Housebuilding. iii) A Custom Build configurator document to demonstrate that various options will be offered to future purchasers: -External façade finishes (brick palettes, patterns/ textures, timber or boarding finishes options, glazed brick options, front door options, roof tile options). -Customisable internal layouts and floor plan options for the selected house types. -Sustainability upgrade options (such as PV panel upgrades, integrated shading/ blinds) - Hard and soft landscaping options for each unit (choices of planting, trees, hard surfaces). -Options for the internal specifications (choices for interior finishes, storage options). -Kitchen and bathrooms designs/ layout and locations within the property. iv) The mechanism for releasing the reserved plots back to market housing in the event of a lack of demand for Custom plot(s). The development shall thereafter be carried out in accordance with the approved custom build housing strategy.

Reason: To ensure the development meets the requirements of South Cambridgeshire Local Plan 2018 policy H/9

46. Fire hydrants

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 phase of development 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: To ensure an adequate water supply is available for emergency use in accordance with South Cambridgeshire Local Plan 2018 Policy TI/8.

47. Automatic roller doors

Prior to the first occupation of each dwelling, the garage to serve that dwelling shall be fitted with automatic roller doors.

Reason: To avoid the risk of cars overhanging footways or shared surfaces, in the interest of providing convenient and safe streets and routes for all, in accordance with Policies HQ/1 and TL/2 of South Cambridgeshire Local Plan 2018.

48. Broadband

Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

INFORMATIVES

1. Anglian Water

- Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian

Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

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

2. PV solar panels

The PV arrays will be installed to the dwellings and/or apartment blocks with the optimum solar access as determined by the specialist Consultant. When the specialist Consultant is appointed for the detailed design to provide a PV design and a roof plan, consideration should be given to minimise impact of glint and glare for pilots approaching on runway 23, in particular. Consultation with the airport safeguarding team is recommended.

3. Crane advice

Given the nature of the proposed development it is possible that a crane may be required during its construction. Cambridge Airport requires notification of the future cranes that will/may be operated on site. Please forward the details

such as maximum height, operating radius, name and phone number of site manager and their phone number, installation, and dismantling dates to Airport.Safeguarding@marshalladg.com when this information is available. The safeguarding team can then assess and add these cranes to the approved obstacles list.

To apply for future crane permits, please follow the link via CAA website: [Crane notification | Civil Aviation Authority \(caa.co.uk\)](#)

Specific CAA guidance for crane lighting/marketing is given in CAP1096: [Guidance to crane users on the crane notification process and obstacle lighting and marking \(caa.co.uk\)](#)

4. Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition, equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

5. General informative

A 'catch all' informative could be attached advising the applicant to have consideration of the 'Greater Cambridge Sustainable Design and Construction

Supplementary Planning Document, Adopted January 2020' Overall, any future detailed design matters should be in accordance with the appropriate Design Codes/SPDs published.

6. 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.

7. Residential Travel Plan

This development should be added to the overall count of dwellings in Marleigh. As such, this development should be included in the Residential Travel Plan for Marleigh. The dwelling count should also be included within the trigger points for mitigation for Marleigh.

8. Water efficiency

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

9. Construction SPD

The applicant should have consideration of 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2024 and specifically Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 in relation to potential impacts considered by the Climate Environment and Waste Department.

Schedule 1 - Phase 3b (ref: 23/04936/FUL)

23.10.24

Originally submitted documents (December 2023):

- Application form
- Covering letter
- CIL additional information form
- Planning Statement (December 2023)
- Design and Access Statement (December 2023)
- Ecological Impact Assessment (December 2023)
- Tree Survey, Arboricultural Impact Assessment, preliminary Arboricultural Method Statement Tree Protection Plan (December 2023)
- Wildlife Hazard Management Plan (December 2023)
- Aviation Wildlife Hazard Design Risk Assessment & Suitability Statement (December 2023)
- Assessment of Environmental Noise (December 2023)
- Sustainability Strategy (plus Appendix A and B) (December 2023)
- Flood Risk Assessment and Drainage Strategy (December 2023)
- Stantec Water Supply Technical Note (December 2023)
- Overheating Report (December 2023)
- Lighting Specification 3225-DFL-HLG-XX-CA-EO-13001-S3-P01 (November 2023)
- Lighting Specification 3225-DFL-HLG-XX-CA-EO-13002-S3-P01 (November 2023)
- Daylight and Sunlight Assessment Report (December 2023)
- Health Impact Assessment (December 2023)
- Energy Statement (December 2023)
- Fire Strategy Report (December 2023)
- Transport Assessment (December 2023)
- Mott MacDonald Land Contamination Statement (November 2023)

Further information submitted (May 2024):

- Design and Access Statement Addendum (April 2024)
- Proposed Surface Water Strategy
- Surface Water Drainage Calculations (April 2024)
- Greater Cambridge Shared Waste Planning Response – Technical Note 1 – WSP (April 2024)
- Camcycle Consultee Planning Response
- LLFA Planning Response – Technical Note 1 – WSP (April 2024)
- Transport Financial Contribution – Technical Note 4 – WSP

Further information submitted (July 2024):

- CCC Highways Planning Response – Technical Note 2 – WSP (July 2024)
- Advanced Transport Research Junction Count

Further information submitted (September 2024):

- Refuse Strategy – Design and Access Addendum (September 2024)

Submitted plans

Drawing title	Drawing number	Revision	Scale	Paper
Existing Site Plans				
Site Location Plan	01836-JTP-S-01	P1	1:1250	A0
Phase 3B Red Line Plan	01836-JTP-S-03	P1	1:1250	A0
Phasing Plan	01836-JTP-S-07	P1	1:1250	A0
Proposed Site Plans				
Ground Floor Masterplan	01836-JTP-MP-00	-	1:1000	A1
Site Plan – All Applications	01836-JTP-MP-01	P4	1:1000	A1
Site Plan – Phase 3B Application	01836-JTP-MP-03	P3	1:1000	A1
Parcel A Ground Floor Plan	01836-JTP-BP-A-00	P2	1:200	A0
Parcel A First Floor Plan	01836-JTP-BP-A-01	P2	1:200	A0
Parcel A Second Floor Plan	01836-JTP-BP-A-02	P2	1:200	A0
Parcel B Ground Floor Plan	01836-JTP-BP-B-00	P3	1:200	A0
Parcel B First Floor Plan	01836-JTP-BPB-01	P3	1:200	A0
Parcel B Second Floor Plan	01836-JTP-BP-B-02	P3	1:200	A0
Parcel C Ground Floor Plan	01836-JTP-BP-C-00	P2	1:200	A0
Parcel C First Floor Plan	01836-JTP-BP-C-01	P2	1:200	A0
Parcel C Second Floor Plan	01836-JTP-BP-C-02	P2	1:200	A0
Parcel D Ground Floor Plan	01836-JTP-BP-D-00	P2	1:200	A0
Parcel D First Floor Plan	01836-JTP-BP-D-01	P2	1:200	A0
Parcel D Second Floor Plan	01836-JTP-BP-D-02	P2	1:200	A0
Parcel E Ground Floor Plan	01836-JTP-BP-E-00	P2	1:200	A0
Parcel E First Floor Plan	01836-JTP-BP-E-01	P2	1:200	A0
Parcel E Second Floor Plan	01836-JTP-BP-E-02	P2	1:200	A0
Proposed Street Scenes				
Parcel A Street Scenes Set 1	01836-JTP-BE-A-00	P2	1:200	A1
Parcel A Street Scenes Set 2	01836-JTP-BE-A-01	P2	1:200	A1
Parcel B Street Scenes Set 1	01836-JTP-BE-B-00	P2	1:200	A1
Parcel B Street Scenes Set 2	01836-JTP-BE-B-01	P2	1:200	A1
Parcel B Street Scenes Set 3	01836-JTP-BE-B-02	P2	1:200	A1
Parcel C Street Scenes Set 1	01836-JTP-BE-C-00	P2	1:200	A1
Parcel C Street Scenes Set 2	01836-JTP-BE-C-01	P2	1:200	A1
Parcel D Street Scenes Set 1	01836-JTP-BE-D-00	P2	1:200	A1
Parcel D Street Scenes Set 2	01836-JTP-BE-D-01	P2	1:200	A1
Parcel E Street Scene	01836-JTP-BE-E-00	B	1:200	A1
Ancillary Structures				
Single Garage 01	01836-JTP-AS-02	P1	1:50	A2
Single Garage 02	01836-JTP-AS-03	P1	1:50	A2
Town Apartments – Bins and Bikes	01836-JTP-AS-05	P1	1:50	A2
Housetypes				
Housetype 2B-01-01-A Plans & Elevations	01836-JTP-HT-2B-01-01-A	P1	1:100	A1
Housetype 2B-01-01-B Plans & Elevations	01836-JTP-HT-2B-01-01-B	P2	1:100	A1
Housetype 2B-01-02-A Plans & Elevations	01836-JTP-HT-2B-01-02-A	P2	1:100	A1
Housetype 2B-01-02-B Plans	01836-JTP-HT-2B-01-02-B	P2	1:100	A1

& Elevations				
Housetype 2B-02-A Plans & Elevations	01836-JTP-HT-2B-02-A	P2	1:100	A1
Housetype 3B-01-A Plans & Elevations	01836-JTP-HT-3B-01-A	P1	1:100	A1
Housetype 3B-01-B Plans & Elevations	01836-JTP-HT-3B-01-B	P1	1:100	A1
Housetype 3B-02 Plans & Elevations	01836-JTP-HT-3B-02	P1	1:100	A1
Housetype 3B-03 Plans & Elevations	01836-JTP-HT-3B-03	P1	1:100	A1
Housetype 3B-04 Plans & Elevations	01836-JTP-HT-3B-04	P1	1:100	A1
Housetype 3B-05 Plans & Elevations	01836JTP-HT-3B-05	P1	1:100	A1
Housetype 4B-02-B Plans & Elevations	01836-JTP-HT-4B-02-B	P1	1:100	A1
Housetype 4B-03 Plans & Elevations	01836-JTP-HT-4B-03	P1	1:100	A1
Drainage				
Proposed Surface Water Strategy Plan	MAR-WSP-03-XX-SK-C-4000	P09	1:600	A0
Hardworks Plans				
Hardworks Plan (Sheet 1)	D9565.01.101	P01	1:200	A1
Hardworks Plan (Sheet 2)	D9565.01.102	P01	1:200	A1
Hardworks Plan (Sheet 3)	D9565.01.103	P01	1:200	A1
Hardworks Plan (Sheet 4)	D9565.01.104	P01	1:200	A1
Hardworks Plan (Sheet 5)	D9565.01.105	P03	1:200	A1
Hardworks Plan (Sheet 6)	D9565.01.106	P04	1:200	A1
Hardworks Plan (Sheet 7)	D9565.01.107	P04	1:200	A1
Hardworks Plan (Sheet 8)	D9565.01.108	P03	1:200	A1
Hardworks Plan (Sheet 9)	D9565.01.109	P01	1:200	A1
Hardworks Plan (Sheet 10)	D9565.01.110	P01	1:200	A1
Hardworks Plan (Sheet 11)	D9565.01.111	P04	1:200	A1
Hardworks Plan (Sheet 12)	D9565.01.112	P01	1:200	A1
Hardworks Plan (Sheet 13)	D9565.01.113	P04	1:200	A1
Hardworks Plan (Sheet 14)	D9565.01.114	P01	1:200	A1
Hardworks Plan (Sheet 15)	D9565.01.115	P01	1:200	A1
Planting Schedules				
Planting Plan (Sheet 1)	D9565.01.201	P03	1:200	A1
Planting Plan (Sheet 2)	D9565.01.202	P03	1:200	A1
Planting Plan (Sheet 3)	D9565.01.203	P03	1:200	A1
Planting Plan (Sheet 4)	D9565.01.204	P03	1:200	A1
Planting Plan (Sheet 5)	D9565.01.205	P04	1:200	A1
Planting Plan (Sheet 6)	D9565.01.206	P05	1:200	A1
Planting Plan (Sheet 7)	D9565.01.207	P05	1:200	A1
Planting Plan (Sheet 8)	D9565.01.208	P04	1:200	A1
Planting Plan (Sheet 9)	D9565.01.209	P03	1:200	A1
Planting Plan (Sheet 10)	D9565.01.210	P03	1:200	A1
Planting Plan (Sheet 11)	D9565.01.211	P05	1:200	A1
Planting Plan (Sheet 12)	D9565.01.212	P03	1:200	A1
Planting Plan (Sheet 13)	D9565.01.213	P05	1:200	A1
Planting Plan (Sheet 14)	D9565.01.214	P03	1:200	A1

Planting Plan (Sheet 15)	D9565.01.215	P01	1:200	A1
Planting Schedule (Sheet 1)	D9565.01.221	P01	N/A	A1
Planting Schedule (Sheet 2)	D9565.01.222	P01	N/A	A1
Tree Plans				
Tree Survey (TS) and Arboricultural Impact Assessment (AIA) Plan	9649-D-AIA	-	1:500	A1
Tree Pit Details (Sheet 1)	D9565.01.401	P01	1:20	A1
Tree Pit Details (Sheet 2)	D9565.01.402	P01	1:20	A1
Furniture / Play Details				
Furniture Details	D9565.01.410	P01	N/A	N/A
Play Details (Sheet 1)	D9565.01.411	P01	N/A	N/A
Play Details (Sheet 2)	D9565.01.412	P01	N/A	N/A