



Joint Development Management Committee

Date: Wednesday, 20 August 2025

Time: 10.00 am

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

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

Agenda

- 1 Apologies
- 2 Declarations of interest
- 3 Minutes (PAGES 5 - 20)

Applications

- 4 23/04643/OUT - Former NIAB site, Huntingdon Road, Cambridge. (PAGES 21 - 60)
Outline application for the demolition of all site buildings and structures other than Chapter House and erection of buildings for a lab/office campus and associated facilities.
Applicant: Vertex Living Limited
- 5 25/01059/REM and 25/01098/REM -Springstead Village RMA (PAGES 61 - 154)

The proposal is for parcel 'RMA 5' which is the third phase of residential development to come forward on Springstead Village (Land North of Cherry Hinton) pursuant to the outline consents.
Applicant - Bellway Latimer LLP.

- 6 25/02022/FUL - 1 Cambridge Business Park, (PAGES 155 -
Robinson House, Cowley Road, Cambridge 192)
Refurbishment and extension to existing building for continued Class
E use (including office and laboratory use with ancillary cafe, event
and community space) and landscaping, car and cycle parking, plant
and storage and other associated works.
Applicant – The Crown Estate Commissioners.

Pre-application Developer Briefing

- 7 Land South of Dame Mary Archer Way, Cambridge
Biomedical Campus
Reserved Matters Application pursuant to outline Planning Permission
Ref. 16/0176/OUT in respect of the development of the final
commercial R&D building (4000 Discovery Drive).
Applicant – Cambridge Medipark Limited

Joint Development Management Committee Members:

Cambridge City Council: Cllrs S. Smith (Vice-Chair), Baigent, Flaubert, Porrer, Smart and Thornburrow, Alternates: Gawthroe Wood, Illingworth, Lokhmotova and Nestor

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

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The site visit protocol and public speaking scheme can be found at the below link.

[Planning Committee guidance](#)

JOINT DEVELOPMENT MANAGEMENT COMMITTEE

18 June 2025
10.55 am - 3.20 pm

Present: Councillors Bradnam, S. Smith, Baigent, Flaubert, Porrer, Smart, Thornburrow, Fane, Hawkins, Stobart and R.Williams

Councillor R Williams left the meeting after item 25/5a/JDMC.

In attendance: Councillor Hawkins joined online for item 25/5b/JDMC

Officers Present:

Strategic Sites Manager: Philippa Kelly

Principal Planner: Rebecca Ward

Principal Planner: Mairead O'Sullivan

Legal Adviser: Keith Barber

Committee Manager: Claire Tunnicliffe

Meeting Producer: James Goddard

Developer Representatives:

The Crown Estate: Matthew Sampson

WSP, Planning Consultant: Victoria Chase

SEW Architects: Daniel Mahony (Architect)

SEW Architects: Tommy Clark (Landscape Architect)

Arup, Transport Consultant: Emma Ranger

Arup, Sustainability: Anna Kennedy

Ramboll, Drainage and SuDS: Alexander Pridige

Kanda, PR/Community Engagement Consultants: Charles Mabbutt

3PM, Project Manager: Hannah Harmens

Tate Hindle Architects: Mike Jamieson

Rural Solutions (Landscape Architects): Matt Jarvis

Barratt Redrow: Becky Bonnett

Bidwells (Planning Agent): Harriet Wooler

Woods Hardwick (Engineering): Scott Darrington

Hoare Lee (Sustainability): Jamie Pincott

FOR THE INFORMATION OF THE COUNCIL

25/1/JDMC Election of Chair and Vice-Chair for Municipal Year 2025/26

The Strategic Sites Manager for the Greater Cambridge Shared Planning Service took the Chair whilst the Joint Development Management Committee elected a Chair.

Councillor Thornburrow proposed, and Councillor Baigent seconded, the nomination of Councillor Fane as Chair.

Unanimously resolved that Councillor Fane be elected as Chair for the ensuing year.

Councillor Fane took over as Chair of the meeting and called for nominations for Vice-Chair of the Joint Development Control Committee.

Councillor Bradnam proposed, and Councillor Hawkins seconded, the nomination of Councillor S Smith as Vice-Chair.

Unanimously resolved that Councillor S Smith be elected as Vice-Chair for the ensuing year.

25/2/JDMC Apologies

Apologies were received from Councillor Cahn, with Councillor Garvie attending as the alternate.

Councillor Flaubert provided apologies for leaving the meeting after item 25/5a/JDMC. Councillor Illingworth attended as the alternate.

25/3/JDMC Declarations of interest

Name	Item	Reason
Councillor Baigent	All	Personal: Member of Cambridge Cycling Campaign
Councillor Bradnam	25/4/JDMC 25/5/JDMC	Personal: Member of Milton Parish Council but had not been involved in any discussion's relating to the science park applications. Discretion unfettered
Councillor Bradnam	25/6/JDMC	Personal: Had attended public exhibitions for Crown Estate Site as a

		Miton Parish Councillor and had accompany the MP to an exhibition. Discretion unfettered
Councillor Stobart	All	Personal: Member of Cambridge Cycling Campaign
Councillor Thornburrow	25/6/JDMC	Personal: Former Director at Cambridge Architectural Research Ltd; worked with Dr Stephen Platt, author of the Neighbourhood Guide, New Neighbourhoods in Cambridge. Discretion unfettered

25/4/JDMC Address: 191 Cambridge Science Park, Milton Road, Cambridge

The Committee received an application for full planning permission.

The application sought approval for the erection of two-storey 2,145.2 sqm (GIA) extension to the north-west of the existing building to provide a new filling and packaging hall (B2 and B8 uses) with first-floor specialist building services plant, enclosed link to the existing warehouse at ground level and roof-mounted solar photovoltaics, along with installation of external plant, relocation of external recycling compound, new groundsman store, alterations to existing car park, new landscaping scheme and associated external work.

The Principal Planner referred to the amendment sheet which highlighted the following:

- i. Access Officer had no objections. Amended information was acceptable.
- ii. Condition 18 Biodiversity Net Gain
 - Condition had been put on in error and could be removed.
 - Applicants had demonstrated a net gain through the application and this was not required. Details would be addressed through the hard and soft landscape scheme and the landscape ecology management plan.

Mr Lee Hoenderkamp (applicant) spoke in support of the application.

During Members' questions, Councillor Porrer proposed an additional condition to monitor water consumption and efficiency and ensure that the data would be made publicly accessible.

This inclusion of the additional condition was carried **nem con**.

Cognisant of the Members' debate and the additional condition, the Strategic Sites Manager offered the following reasons to approve the application as outlined in the Officer's report including:

- i. Subject to planning conditions set out under section 22 subject to removal of condition 18 relating to biodiversity net gain as advised by the Principal Planner.
- ii. An additional condition/amended condition 10 relating to water efficiency which would address water monitoring in respect of the proposed extension. This would include the requirement for water monitoring equipment to be appropriately installed and verified, the information collected should be made publicly available. With Delegation to officers to agree with Chair and Vice Chair

The Committee:

Resolved (unanimously) to approve application 25/00113/FUL –subject to:

- i. The planning conditions as set out in the Officer's report (section 22) with minor amendments to the conditions as drafted delegated to officers.
- ii. The removal of condition 18 relating to biodiversity net gain.
- iii. An additional condition/amended condition 10 relating to water efficiency which would address water monitoring in respect of the proposed extension. This would include the requirement for water monitoring equipment to be appropriately installed and verified, the information collected should be made publicly available. With delegation to officers to agree with Chair and Vice Chair.

5a Address: Cambridge Business Park, Milton Road, Cambridge

Members raised the comments/questions as listed below. Answers and comments were supplied, but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

- i. The vision for a more permeable and connected site, along with the significant increase in greenery, was welcomed.
- ii. Clarification was sought on what specific measures would be implemented to encourage and support employees to use alternative modes of transport instead of private cars.
- iii. Would there be a traffic to work management plan in place?
- iv. Expressed concern about displacement parking outside of the site.

- v. What provisions would be made to ensure full accessibility for disabled individuals, both in terms of arriving at the site and navigating through the employment and community areas?
- vi. Should consider providing infrastructure for the parking and safe use of e-bikes and e-scooters on and through the site.
- vii. Would like to have more information on the community purposes in the two buildings on either side of the green cut through referenced in the presentation.
- viii. Would contractors' vehicles be permitted to park on site during construction?
- ix. How dependent was the proposals on the removal of the sewage works and the Hartree development. Could the proposed development proceed independently if these did not occur?
- x. If the sewage works remained in place, odour mitigation measures should be implemented.
- xi. Would be helpful to provide more information on the open spaces especially in the housing area.
- xii. Should consider the safety of those walking through the dark closed office zones at night to access the housing area; how would this be addressed?
- xiii. What traffic calming measures would be in place to reduce traffic speed on those roads which did permit cars on site?
- xiv. When the application came forward to Committee it would be useful to see visuals of the different heights of the buildings, the distance between each building and how they would sit in the surrounding landscape.
- xv. Welcomed the mixed use on site, the guided bus stop, road crossings and the opening of the drain.
- xvi. What plans were in place to comply with the trip budgets referenced in the Area Action Plan and emerging Local Plan?
- xvii. Would recommend the installation of a changing place toilet on site to be accessed by all users.
- xviii. The presentation had demonstrated how much the workplace had evolved in recent years and described the scheme as fun, which was welcomed and should be embraced.
- xix. Long term maintenance for all the planting planned throughout the site needed to be considered.
- xx. The presentation's reference to inequality and social and economic factors, all needed to create a good society, but what plans were in place to action this?

- xxi. Reference had been made to 'variety' throughout the site, how would this variety be delivered?
- xxii. Would question whether the Area Action Plan (3.5), Open Space for Informal Open Space and Play would be met.
- xxiii. Given the ongoing housing crisis in Cambridge, it was essential that the target of delivering 500 homes on the site was achieved. If this target cannot be met, an explanation should be provided outlining the reasons for the shortfall.
- xxiv. Welcomed the hub space.
- xxv. When considering the trip budget, it would be helpful to explain existing movement and then proposed changes using the transport movement hierarchy which started with pedestrians.
- xxvi. It was possible to negotiate with the train companies a discounted rate for the final site. Stansted Airport had negotiated a 70% discount on train fares for staff working at the airport.
- xxvii. Would highlight the advantages of modular construction, particularly for laboratories. Assembly in a factory environment enabled faster, more accurate installation on site.
- xxviii. Would designated wildlife corridors be included on site?
- xxix. Would the site be able to accommodate future light rail should such a system be installed to this part of Cambridge.
- xxx. Further detail was requested on the current number of parking spaces and the proposed provision, particularly in relation to the anticipated 5,000-person occupancy and the number of jobs expected at full site capacity.
- xxxi. Was there phased build plan for the housing on site, when would building work start?
- xxxii. Were there any plans to work with Cambridge Regional College and Cambridge Room?

5b Address: Darwin Green Phases Two and Three Development Site, Cambridge Road, Impington

Members raised the comments/questions as listed below. Answers and comments were supplied but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the Council as the local planning authority so consequently are not recorded in these minutes.

- i. Was the hedge shown on the plans for the existing site being retained?
- ii. Would there be a skate park in the area? Would recommend looking at the design of the skate park at South Trumpington.

- iii. Was there a potential to establish connections with the area north of the A14, possibly by creating underpasses that enabled circular walking and cycling routes?
- iv. Would recommend looking at Marmalade Lane on Orchard Park. The development did not have built up street facades, achieved by breaking down and focusing on landscaping, car free spaces, shared spaces, private and semi-private and public spaces. This would be a great opportunity to produce a whole series of 'Marmalade Lanes' which would be transformative on how the different blocks on site worked together.
- v. In the Marmalade Lane development, off-plot parking was in the northeast corner of the site, there had been no need for on-plot parking. A similar approach could be considered for this development to optimise space.
- vi. Noted all the materials used on the development would be brick, would recommend looking at new forms of construction and being expressive in design.
- vii. Recommended using the underground waste service that was used on the Eddington development which negated the use of wheelie bins.
- viii. Welcomed a gas free site.
- ix. Sufficient car club parking on site should be considered; two spaces would not be enough.
- x. Would discourage single aspect units on the site.
- xi. Requested additional information regarding roofscape types and edge characteristics. Providing more visual aids on these aspects would be beneficial
- xii. All play parks should be sustainable.
- xiii. Recommended the installation of early landscaping on site and a long-term management plan of that landscaping.
- xiv. Water butts should be installed as standard and downpipes run through the balconies of the flats.
- xv. What plans and materials would be used for traffic calming on site?
- xvi. How would those on site be encouraged not to drive their children to school.
- xvii. Welcomed the avoidance of cal-de-sacs.
- xviii. Hoped the site would meet adoptable standards early on to enable local authority management. Early adoption would support the management sustainable, non-profit landscaping, creating a more positive experience for all site users.
- xix. Reference had been made to the potential for de-regulation in design codes; however, considered this inappropriate for the following reasons:

- During Phase 1, the developer installed over 90 incorrect foundations and initially resisted the requirement to submit planning applications for the necessary demolition works.
 - Sought to rebuild according to former building regulation standards, rather than adopting the updated energy efficiency standards.
 - A key planning condition remained unfulfilled until significant effort was invested to ensure compliance.
 - Landscaping on plots BW5 and BW6 did not align with the approved drawings.
- xx. A positive shift in the developer's approach had since been observed and was welcomed. It was therefore essential to ensure full compliance with approved planning applications, building regulations, and associated conditions.
- xxi. This proposal represented the third phase of development by the same developer within the Darwin Green area. It was crucial to consider the quality of the built environment in this context.
- xxii. The first phase, Kings Court was characterised by a use of hard surfacing, resulting in an unattractive public realm. Additionally. On-street parking had become problematic and required enforcement action.
- xxiii. Looking ahead, there was a clear need to plan for reduced reliance on private car ownership and to design with future needs in mind. Emphasis should be placed on sustainable, attractive, and well-integrated placemaking such as that on Marmalade Lane.
- xxiv. It was imperative to think about the facilities required for the Country Park and the future stewardship.
- xxv. What site level adjustments were required to ensure proper drainage and gravity flow for the primary and secondary schools. What was the scope of these works, and how long would implementation take?
- xxvi. The original drawings included an entrance to the country park from Wellbrook Way, Girton, which had not been shown in the presentation plans. Why had this access point been removed?
- xxvii. Would recommend more design variety for the houses on site.
- xxviii. What was the projected forecast for heat pumps for the housing on site?
- xxix. Needed to be made clear how the management of the drainage would be maintained long term.
- xxx. Based on the master plan drawings, many of the houses would face southeast which would receive plenty of sunlight. As a result, the design should incorporate strategies and materials for passive cooling to manage heat accumulation effectively.

- xxxi. When considering areas of play, it was vital to take into the surroundings for example the installation of a skate park could be very noisy in a residential area.
- xxxii. A car free site should not be an aspiration but was a necessity. The primary school in Waterbeach was car free so this was achievable.
- xxxiii. Exploring a range of representative journeys through the development provided valuable insights into the street layout, connectivity, visibility, and overall quality of the street environment.
- xxxiv. Strive to achieve clutter free streets.
- xxxv. Mobility hubs were being created at the Hartree development which had freed up the development area to have minimal traffic through the site and on street parking. By having parking in one space would free up space on site.
- xxxvi. Why had Cambridge City Council been referenced to adopt the park and open spaces when the land was in the boundary of South Cambridgeshire District Council?

5c Address: Cambridge Biomedical Campus, 1 Francis Crick Avenue, Cambridge
This item had been withdrawn.

The meeting ended at 3.20 pm

CHAIR

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JOINT DEVELOPMENT MANAGEMENT COMMITTEE

16 July 2025

10.00 am - 12.40 pm

Present: Councillors Bradnam, S. Smith, Flaubert, Illingworth, Porrer, Cahn, Fane, Hawkins, Stobart and R.Williams

Councillor Flaubert left after the vote on item 25/9/JDMC

Officers Present:

Strategic Sites Manager: Philippa Kelly

Legal Adviser: Keith Barber

Principal Planner: Mairead O'Sullivan

Senior Planner (Strategic Sites): James Truett

Committee Manager: Claire Tunnicliffe

Meeting Producer: James Goddard

Developer Representatives:

AstraZeneca (Applicant & End User): Richard Surma

Bidwells (Planning Consultant): Guy Kaddish

Bidwells (Planning Consultant): Edward Jones

Department of Transport (Senior Programme Client): Joe Redmond

Jestico and Whiles (Architects): Jude Harris

Network Rail Town Planning and Heritage Manager (Anglia): Elliot Stamp

Network Rail: Sanjay Patel

Ramboll (Transport Consultant): Jamie Ward

FOR THE INFORMATION OF THE COUNCIL

25/6/JDMC Apologies

Apologies were received from Councillor, Baigent, Smart and Thornburrow.

Councillor Gawthroe-Wood attended as an alternate for Councillor Thornburrow.

25/7/JDMC Declarations of interest

Name	Item	Interest
Stobart	25/09/JDMC	Personal: Member of Cambridge Cycle Campaign

25/8/JDMC Re-ordering of the agenda

The Chair used their discretion to alter the order of the agenda items and move Minute Item 25/8/JDMC to the end of the agenda. However, for ease of the reader, these minutes will follow the order of the agenda.

25/9/JDMC Reform of Planning Committees Technical Consultation

The Strategic Sites and NSIP/Major Infrastructure Delivery Manager presented Members a report on the Councils' draft response to the Government Consultation Paper which sought views on the reform of planning committees.

The implementation of three aspects of reform proposed to modernise planning committees were highlighted, further to the introduction of the Planning and Infrastructure Bill, focusing on the following:

- i. A national scheme of delegation.
- ii. The size and composition of planning committees.
- iii. Mandatory training for committee members.

The Committee

Unanimously resolved to note the content of the report and authorised that Officers should submit a formal response based on the recommended responses contained in the report, with updates made as follows:

- i. A call-in mechanism should be included for all Tier A applications.
- ii. Where a caveat was included in a response, the default answer should be 'no' rather than 'yes'.
- iii. Mandatory Councillor training should be valid for a period of 15 months.

25/10/JDMC Address: Cambridge Biomedical Campus, 1 Francis Crick Avenue, Cambridge

Members raised the comments/questions as listed below. Answers and comments were supplied, but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

- i. What measures would be taken to put in place a travel management plan to accommodate large numbers of people using the conference facilities?

- ii. Disabled access plans should be clear, with parking close to the building.
- iii. Clarification was sought on plans for cycle parking.
- iv. Signage and navigation to the site should be clear.
- v. Had thought been given to reducing the massing of the roof?
- vi. What were the navigation plans between this building and the DISC building?
- vii. Water use should be considered, could grey water and suds be used for flushing, etc?
- viii. What would the view from Hobson's Park look like? Concerned that the roof may be prominent.
- ix. Have the community benefits and links that may be possible with a large lecture theatre been considered?
- x. The building appeared to be heavily glazed, which was unusual from a climate perspective. It would be useful to have more information on the environmental impact of the glazing.
- xi. The wooden roof could appear to be abrupt in relation to neighbouring building styles.
- xii. Roof style could provide cooling for the building.
- xiii. What were the implications of the new rail access at Cambridge South and East West Rail on assumptions about mode of travel?
- xiv. What was being done regarding making safe cycle access easier across busy roads when approaching from West Cambridge?
- xv. The glazing would have implications on the heating/cooling systems. Had the demand for energy been considered, especially in relation to the demand for air conditioning, and how would it be tackled?
- xvi. What were the links with the energy centre on the Biomedical Campus and what would the energy usage be?
- xvii. How light was the roof and how would that contribute towards cooling of the building?
- xviii. How robust was the landscaping and how would it be managed in long term? Once the planting was in place, it must be able to survive.
- xix. How many people would the conference facility accommodate? If 60/70% were local, did the developer anticipate the remaining 30/40% might travel nationally and internationally? Many could use taxis to the site. Had the access and transport implications of the large conference facility been taken into consideration?
- xx. Bus services should be promoted.
- xxi. Sustainable transport strategy and solutions could be developed in coordination with other users of the wider site.
- xxii. Environmental sustainability outlined in the presentation was important and the building should meet the highest environmental standards.

- xxiii. Water efficiency would be crucial to the plans.
- xxiv. Consideration should be given to travel and the extent to which conferences of up to 700 people will be accommodated without causing further congestion on the site.

The Chair thanked the presenters for attending.

25/11/JDMC Address: Cambridge South Station, West Anglia Main Line Land Adjacent To Cambridge Biomedical Campus

The Principal Planner provided information on why the pre-application had been brought to Committee.

Members raised the comments/questions as listed below. Answers and comments were supplied, but as this was a pre-application presentation, none of the answers or comments are binding on either the intended applicant or the local planning authority so consequently are not recorded in these minutes.

- i. Frustrated at the omission of public toilet facilities from the proposals; the toilet had been put forward as a benefit to offset harm to the greenbelt when members considered the station design condition (condition 17)
- ii. Assurances had been given at the time of the discharge of the station design condition (condition 17) that the automatic barrier and lack of ticket office would have no bearing on whether a public toilet could be provided. An informative was added that explicitly mentioned a publicly accessible toilet.
- iii. Suggested that a condition of rental of the retail unit could be that it included a toilet accessible to the public.
- iv. It was noted that anecdotally Greater Anglia routinely allowed people without platform tickets to use facilities at other stations.
- v. Although there was no condition, some Councillors had considered the community benefit of a public toilet in their decision to approve the station design condition application (condition 17).
- vi. Delegating responsibility of toilet provision to retail space may be an onerous responsibility for the tenant.
- vii. Disappointment expressed with the lack of public toilet facilities and the potential implication on the wider local area.
- viii. The west and east sides of the station appeared very similar from the outside. Signage on each side should very clearly state which side it was.

- ix. Disappointed that assurances made at planning stage had seemingly been disregarded.
- x. The lack of public access to toilets appeared to be down to the location of ticket barriers and their proximity to the main entrance. Could the barriers be moved so that the retail space was completely in front of them?
- xi. The retail space has provision for water and drainage. Could the whole area be used as a toilet block as this appeared to be within the physical possibilities of the site?
- xii. Could the location of the toilets be moved? It was noted that the building appeared to be almost complete, so this might not be possible.
- xiii. If toilet provision was in the retail unit, the opening hours might be limited to e.g. 9am to 5pm. This could limit access for the public.
- xiv. Putting the responsibility for toilets on the first tenant had the potential to work as a solution, but it may not be guaranteed that future tenants would want this responsibility.
- xv. Moving the ticket barrier to the rear of the unit would allow for public toilet use.
- xvi. If the two cubicles were each made to be unisex, one could be outside of the ticket barrier and one inside.
- xvii. Most station users approaching from the west would either be buying a ticket or looking to use toilet facilities, they might not necessarily be looking to use a cafe. Could the concerns of Members on this matter be accommodated as these concerns were based on consultation with residents.
- xviii. It was recognised that the application to discharge condition 17 in the Autumn would be for approval of details of the signage for the station; the signage should help people to locate themselves easily.
- xix. The toilets were a civil matter and there was no condition that requires the applicant to provide them; however Greater Anglia could set a requirement that any leaseholder provide toilet facilities.
- xx. Both the Planning Inspector and Minister had supported some provision for public benefit in considering the application.

The Chair thanked those present for their presentation and urged Network Rail and Greater Anglia to give further consideration as to whether it was still possible to provide for a publicly accessible toilet at the station (recognising the request had no planning status).

The meeting ended at 12.40 pm

CHAIR

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Ref: 23/04643/OUT

Address: Former National Institute of Agricultural Botany, Huntingdon Road, Cambridge, CB3 0LE

Application details: Outline application (all matters reserved except for layout, scale and access arrangements on to Laurence Weaver Road) for the demolition of all site buildings and structures other than Chapter House and erection of buildings for laboratory / office (Class E (g(i)) and (g(ii))) and café use (class E(b)), and associated facilities and infrastructure, along with the relocation of existing facilities serving the retained Chapter House that are currently accessed from Lawrence Weaver Road including refuse storage, vehicle access, car parking and cycle parking.

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Castle

Applicant: Vertex Living Limited

Presenting officer: John Shuttlewood

Reason presented to committee: This application was deferred from 23 April 2025 Joint Development Control Committee, and this addendum report addresses the issues raised at that planning committee.

Member site visit date: Wednesday 16 April 2025

Key issues: 1. Addressing the reasons why the application was deferred.

Report contents

1. Executive summary
2. The proposal
3. Publicity
4. Consultation
5. Third Party representations
6. Assessment
7. Planning Balance and Conclusion
8. Recommendation
9. Conditions

Appendices

- A. 23 April 2025 officer report to Joint Development Control Committee.

Recommendation:

Approve this outline planning application 23/04643/OUT, subject to:

- (i) The planning conditions and informatives as detailed in Section 9 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 which secures the Heads of Terms as set out 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 Joint Development Management Committee (JDCC).

1. Executive summary

- 1.1 The outline application proposes demolition of all existing site buildings and structures other than Chapter House and the erection of four buildings for laboratory / office use and associated facilities.
- 1.2 The application was deferred at the Joint Development Control Committee (JDCC) on 23 April 2025. The reason for the deferral was to enable an opportunity for further work in respect of parameter plans (to provide a framework for future reserved matters applications) and to explore the

potential for addressing Howes Place access arrangements and concerns raised by local residents.

- 1.3 Following the April meeting of JDCC, the applicant has worked collaboratively with officers to address the reasons for deferral. This has included engagement in a workshop with planning and urban design officers. The agent has responded positively to the feedback provided. Follow up meetings with the applicant and residents have also taken place regarding the submitted revisions.
- 1.4 An amended description of development to clarify the access arrangements and amended plans have subsequently been submitted. The relevant consultations have been carried out.
- 1.5 The revisions are considered to appropriately address the reasons for deferral with regard to the provision of a framework upon which future reserved matters application can be assessed. They consist of a simple and structured set of parameter plans and an accompanying parameter plan booklet that includes the key structuring and place components. These details will ensure a high-quality proposal will come forward at reserved matters stage.
- 1.6 In addition, the applicant has considered the access arrangements to Chapter House from Howes Place. No changes have been made to the application in this regard and are to be considered under the relevant conditions for the prior approval granted for Chapter House (reference 20/01501/PRI030), or under separate planning applications as required.
- 1.7 In terms of planning balance these are as set out in the original officer report to JDCC at Appendix A paragraphs 1.5 – 1.9.
- 1.8 Officers continue to recommend that the Planning Committee approve this application subject to the planning conditions listed at paragraph 9 onwards and Section 106 obligation.

2. The proposal

- 2.1 This application was deferred at the meeting of the Joint Development Control (JDCC) held on 23 April 2025.
- 2.2 At that meeting several points of concern were raised by members of the committee which resulted in the application being deferred. The extract from the minute is identified in paragraphs 2.3 - 2.4 below.

2.3 The Committee were informed the applicant had chosen not to enter into a planning performance agreement with the Council nor made a pre-application presentation to the Committee. This had provided limited opportunities for Officers and the Committee to promote positive planning with the applicant, which would have led to better development. It was in this context that Councillor S Smith addressed positive planning proposals for the Committee's consideration if minded to approve the application.

2.4 Following Members questions and debate Councillor Hawkins proposed, second by Councillor R Williams to defer the application due to the ambiguity of the proposal outlined in the submission. Cognisant of the Members' debate and the deferral proposal, the Strategic Sites Manager offered the following reasons to defer the application:

- i. to explore the agreement of a series of parameter plans on key structuring and placemaking components - access, scale and layout - together with urban design principles - graphically annotated by plans and diagrams - which would set out a framework for the reserved matters stages; and
- ii. to explore the potential for addressing the Howes Place access arrangements as set out by the residents with a view to securing this as an additional planning condition.

2.5 Following the deferral the applicant has engaged in a workshop with officers and responded positively to the feedback provided. The amended application reflects the outcomes of that workshop, which now includes a simple and structured set of parameter plans and accompanying parameter plan booklet that include the key structuring and place components requested.

2.6 The description of development has changed to provide clarification of the development and proposed access.

Original description:

2.7 Outline application for the demolition of all site buildings and structures other than Chapter House and erection of buildings for a laboratory/office campus (Class E (g(i)) and (g(ii))) and associated facilities, cafe (class E(b)), access, car and cycle parking, revised access, car and cycle parking and refuse storage for the retained Chapter House with some matters reserved except for access, layout and scale.

Revised description:

- 2.8 Outline application (all matters reserved except for layout, scale and access arrangements on to Laurence Weaver Road) for the demolition of all site buildings and structures other than Chapter House and erection of buildings for laboratory / office (Class E (g(i)) and (g(ii))) and café use (class E(b)), and associated facilities and infrastructure, along with the relocation of existing facilities serving the retained Chapter House that are currently accessed from Lawrence Weaver Road including refuse storage, vehicle access, car parking and cycle parking.
- 2.9 The following revised plans and documents have been submitted:
- LWR/PP/1 Rev.1 Parameter Plan Building Zones and Maximum Heights
LWR/PP/2 Parameter Plan Movement and Access
LWR/PP/3 Illustrative Parameter Plan Street Scene and Height
LWR/PP/4 Parameter Plan Landscape and Open Space
LWR.(2).11.Rev 4 Illustrative Street Scenes and Sections
LWR.(2).01 Rev 7 Illustrative Masterplan
Design Principles Booklet
- 2.10 All previous proposed detailed elevations and floor plans are superseded.

3. Publicity

- 3.1 Neighbour letters – Y
- 3.2 Site Notice – Y
- 3.3 Press Notice – Y
- 3.4 As the amendments relate to a revised development description and amended parameter plans, third parties were renotified and technical officers/bodies reconsulted.

4. Consultation

- 4.1 The following consultation responses have been received on the amended information.

Anglian Water – No Objection

- 4.2 Advice given on assets owned by Anglian Water. Water supply is covered by Cambridge Water. Wastewater Treatment – Recommend condition for confirmation that there is sufficient headroom at the water recycling centre

to accommodate foul flows from the development site. This condition wording is considered unreasonable and an update will be given at committee.

- 4.3 Used Water Network – Trade effluent: no information on possible trade effluent flows from the laboratory building, advice given to applicant.
- 4.4 Surface Water Disposal –The Sustainable Drainage Strategy states a possible connection to the surface water sewer located in Lawrence Weaver Road. Anglian Water has no surface water sewers located in Lawrence Weaver Road, this sewer is a designated foul sewer and a connection into a designated foul sewer is not permitted. The connection of surface water flow to a designated foul sewer will impose a high risk of flooding and pollution from the receiving network and compromise the ability of assets to operate within statutory enforced permitted limits. If the Local Planning Authority is minded to approve despite the objection it is requested that a condition for a surface water management strategy is submitted prior to commencement of development.

Cambridgeshire Fire and Rescue Service – No Objection

- 4.5 Recommend a water scheme for the provision of fire hydrants.

Conservation Officer- No Objection

- 4.6 The Conservation team is pleased to note that the parameter booklet states that “The applicants will retain its ongoing commitment to an exceptional high standard of design reflecting the Conservation Area and locally listed buildings of interest.”
- 4.7 The five key principles outlined in the booklet should ensure that a quality and contextually appropriate scheme will be presented at reserved matters stage.
- 4.8 The latest revisions should preserve or enhance the character and appearance of the Howes Place conservation area and complying with local plan policy 61 subject to a condition securing the parameter plan booklet.

County Highways Development Management - No Objection

- 4.9 Comments remain unchanged.

County Transport Assessment Team- No Objection

- 4.10 No comments received

Ecology Officer- No Objection

- 4.11 Previous comments apply, with conditions.

Environmental Health- No Objection

- 4.12 No further comments on amended plans. Advice and recommendations contained within original consultation response remain relevant and valid.

Lead Local Flood Authority – No Objection

- 4.13 No further on amended plans. Supportive of the development subject to the imposition of the previously suggested conditions.

Landscape Officer- No Objection

- 4.14 The landscape parameters provide a clear and defined scale and structure to the main public open spaces, supporting landscape and trees. These reflect much of what was agreed in the extant permission and are supported. The illustrative layouts provide some confidence that the landscape can achieve all the features which it must accommodate including SUDS, amenity, movement and biodiversity.
- 4.15 Expect reserved matters to include full and complete hard and soft landscape details.

Sustainability Officer – No Objection

- 4.16 Sustainability comments remain unchanged.

Urban Design Officer - No Objection

- 4.17 Urban Design are now satisfied that the application provides an adequate framework that more effectively embeds key placemaking principles, that will help guide the quality of future reserved matters applications and enable officers to assess detailed proposals with appropriate scrutiny. Subject to the suggested condition securing the parameter plan booklet, urban design raise no objection to the application.

Waste Officer – No Objection

4.18 Recommend a condition for a Waste Management Plan.

Archaeological Officer – No Objection

4.19 No further on amended plans. Supportive of the development subject to the imposition of the previously suggested conditions.

5. Third party representations

5.1 Following consultation on the amendment's representations have been received from the residents of Howes Place raising the following comments.

Support

- Support the principle of employment use.
- Welcome parameter plan (Landscape & Open Spaces) that the redundant existing access points between Howes Place and the proposed development will be closed off.

Object

- Object to the proposed increase to the maximum height of all buildings compared to the original plans.
- Object to no effort by applicant to explore potential for proposed changes to the Howes Place access arrangements to Chapter House.
- Object as planning application does not comply with the requirements of NPPF 2024 paragraphs 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61 by making a positive contribution to the local character and distinctiveness of the Howes Place Conservation Area and preserving or enhancing the significance of the Howes Place Conservation Area, or to NPPF 2024 Paras 116 and 117 (c) and Cambridge Local Plan Policy 80 by making safe and efficient use of the adopted public highway.

Comment

- The amended planning application presents an opportunity to ensure the proposed development makes a positive contribution to

the local character and distinctiveness and preserves and enhances the significance of Howes Place Conservation Area.

- Secure permanent pedestrian and cycle linkages and cycle parking facilities for Chapter House which as unimplemented and time-limited conditions are in breach of prior approval 20/01501/PRIO30 (conversion of former NIAB HQ building to Chapter House)
- Reduce vehicle and cycle movement between Huntingdon Road and Howes Place in the interest of highway safety.
- Request conditions to relocate the cycle parking, palisade fencing and parcel / post lockers for Chapter House and for a landscaping plan which removes the redundant existing access points between Howes Place and former NIAB site and a 1.2m high 'V' mesh fence along Howes Place.

- 5.2 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.

6. Assessment

- 6.1 Unless otherwise covered below, the planning issues raised are included in the original report at Appendix 1.

Parameter Plans

- 6.2 The first reason for deferral of the application was to agree a series of parameter plans to set out a framework for reserved matters applications.
- 6.3 The applicant has amended the application to include these which supersede the detailed plans. The following section of the report assesses these revised plans.

Design, scale, landscape and heritage

- 6.4 The committee report presented to 23 April 2025 committee, in sections 13.0 and 14.0, assesses the impact of the design, layout and scale of the proposed development and the impact on heritage assets. The concerns of the Council's Urban Design, Landscape and Conservation officers were considered.
- 6.5 Within the amended application the details of the scheme have been changed to remove detailed elevations and building layouts. The submitted parameter plans allow for a series of simple and structured

parameter plans accompanied with a parameter plan booklet which includes key structuring and place components.

- 6.6 The submission now provides a clear distinction between what is for approval and what is illustrative (as listed at paragraph 2.9 of this report). The parameter plans and accompanying booklet set out an overarching spatial framework that now better embeds key high-level place principles that will give the future quality of reserved matters applications.
- 6.7 The landscape and open space parameter plan fixes the location of key public open spaces (reflecting the existing consented scheme reference 21/03609/FUL) and established expectations around an enhanced landscaped frontage and landscaped service areas.
- 6.8 The movement and access parameter plan supports a people oriented internal street with traffic calming, fixes service free frontages and relocates the basement entrance outside key public spaces.
- 6.9 The maximum building heights parameter plan includes supporting text that sets out clear expectations that the parameters form maximum envelopes within which, cuts, setbacks and roof variation must be incorporated which is reinforced by a concise set of articulation principles in the accompanying booklet.
- 6.10 The maximum building heights parameter plan limits the maximum building heights to parapet with lift overruns to +1.m maximum. The maximum height includes areas for roof plant (but excludes extract flues).
- 6.11 Concern has been raised by third parties that the maximum heights allow for taller buildings to come forward compared to the original submitted plans. The difference in the proposed heights in the parameter plans compared to the detailed elevations (now superseded) for each building vary from an increase in height of 23cm to 72cm. A detailed assessment of the scale and massing of the proposal is set out in paragraphs 13.9 – 13.30 of the original report (see Appendix 1).
- 6.12 As specified on the Building Zones and Maximum Heights Parameter Plan the *“maximum heights should be read as a maximum envelope within which cuts and setbacks must be incorporated to response to context, to ensure that the development is not uniform and has the flexibility to deliver varied roof heights and façade modulation, in accordance with articulation principles set out in the parameter plan booklet.”* The booklet states *“2. Vary Rooflines and Heights – Rooftops and buildings should include*

variation in height and form to avoid continuous horizontal massing and to create visual interest.”

- 6.13 As such the maximum heights will not be realised across the whole of the buildings or facades. The buildings would also be sited further back from the Howes Place frontage than those in the approved scheme (reference 21/03609/FUL). As such these minor differences in heights set out in the parameter plans are considered acceptable and would not have an unacceptable impact on neighbouring properties or the visual appearance of the area.
- 6.14 The concerns raised by the Urban Design, Conservation and Landscape officers, as set out in the 23 April committee report, regarding the detailed design challenges within the illustrative masterplan and illustrative elevations, are resolved with their status now clearly explained - they are not drawings for approval. The accompanying booklet includes high quality precedents, which helps to communicate the intended ambition, and includes a statement that the applicant is committed to achieving an exceptional standard of design.
- 6.15 The Urban Design, Conservation and Landscape officers are satisfied that the application now provides an adequate framework that more effectively embeds key placemaking principles, that will help guide the quality of future reserved matters applications and enable officers to assess detailed proposals with appropriate scrutiny.
- 6.16 Condition 1 will secure the parameter plan booklet as an approved document to ensure that reserved matters come forward in line with the principles set out.
- 6.17 With the now submitted parameter plans it is considered that a high-quality designed scheme can be secured at reserved matters stage that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56, 57 and 59 of the Local Plan and the NPPF.
- 6.18 As set out in the original committee report at Section 14.0 it is considered that the proposal, would by virtue of its scale and massing affect the character and appearance of the Conservation Area and would cause less than substantial harm to the non-designated and designated heritage assets. The public benefits of the proposal would outweigh this identified harm. The proposal is therefore in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Local Plan policies 60 and 61.

Cycle parking

- 6.19 Within the original committee report at paragraphs 21.4, it sets out details on the proposed cycle parking provision. As the detailed floor plans for the development are now not part of the application and not for approval at this stage, condition 31 regarding internal cycle store access is not relevant and is deleted. Parameter plan 2 Movement & Access includes indicative areas for cycle parking to include a minimum of 5% cargo bike parking. As this parameter plan is for approval this will be secured.
- 6.20 Appropriate cycle provision and details will be secured within reserved matters applications.
- 6.21 Paragraph 21.10 of the original committee report sets out the details about Chapter House cycle parking proposals. Within parameter plan 2 Movement & Access, an area for replacement cycle parking for Chapter House is included. Details of this cycle parking will be secured at reserved matters stage.

Car parking

- 6.22 Within the original committee report at paragraphs 21.11 – 21.18 of the original committee report, details are set out on the proposed car parking. As the detailed floor plans are now not part of the application and not for approval at this stage, full details of the car parking arrangements will be agreed at reserved matters stage.
- 6.23 The transport statement is based on the provision of 258 car parking spaces for the office/laboratory buildings (inclusive of 20 disabled spaces, 2 car club spaces and 31 visitor spaces) and 17 car parking spaces for residents of Chapter House. The highway safety and transport impacts of the development and the required transport mitigation measures based on this assessment, is set out in paragraphs 20.3 – 20.10 of the original report.
- 6.24 As the floor plans / site layout demonstrating the number of car parking spaces is now not to be included as an approved drawing, the number of car parking spaces will need to be limited to the proposed amount. This will ensure that reserved matters come forward in line with the expected car parking spaces on site and that alternative sustainable modes of transport are encouraged. An additional condition 43 is recommended to secure this.

Howes Place access

6.25 The second reason for deferral of the application was to allow the applicant to explore the potential for addressing the Howes Place access concerns as identified by local residents.

6.26 Residents of Howes Place have requested that a condition be applied to any grant of planning permission as follows:

Lawrence Weaver Road to be established as the main access to Chapter House and access to Chapter House via Howes Place to be limited to pedestrians and emergency vehicles only. This would require relocation of the parcel / post lockers for Chapter House to a new location to the northwest of Chapter House and removal of the open cycle parking area currently located to the southeast of Chapter House, including the removal of the palisade fencing along Howes Place.

Reason: to make a positive contribution to local character and distinctiveness of the Howes Place Conservation Area and preserve and enhance the Howes Place Conservation Area (NPPF 2024 Para 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61) and for the safe and efficient use of the adopted public highway (NPPF 2024 Para 116 and 117 (c) and Cambridge Local Plan 2018 Policy 80).

6.27 The existing entrance to Chapter House, cycle parking, lockers and fencing are not proposed to be altered under the current application. The applicant is aware of the Howes Place residents' concerns.

6.28 The application description has been amended (as set out in paragraphs 2.7 and 2.8 of this report) to make it clear that it includes the relocation of existing facilities, accessed from Lawrence Weaver Road which serve the retained Chapter House (including refuse storage, vehicle access, car parking and cycle parking).

6.29 The vehicular access to Chapter House off Howes Place is an existing arrangement and the applicant has not included any changes within the application to limit this to pedestrian or emergency vehicle access only. No concerns have been raised by the Highway Authority regarding this access. As the proposal is for commercial development the use of this access would not be affected by the development, as all deliveries to the commercial buildings would be via Lawrence Weaver Road.

6.30 Under prior approval 20/01501/PRIO30 for the change of use of Chapter House from office to residential use to create 68 dwellings, planning

conditions were applied relating to pedestrian and cycle linkages and cycle parking facilities. Details were approved by the Local Planning Authority for these conditions after the identified trigger (prior to occupation dwellings) subject to a further condition that the details were approved for a 3-year period and that a permanent solution was sought.

- 6.31 Separate meetings by officers with Howes Place residents and the applicants have taken place attempting to find solutions to address Howes Place residents' concerns. Residents have been made aware that officers consider the proposed access condition to be unreasonable and lacking in relevance to the proposed description of development for this application, therefore failing to meet the relevant planning conditions tests that conditions are required to meet.
- 6.32 The Local Planning Authority has recently received two allegations of breaches of planning control. Firstly, alleged breaches of conditions concerning cycle linkages and facilities relating to the conditions attached to the Chapter House Permitted Development Prior Approval ref: 20/01501/PRI030. Secondly, the alleged unauthorised operational development concerning railings, postal boxes, lockers, cobblestones and skylights relating to Chapter House. Both matters are currently being investigated under one reference number by a dedicated Compliance Officer.
- 6.33 Residents of Howes Place have also requested that an additional condition be applied to any grant of planning permission as follows:
- Provide a landscaping plan which removes the redundant existing access points between Howes Place and the former NIAB site, introduces clear and continuous segregation between Howes Place and the former NIAB site in the form of a 1.2m high 'V' mesh fence (similar to that used around the perimeter of Chapter House) and provides for infill planting of pleached lime trees, hedges and grass verges along Howes Place in a manner consistent with the formal landscaping of Howes Place.*
- Reason: to be consistent with the landscaping principles established under Condition 43 of the extant planning permission (21/03609/FUL) and to make a positive contribution to local character and distinctiveness of the Howes Place Conservation Area and preserve and enhance the Howes Place Conservation Area (NPPF 2024 Para 212 and 210 (c) and Cambridge Local Plan 2018 Policy 61).*
- 6.34 The proposed Landscape and Open Space Parameter plan highlights areas along Howes Place where it states, "Close off existing access with Pleached Lime trees and planting as appropriate". The landscape scheme

will come through a detailed reserved matters application in line with the Landscape and Open Space Parameter plan. This will include planting and fencing as appropriate along this boundary.

6.35 Condition 43 of the approved scheme (21/03609/FUL) requires details of the landscaping for that scheme which includes *i) retention and protection of existing mature hedgerows along the north western boundary between Howes Place and the proposed development*. For the current application this would be secured as the parameter plan shows this area as a 'Landscape/Green Buffer'.

6.36 Condition 43 also includes the requirement for boundary details of *ii) provision and maintenance of a 2m high 1m wide hedgerow along the boundary with a 1.2m mesh fence pending the maturity of the new hedgerow (subject to the needs for accommodating agreed vehicle access for services, refuse and emergency)*. These details can be secured in the landscape reserved matters application for the current outline application. It is noted that the current outline application parameter plan does not have any proposed vehicle access off Howes Place save for the existing access to Chapter House which does not form part of the proposal.

6.36 It is therefore considered that through the Landscape and Open Space Parameter plan that appropriate principles for a landscape scheme to come forward at reserved matters stage will be set. A condition as requested by third parties is therefore not required, and it would be unreasonable to seek to secure under the relevant planning condition tests.

Foul Water

6.37 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers pursuant to Section 106.

6.38 Paragraph 200 of the NPPF states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.

- 6.39 The application site lies within the Milton Water Recycling Centre (WRC) catchment area. Anglian Water has advised that Milton WRC currently lacks the capacity to accommodate the additional flows generated by the proposed development and are delivering a new Cambridge WRC which will have capacity to accommodate the proposed flows. The Cambridge WRC is identified within the Anglian Water Business Plan for growth investment delivery planned between 2025 and 2030. They raise no objection to the development subject to the imposition of a condition requiring written confirmation from Anglian Water to the local planning authority of sufficient headroom in the water recycling centre to take flows from the development.
- 6.40 Officers have considered the advice offered by Anglian Water, and do not consider that it would be appropriate to require this condition. The condition is not reasonable (given that the planning system should not duplicate control on matters controlled under the 1991 Water Industry Act), necessary (given that the strategic issue of water is a matter to be dealt with at that level, and that no evidence has been provided as to the harm that would arise from the foul discharge by the development), precise (in that no definition has been provided as to what constitutes 'sufficient headroom' and how this will be judged) nor enforceable. As such, it would fail the relevant planning conditions tests.
- 6.41 Notwithstanding the reasonableness of the requested condition, officers consider it important to understand the potential impact of the development on the environment arising from increased foul flow rates. Officers have asked Anglian Water to provide such evidence of harm, whilst details of the net foul water flow rates have been sought from the Applicant, to understand the additional flow rates which would arise from this development. A further update will be provided at JDMC.

Third party representations

- 6.42 Following consultation with third parties on the amended information several concerns have been raised by third parties as set out in paragraph 5.1. These have been addressed in relevant sections of this report.

7. Planning balance and Conclusion

- 7.1 This report has considered the revised information submitted for the application as set out in paragraph 2.9 this information has been

assessed in this addendum report. All other matters as set out in the original committee report remain valid and should be considered as part of the assessment of the scheme. A full list of the proposed conditions is specified in section 9.

- 7.2 It is considered that the amendments made with the provision of parameter plans and a Design principles document that the concerns raised at the Joint Development Control Committee on 23 April 2025 have been resolved.
- 7.3 In terms of the access arrangements to Chapter House from Howes Place this is an existing arrangement and does not form part of the proposals to be considered under this application.
- 7.4 The Landscape and Open Space Parameter plan includes the requirement for the existing gaps along Howes Place to be closed off with trees, planting and fencing details as appropriate to come forward in the future landscape reserved matters application.
- 7.5 The existing cycle parking postal boxes and lockers and palisade fencing serving Chapter House forms part of the considerations for the prior approval 20/01501/PR1O30 (change of use from office to residential) and relevant conditions relating to that approval or to separate planning applications that may be required for that infrastructure.
- 7.6 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).

Summary of harm

- 7.7 The proposal would by virtue of its scale and massing cause some harm to the character and appearance of Howes Place Conservation Area and locally listed building Chapter House. This has been identified as less than substantial harm to the non-designated and designated heritage assets.
- 7.8 There would be a loss of two residential properties, but this would be offset by the gain in a significant increase in commercial floorspace.

Summary of benefits

- 7.9 In terms of economic benefits, the proposal would provide additional laboratory and office space which will create various new job roles during and post construction which will be of benefit to the local economy. Planning obligation contributions towards bus service enhancements to facilitate sustainable travel alternatives transport infrastructure will be of benefit to the local economy. Overall, the proposal development is considered to bring about moderate economic benefits.
- 7.10 In terms of environmental benefits, the comprehensive redevelopment of the site would improve the area and there would be a significant increase in biodiversity of the site. Landscape is a reserved matter, but a high-quality landscape scheme and ecological enhancements can be secured which would provide biodiversity net gain and environmental benefits to that of the existing brownfield, mainly vacant site. The scheme also includes various sustainability measures which includes water re-use and use of renewable energy sources, sustainable urban drainage systems and green roofs. Therefore, the scheme will bring about moderate environmental benefits.
- 7.11 In terms of social benefits, the proposal would provide a café for people employed at the site and could be used by residents from the surrounding area. Moderate weight is afforded to these benefits.
- 7.12 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

8. Recommendation

8.1 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report (dated 23 April 2025) with

minor amendments to the Heads of Terms as set out delegated to officers.

9. Planning conditions

Approved drawings

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

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

Drawings for Condition 1:

LWR/PP/1 Rev.1 Parameter Plan Building Zones and Maximum Heights

LWR/PP/2 Parameter Plan Movement and Access

LWR/PP/3 Illustrative Parameter Plan Street Scene and Height

LWR/PP/4 Parameter Plan Landscape and Open Space

LWR.(2).11.Rev 4 Illustrative Street Scenes and Sections

LWR.(2).01 Rev 7 Illustrative Masterplan

Design Principles Booklet

Reserved matters

2. No development shall commence until details of the appearance and landscaping (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

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

Time limit

3. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this

permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

Archaeology

4. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2024).

5. No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have been submitted to and approved in writing by the Local Planning Authority.

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).

Contaminated land: Phase 2 site investigation

6. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority: a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study. b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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

Contaminated land: implementation of remediation

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

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

Contaminated land: Phase 4 Completion Report

8. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full

compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

Contamination: unexpected

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

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

Material Management Plan

10. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include: a) details of the volumes and types of material proposed to be imported or reused on site b) details of the proposed source(s) of the imported or reused material c) details of the chemical testing for ALL material to be undertaken before placement onto the site. d) results of the chemical testing which must show the material is suitable for use on the development e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development. All works will be undertaken in accordance with the approved MMP.

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

DCEMP (Environmental Health concerns only)

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

a) Demolition, construction and phasing programme.

b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.

c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.

d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.

e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.

f) Soil Management Strategy.

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

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

i) Dust management and wheel washing measures in accordance with the provisions of:

- Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016).
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).

j) Confirmation of any anticipated use of concrete crushers on-site including location and any specific dust and noise / vibration mitigation measures to be incorporated specifically for their use.

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

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

m) Screening and hoarding details.

n) Consideration of sensitive receptors.

o) Complaints procedures, including complaints response procedures.

p) Membership of the Considerate Contractors Scheme.

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

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Plant / Equipment Noise Assessment and Insulation Scheme

12. Before the development/use hereby permitted is commenced and on a phased basis as necessary, a noise impact assessment of cumulative plant and equipment (including all mechanical and electrical services such as combustion appliances / flues and ventilation systems / louvres, plant rooms and electricity sub-stations) and a noise insulation scheme as appropriate, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy

Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Noise Assessment and Mitigation – Service Yards

13. Prior to the commencement of development, and on a phased basis as necessary, a noise impact assessment of the use of the service / delivery yards and any noise mitigation measures required as appropriate in order to minimise noise from said yards (having regard to the yard locations, noise sensitive receptor locations and the differing activities within the yards) shall be submitted to and approved in writing by the local planning authority. The details as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Levels

14. No development, other than demolition, shall take place until a plan showing the finished floor levels of the proposed building(s) in relation to the existing and proposed ground levels of the surrounding land has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that before any development commences the impact on the amenity of the area can be fully assessed and protected (Cambridge Local Plan 2018 policies 55, 56 and 57).

Surface Water Drainage

15. 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 Resubmitted Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 3179) dated 25 June 2024 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) 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);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Site Investigation and test results to confirm infiltration rates;
- e) 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;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. (Cambridge Local Plan Policies 31 and 32).

Surface Water run-off

16. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in

writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. (Cambridge Local Plan Policies 31 and 32).

Surface water drainage survey and report

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

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development. (Cambridge Local Plan Policies 31 and 32).

On-site foul water drainage

18. Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding. (Cambridge Local Plan Policies 31 and 32).

External Lighting

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

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

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded). Where required, the mitigation scheme shall be carried out as approved and retained as such.

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

Site-wide Deliveries / Collections

20. Deliveries to or dispatches from the site (including waste collections) shall not be made outside the hours of 07:00 – 19:00hrs on Monday to Friday, 08:00 – 13:00hrs on Saturday or at any time on Sundays or public holidays.

Reason: To protect / safeguard the health and quality of life (amenity) of existing premises in accordance with paragraph 198 of the National Planning Policy Framework (NPPF), 2024 and Policy 35: Protection of human health and quality of life from noise and vibration, of the adopted Cambridge Local Plan 2018.

Implementation of the Sustainability Statement

21. All future reserved matters applications for the appearance of the development shall be accompanied by a Sustainability Statement, setting out how it will meet the targets and measures set out in the approved Sustainability Statement, Former NIAB Site, February 2024, Expedition, Issue 02.

The approved measures shall be fully implemented prior to the occupation of any buildings or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

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

BREEAM Design Stage

22. All future reserved matters applications for the appearance of the development shall be accompanied by a BREEAM pre-assessment prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

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

BREEAM Design Stage Certification

23. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

BREEAM Post Construction Certification

24. Prior to the use or occupation of the development hereby approved, or within six months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the

approved BREEAM rating has been met. 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.

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

Water Efficiency

25. All future reserved matters applications for the appearance of the development hereby approved, shall be accompanied by the following information in relation to water resources and efficiency:

- Details of the water demand generated by the proposed development set out in litres/day, split into domestic type water demands associated with Wat01 of BREEAM and process water demands associated with lab spaces.
- The level of demand reduction associated with mitigation measures split into measures to reduce domestic type water demand associated with Wat01 and measures to reduce process water loads associated with the lab spaces. This information should include a BREEAM Pre-Assessment showing achievement of 5 Wat01 credits for each of the buildings and the Wat04 credit for process water requirements.
- Drawings will need to include details of the infrastructure required to facilitate 5 Wat01 credits (e.g. plant room space for grey water or rainwater harvesting tanks and any treatment requirements).

Where any national measures to secure sustainable water resources are brought into effect in the Cambridge area, future reserved matters applications may also be required to demonstrate compliance with those measures.

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

Green roofs

26. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to

and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed). b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)). c) A management / maintenance plan including means of access. d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation. The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

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

Bat surveys

27. No demolition/development shall commence until follow-up bat dusk emergence / dawn re-entry surveys have been undertaken. This should be done during May - September (inclusive) to determine whether bats are roosting and, should this be the case, a mitigation strategy be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details. Reason: To ensure that before any demolition/development commences appropriate surveys are undertaken to prevent injury or death to bats which may roost on the site (Cambridge Local Plan 2018 Policy 70).

Biodiversity

28. Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog connectivity, habitat provision and other biodiversity enhancements, including how a measurable net gain in biodiversity will be accomplished, when it will be delivered and how it will be managed. The approved scheme shall be fully implemented within the agreed timescale following the substantial completion of the development unless, for reasons including viability or deliverability, it is otherwise agreed in writing by the local planning authority.

Reason: To provide ecological enhancements in accordance with Cambridge Local Plan 2018 policies 57, 59 and 69, the Greater Cambridge Shared Planning Biodiversity SPD 2022 and NPPF paragraphs 8, 180, 185 and 186.

Traffic Management Plan

29. No demolition or construction works shall commence on site until a Traffic Management Plan has been agreed in writing with the Local Planning Authority. The principal areas that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway and Howes Place).
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking (including Howes Place).
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the public highway). No construction traffic should use Howes Place, apart from those associated with the works on Howes Place and limited to existing access points.
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

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

Tree retention

30. Notwithstanding the Arboricultural Impact Assessment, Ligna Consultancy P1912-AIA01 V7.2, Arboricultural Site Plan (Proposed) P1812-ASP02.1 V7.2, Tree G4.39, shall be retained.

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

Arboricultural Method Statement

31. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Arboricultural pre-commencement site visit meeting

32. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and other relevant parties and Local Planning Authority Tree Officer to discuss details of the approved AMS. A record of the site meeting will be submitted to the Local Planning Authority and approved.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Tree protection methodology

33. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Replacement trees

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

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

Electric Vehicle Charge Point Scheme

35. Any reserved matters application for appearance shall include details of an electric vehicle charging scheme demonstrating a minimum of 50% provision of active electric vehicle charge points design and installed in accordance with BS EN 61851 (or as superseded). The scheme shall include:

□ Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible.

- The Rapid and/or fast electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging.
- Slow electric vehicle charge points with a minimum power rating output of 7kW for remaining spaces up to minimum of 50% provision.
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The electric vehicle charge point scheme as approved shall be fully installed prior to first occupation and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance Policy 36 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018) and Sustainable Design & Construction SPD (2020).

Travel Plan

36. No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

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

Public Art Strategy

37. No development above ground level, other than demolition, shall commence until a Public Art Strategy (PAS) has been submitted to and approved in writing by the Local Planning Authority. The PAS shall include the following (as set out in Appendix 3 of the Cambridge City Council Public Art Supplementary Planning Document 2010):

- a) A vision, aims, benefits, strategy and management of the project
- b) A description of the site
- c) Description and definitions of Public Artwork
- d) Funding sources
- e) Project brief
- f) Artist selection
- g) Community Engagement and Public Consultation approach
- h) Timescale / Delivery

i) Action Plan

j) Long term commitment to Artwork.

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

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

Public Art Delivery Plan

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

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

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

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

Electricity Sub stations

39. Prior to the commencement of development details of the electricity sub-stations as shown in yellow on drawing LWR.PP/1 (Rev.1) Parameter Plan Building Zones and Maximum Heights), shall be submitted to and approved in writing by the Local Planning Authority. The substations shall be installed and retained in accordance with the approved details. Page 75

Reason: To ensure appropriate housing of equipment is implemented in the interests of visual amenity (Cambridge Local Plan 2018 policy 56).

Fumes and Emissions to Air

40. Before the use hereby permitted is commenced and on a phased basis as necessary, details of all ventilation and exhaust systems associated with the use (including any back-up generators and fume cupboards shall be submitted to and agreed in writing by the Local Planning Authority. The details shall be provided in accordance with current UK guidance and standards where appropriate and identify the fuel source (where applicable), size and location of flue, height of flue, proximity to and impacts at residential receptors, hours of operation and any mitigation measures required. The systems as approved shall be installed, maintained and retained thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants are kept to a minimum during the lifetime of the development (Cambridge Local Plan 2018 policy 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Odour Control

41. Prior to the installation of any ventilation / extract systems, and on a phased basis as necessary, a ventilation / extract scheme to include details of equipment and systems for the purpose of extraction / discharge, filtration, abatement and control of odours and smoke / fumes, and a noise insulation / mitigation scheme as required for any associated plant / equipment, shall be submitted to and approved in writing by the local planning authority. The ventilation / extraction scheme details as approved shall be installed before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect the amenity of nearby properties from odour and smoke / fumes (Cambridge Local Plan 2018, policy 36).

New conditions

Amount of development

42. The uses listed below shall not exceed the following development levels:

- a) Four commercial buildings providing up to 31,757 sqm of Classes E(g)i (offices) and ii (research and development) floorspace (Net Internal Area)
- b) Up to 217 sqm flexible Class E (b) sale of food and drink and Class floorspace (Net Internal Area).

Reason: The application has been assessed on its individual merits and use of the premises for any other purpose may result in harm which would require re-examination of its impact. (Cambridge Local Plan policies 2, 5 and 55)

Car parking

43. Within the reserved matters applications, no more than 275 car parking spaces (inclusive of no less than 20 disabled spaces, 2 car club spaces, 31 visitor spaces and 17 spaces for residents of Chapter House) shall be included within the development.

Reason: The application has been assessed on this basis and any further provision would require re-examination of its impact. (Cambridge Local Plan policies 5 and 80)

Fire Hydrants

44. No above ground development shall commence until a water scheme for the provision of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

No occupation of the development shall occur prior to the installed fire hydrants being inspected and tested for operational use by the Fire Authority and confirmation of this submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an adequate water supply is available for emergency use. (Cambridge Local Plan policy 28)

and facilities necessary to make the scheme acceptable in planning terms.

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25/01098/REM South Cambs District Council 25/01059/REM Cambridge City

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Teversham Parish Council and Cherry Hinton Ward

Proposal: Reserved matters application for appearance, landscape, layout and scale for 292 residential units, local centre to include community centre (use class F2) and convenience store, retail and cafe (use class E) along with the partial discharge of conditions

10,11,12,13,14,17,18,19,20,21,23,24,26,29,30,34,36,37,38,40,44,45,55,59,60,61 and 64 pursuant to outline planning permission 18/0481/OUT and 18/1231/OUT as varied by 22/01966/S73 and 22/01967/S73.

Applicant: Bellway Latimer LLP

Presenting officer: Rebecca Ward

Reason presented to committee: The provision of residential units is more than 100 and the provision of non-residential buildings where the GIA floor space to be created is more than 1000sqm.

Member site visit date: #

Key issues: 1. Principle of development

2. Housing provision

3. Local Centre uses inc. community centre and convenience store

4. Allotment provision
5. Design, layout, scale and landscaping
6. Carbon reduction and sustainable design

Recommendation:

Applications within South Cambs administrative area:

1. **Approve reserved matters application 25/01098/REM** subject to conditions and informative as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informative (and include others considered appropriate and necessary) prior to the issuing of the planning permission.
2. Part discharges the following planning conditions on outline planning permission 18/1231/OUT (as varied 22/01966/S73) in relation to these reserved matters application only. Conditions :
10,11,12,13,14,17,18,19,20,21,23,24,26,29,30,34,36,37,38,40,44,45,55,59,60,61 and 64

Applications within Cambridge City administrative area:

1. **Approved reserved matters application 25/01059/REM** subject to conditions and informative as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informative (and include others considered appropriate and necessary) prior to the issuing of the planning permission.
2. Part discharges the following planning conditions on outline planning permission 18/0481/OUT (as varied 22/01967/S73) in relation to these reserved matters application only. Conditions:
10,11,12,13,14,17,18,19,20,21,23,24,26,29,30,34,36,37,38,40,44,45,55,59,60,61 and 64

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	Compliance with outline planning
14	Non-residential uses and Allotments
15	Housing Delivery
16	Design, Layout, Scale and landscaping
17	Carbon reduction and sustainable design
18	Biodiversity
19	Water management and flood risk
20	Highway safety and transport
21	Amenity
22	Third Party representations
23	Other matters
24	Planning balance
25	Recommendation
36	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The proposal is for parcel 'RMA 5' which is the third phase of residential development to come forward on Springstead Village (Land North of Cherry Hinton) pursuant to the outline consents. This phase is a significant milestone in the delivery of the new neighbourhood, laying the foundations to establish the civic and community heart, focussed on the approved village green and market square.
- 1.2 This application follows earlier approved phases including the infrastructure (RMA1), temporary marketing suite and show homes (RMA2), and residential parcels for 136 (RMA4) and 351 homes (RMA3). RMA3 is currently under construction and there are now 100 occupations.
- 1.3 This application seeks reserved matters approval for the appearance, landscaping, layout and scale of 292 residential units with associated car parking, cycle parking and landscaping. It also seeks the same approval for the local centre uses including the community centre/hub, retail units and cafe. The application also includes details for approval required by conditions on the outline consent seeking to part discharge those conditions in relation to this parcel.

- 1.4 The proposals have been discussed with Council Officers prior to being submitted, as part of an agreed Planning Performance Agreement programme which has been formally ongoing since April 2024. There have been a series of workshops with urban design and landscape officers and the Highway Authority, and the development proposal was presented to the Cambridge Quality Panel. The applicants have also engaged in discussions with the Teversham Parish Council and presented the proposals at the Cambridge East Community Forum. The scheme was reported to Joint Development Control Committee as part of a pre-application developer briefing in November 2024. These discussions inform the current proposal.
- 1.5 A key change for this phase, is that the developers project team has been widened to include public participation specialists and public artist to bring together local people and stakeholders. We believe that the engagement process for RMA5 has been meaningful and impactful; a view which has been shared by the Cambridge Quality Panel and other officers. The outcomes of this process has directly informed the design and layout of some of the key spaces, public art interventions and community hub.
- 1.6 Following submission of the application in February 2025, a full public consultation was carried out and the scheme was amended to address technical issues mainly raised by statutory consultees. A new round of consultation with these and internal consultees was held on amendments which expired in July 2025. Final adjustments were made to the application in July 2025 to address outstanding matters.
- 1.7 Officers recommend that the Planning Committee approve applications.

Consultee	Object / No objection / No comment
Teversham Parish Council	No objection
Active Travel England	No objection
Access Officer	No comment
Anglian Water	No objection

Archaeology	No objection
City Airport	No objection
Conservation Officer	No objection
Communities and Well-being Officer	No objection
County Highways Development Management	No objection - minor amendments recommended.
County Transport Team	Insufficient information.
County Active Travel Officer	No objection - recommendations made
Ecology Officer	No objection
Environment Agency	No objection
Environmental Health	No objection
Fire Authority	No objection
Landscape Officer	No objection
Lead Local Flood Authority	No objection
Sustainability Officer	No objection
Strategic Housing Officer	No objection
Streets and Open Space Officer	No comments
Tree Officer	No objection
Urban Design Officer	No objection

Waste Officer	Objection
Third Party Representations (4)	
Member Representations (0)	
Local Interest Groups and Organisations / Petition (0)	

Table 2 Consultee summary

2. Site description and context

- 2.1 The site forms part of a wider development parcel approximately 56 hectares in size, which is located on the eastern side of Cambridge, to the north of Coldham's Lane and Cherry Hinton. The wider development site is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council. The site subject of these reserved matters application falls within both authorities.
- 2.2 The area of development is known as Springstead Village Land and benefits from outline planning consents that are expected to deliver a maximum of 1,200 residential units, a local centre, schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.
- 2.3 The majority of the Site (approximately 32 hectares) falls within Cambridge City (Cherry Hinton Ward). The village of Teversham, which is within South Cambridgeshire District, is situated to the north/north-east of the Site.
- 2.4 To the north-west of the wider site is Cambridge Airport and associated land. The southern side of the site borders existing dwellings along Teversham Drift, March Lane, Reilly Way and Church End. The eastern boundary of the site is formed by Cherry Hinton Road and Airport Way. To the immediate north of the wider site is agricultural land which is within the Cambridge Green Belt.
- 2.5 The site includes arable fields and semi-improved grassland. Large open arable fields are located on the north-eastern side of the Site, some of which are bounded by fragmented hedgerows and scattered hedgerow trees. The west and south-western side of the site comprises airport land and is managed as open grassland. A public right of way crosses the

wider site in a south to north direction, connecting Teversham and Cherry Hinton.

- 2.6 The wider site generally falls in a north-westerly direction with highest elevations in the south-west and south-east corners. There is a shallow ridge to the east, where land slopes north-eastwards towards Airport Way and land west of the ridge slopes north-westwards towards a watercourse.
- 2.7 The application site identified as RMA5, is a mixed-use parcel for 292 residential units and a local centre, including a community centre, retail and café, allotments, two neighbourhood parks and greenway. The application site is located north of Teversham Drift and within the central area of the wider Springstead Village Land North of Cherry Hinton development site. The application site adjoins the approved RMA3 parcel to the east and southeast and is divided into northern and southern halves by the Primary Street, as already approved under the RMA 1 infrastructure application.

3. The proposal

- 3.1 The application is made pursuant to condition 1 of the relevant outline planning permission, which mandates submission of reserved matters for each development parcel. Reserved matters approval is sought for the appearance, landscaping, layout and scale for 292 residential units including local centre to include community centre and convenience store, retail and cafe and allotments along with the partial discharge of conditions of the relevant Outline consents; 18/0481/OUT and 18/1231/OUT.
- 3.2 The application has been amended to address representations, and further consultations have been carried out as appropriate. The amended information encompasses updated information relating to:
- Highways general arrangements
 - Urban heat mitigation
 - Planting plans
 - Cycle storage
 - Materials
 - Illustrative local centre landscaping
 - Sustainability measures
- 3.3 The development would provide 117 affordable homes and 175 market homes including a mix of houses and apartments with a range of sizes, types and tenures as summarised in the following table:

Unit	Affordable: Social Rent	Affordable: Shared Ownership	Market
1 bed flat	15	15	24
2 bed flat	25	9	19
2 bed house	24	4	17
3 bed house	14	4	71
3 bed house (custom build)	0	0	9
4 bed house	7	0	35
TOTAL	85	32	175
	117		

Table 3 Housing Mix

- 3.4 The affordable homes would represent 39.7% of the total 292 units proposed within RMA5. Of these units 72% (85 units) would be affordable social rent and 28% (32 units) would be intermediate/shared ownership. Clarion are the registered providers for the site.
- 3.5 The main vehicular access to the site is via Coldhams Lane and Airport Way (and forms the primary street for the wider development, linking the application site to development parcels to the east and west. A dedicated cycle and pedestrian access run through the southwestern portion of the site. Both elements were approved as part of the RMA1 application. A secondary street runs around the northern portion of the site, providing a secondary link to the approved RMA3 parcel and beyond.
- 3.6 The proposals provide a mix of houses and flats including 9 custom build homes. Apartment blocks are located along the primary street and at key corners, within the four storey building heights approved within the parameter plans. Two and three storey homes are arranged in parameter blocks with three storey town houses along the primary road and the boundary with RMA3, and two storey homes to the centre and rear of the blocks. The density of the development decreases south of the local centre area, toward the allotments.

- 3.7 The proposed local centre itself is positioned centrally between the northern portion of the site (The Gateway) and the southern area (The Village), and adjacent to the market square approved within RMA1. It would include 573m² of retail space across three units, and a separate community hub and café building, totalling 362m². Two integral storage units are also proposed to support the market square and proposed uses.
- 3.8 All homes provide indoor and outdoor storage spaces for waste and recycling materials. For houses, refuse stores are typically located at the rear of gardens or within garages. Flats will have dedicated bin storage for waste and recycling materials.
- 3.9 Cycle parking is provided in a manner that seeks to promote active travel, and bike use. Each house has a lockable cycle store at the front, side or rear. Garages have been enlarged to provide convenient bike parking. Secure cycle parking for apartments is located within the footprint of the buildings adjacent to the entrance, with visitor stands by the door. More widely spaced stands are provided, for cargo bikes. Car parking would be provided on-plot for houses and flats.
- 3.10 A total of 0.8ha is provided as open space and landscaping, including two neighbourhood parks central within The Gateway and The Village, and a greenway to the southwest of the market square. An additional 0.6ha of allotments is proposed, including a clubhouse.

Discharge of planning conditions

- 3.11 The applications include details for approval required by conditions on the outline consents 18/0481/OUT and S/1231/18/OL (as varied), seeking to part discharge the following conditions in relation to these reserved matters parcel:
- 10 (Design Code Compliance Statement)
 - 11 (Housing Mix)
 - 12 (Internal Residential Space Standards)
 - 13 (Accessible and Adaptable Dwellings)
 - 14 (Wheelchair User Dwellings)
 - 17 (Sustainability Statement)
 - 18 (Sustainability – Water Efficiency)
 - 19 (Sustainability – Energy Statement)
 - 20 (Overheating & Daylight)
 - 21 (BREEAM)
 - 23 (Strategic Surface Water Drainage)
 - 24 (Surface Water Strategy)
 - 26 (Foul Water)

- 29 (Biodiversity Survey)
- 30 (Wildlife Hazard Management Plan)
- 34 (Allotment Details)
- 36 (Open Space Details)
- 37 (Hard and Soft Landscaping)
- 38 (Tree Survey)
- 40 (Excavation Trenches Detail)
- 44 (Cycle Parking)
- 45 (Car Parking)
- 55 (EV Charging)
- 59 (Noise Mitigation for Public Open Space)
- 60 (Noise Impact Assessment – Non-Residential Uses)
- 61 (Artificial Lighting)
- 64 (Waste and Recycling Details)

3.12 Assessment of the details submitted for approval in relation to these conditions is provided in the relevant sections of this report.

Application Documents

- 3.13 In addition to the application forms, location plan and covering letter, the applications are accompanied by the following supporting information:
- Planning Statement
 - Design and Access Statement
 - Site Plans
 - Plans and Elevations
 - Biodiversity Survey and Assessment Report
 - Wildlife Hazard Management Plan
 - Tree Survey and Arboricultural Impact Assessment
 - Landscape Masterplan
 - Hard and Soft
 - Public Art Statement
 - Statement of Public Engagement
 - Noise Assessment and Mitigation Scheme
 - Energy and Sustainability Statement
 - Schedule of Accommodation

4. Relevant site history

Reference	Description	Outcome
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16/5256/PREEIA and S/2105/16/E2	Request for a Scoping Opinion, Proposed Urban Extension including approximately 1200 dwellings, primary school, secondary school and local centre.	Joint Scoping Opinion issued October 2016
18/0481/OUT and S/1231/18/OL	Outline planning application (all matters reserved except for means of access in respect of junction arrangements onto Coldhams Lane, Cherry Hinton Road and Airport Way) for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3)), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.	Approved December 2020
22/01966/S73 and 22/01967/S73	Section 73 application to vary conditions 5 (Compliance with Plans), 13 (Accessible and Adaptable Dwellings), 14 (Wheelchair User Dwellings) and 17 (Sustainability Statement)	Approved September 2022
18/0481/COND67 and S/1231/18/COND67	Discharge of Condition 67: Site-Wide Remediation Strategy	Discharged in Part December 2021
18/0481/COND67A and S/1231/18/COND67A	Discharge of Condition 67: Site-Wide Remediation Strategy	Discharged in Part June 2022
22/01966/COND63	Discharge of Condition 67: Site-Wide Remediation Strategy	Discharged in Part April 2024
18/0481/COND54 and S/1231/18/COND54	Discharge of Condition 57: Site-Wide EV charging	Approved August 2022
18/0481/COND67B and S/1231/18/COND67 B	Discharge of Condition 67: Site-Wide Remediation Strategy	Approved August 2022

18/0481/COND8 and S/1231/18/COND8	Discharge of Condition 8: Site Wide Phasing Plan	Approved October 2022
18/0481/COND9 and S/1231/18/COND9	Discharge of Condition 9: Site Wide Design Code	Approved October 2022
S/1231/18/COND28 and 18/0481/COND28	Discharge of Condition 28: Site Wide Ecological Design Strategy and Landscape	Approved October 2022
18/0481/COND68 and S/1231/18/COND68	Discharge of Condition 68: Site-Wide Monitoring	Approved October 2022
18/0481/COND57 and S/1231/18/COND57	Discharge of Condition 57: Site-Wide DCEMP	Approved February 2023
18/0481/COND35 and S/1231/18/COND35	Discharge of Condition 35: Site Wide Youth and Child Play Strategy	Approved April 2023
22/04037/REM and 22/04102/REM	Reserved Matters 2 (Sales Village) - Temporary planning permission comprising 9 residential dwellings and marketing suite	Approved November 2022
22/03137/REM and 22/03140/REM	Reserved Matters 1 (Infrastructure) - Infrastructure works including internal roads, pumping station, cycleways and pedestrian routes, landscaping and drainage	Approved April 2023
22/05018/REM and 22/05037/REM	Reserved Matters 3 (First Residential phase) - 351 residential units and associated infrastructure	Approved April 2023
23/03347/REM	Reserved matters application for appearance, landscape, layout and scale for 136 residential units and car parking, cycle parking and Landscaping	Approved April 2024

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance
National Design Guide 2021
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

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/5 – Provision of New Jobs and Homes
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
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/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
E/22 – Applications for New Retail Development
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
TI/9 - Education facilities
TI/10 – Broadband

5.3 **Cambridge Local Plan (2018)**

Policy 1 – The Presumption in Favour of Sustainable Development
Policy 3 – Spatial Strategy for the Location of Residential Development
Policy 4 – The Cambridge Green Belt
Policy 5 – Strategic Transport Infrastructure
Policy 8 – Setting of the City
Policy 13 – Cambridge East
Policy 14 – Areas of major change and opportunity areas – general principles
Policy 27 – Site specific development opportunities
Policy 28 – Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29 – Renewable and low carbon energy generation
Policy 31 – Integrated water management and the water cycle
Policy 32 – Flood risk
Policy 33 – Contaminated land
Policy 34 – Light pollution control
Policy 35 – Protection of human health from noise and vibration
Policy 36 – Air quality, odour and dust
Policy 37 – Cambridge Airport Public Safety Zone and Safeguarding Zones
Policy 38 – Hazardous installations
Policy 45 – Affordable housing and dwelling mix
Policy 47 – Specialist housing
Policy 50 – Residential space standards
Policy 51 – Accessible homes
Policy 55 – Responding to context
Policy 56 – Creating successful places
Policy 57 – Designing new buildings
Policy 59 – Designing landscape and the public realm
Policy 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 80 – Supporting sustainable access to development

Policy 81 – Mitigating the transport impact of development
Policy 82 – Parking management
Policy 83 – Aviation development
Policy 85 – Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.4 Neighbourhood plan

None relevant

5.5 Supplementary Planning Documents (SPD)

Greater Cambridge Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Land North of Cherry Hinton – Adopted December 2018
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:

Cambridge City Planning Obligations Strategy SPD – Adopted March 2010
Cambridge City Public Art SPD – Adopted January 2010
Cambridge City Affordable Housing SPD – Adopted January 2008

5.6 Cambridge East Area Action Plan (CEAAP) 2008

CE/1 – Vision for East Cambridge
CE/2 – Development principles
CE/3 – The Site for Cambridge East
CE/4 – The Setting of Cambridge East
CE/6 – Local Centres
CE/7 – Cambridge East housing
CE/9 – Community Services
CE/10 – Road infrastructure
CE/11 – Alternative Modes and Parking
CE/12 – Transport for North of Newmarket Road
CE/13 – Landscape Principles
CE/14 – Landscaping within Cambridge East
CE/15 – Linking Cambridge East to its Surroundings
CE/16 – Biodiversity
CE/17 – Existing Biodiversity Features
CE/18 – Archaeology

CE/19 – Built Heritage
CE/20 – Public Open Space and Sports Provision
CE/21 – Countryside Recreation
CE/22 – Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal
CE/23 – Telecommunications Infrastructure
CE/24 – Energy
CE/25 – Sustainable Building Methods and Materials
CE/26 – Noise
CE/27 – Air Quality
CE/28 – An Exemplar in Sustainability
CE/29 – Construction Strategy
CE/30 – Early Delivery of Strategic Landscaping
CE/31 – Management of Services, Facilities, Landscape and Infrastructure
CE/32 – Cambridge Airport Safety Zones
CE/33 – Infrastructure Provision
CE/34 – Timing/Order of Service Provision

5.7 Other Guidance

Waste Storage & Collection Guidance for Developers (November 2021)
Greater Cambridge Sustainable Design and Construction SPD (2020)
Greater Cambridge Housing Strategy 2024 to 2029
Cambridge City Air Quality Action Plan (2018)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y (Reason: Major Development, Public Right of Way)

Parish Council

6.1 No comments received.

Access Officer

6.2 No comments received.

Active Travel England - No Objection

- 6.3 Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

Anglian Water - No Objection

- 6.4 Recommend partial discharge of condition 26 and 40 of the outline planning permission 18/0481/OUT and 18/1231/OUT as varied by 22/01966/S73 and 22/01967/S73

Cambridge City Airport - No Objection

- 6.5 The application has been assessed against safeguarding criteria and meets the requirements.

Conservation Officer - No Objection

- 6.6 The application has been assessed and it is considered that the proposal would not give rise to any harm to any heritage assets.

Communities and Well-being Officer - No Objection

- 6.7 Following the submission no objection to Condition 10 (Design Code), Condition 34 (Allotment Details) and Condition 36 (Open Space). Conditions recommended for community centre specification, play equipment and allotments
- 6.8 Consideration has also been given to the Community Centre. Welcome the door adjoining the café increasing functionality. Note the community centre strategy will be dealt with separately and first draft has been received. Welcome the provision of PV panels, grey/rainwater harvesting.
- 6.9 Commend the applicant on the community engagement process which has gathered community feedback via a range of methods including meaningful workshops and events.

County Active Travel Officer -

- 6.10 Requests widening of links used by cyclists, and for further consideration of desire lines. Requested further details for cycle parking relating to the retail units, allotments and Southern Park.

County Archaeology - No Objection

- 6.11 Archaeological mitigation for this development is managed by condition of outline application 18/1231/OUT

County Highways Development Management - No Objection

- 6.12 The submission of the dimensioned plans for the proposed adopted public highway demonstrates that in principle these would be acceptable to the Highway Authority. Some concern was raised about the size of the tree pits in the build outs but the Landscape Officer has since confirmed that they are of a size which would allow a tree to mature and grow.

- 6.13 Additional comments were made in regard for the potential for flooding to Plot 3Y due to kerb heights and the direction of water flows. Whilst the comments remain outstanding, officers consider this to be a technical engineering matter and can be resolved during the Section 38 adoption process to ensure there are no flood risks.

County Transport Assessment Team

- 6.14 Requested the applicant provide a detailed break down of the size and capacity of cycle parking on the parcel..
- 6.15 Officers followed up on these comments as the details are already on the application file. Officers also confirmed a condition will be included for further cycle parking details. No further objections.

Environment Agency - No Objection

- 6.16 Recommend discharge of condition 23 (Drainage: Strategic Surface Water Drainage Strategy) and condition 24 (Drainage: Surface Water Strategy) as they relate to RMA5 and to the protection of groundwater quality.

Environmental Health - No Objection

- 6.17 The development proposed is acceptable subject to conditions for residential traffic noise insulation, air source heat pumps, electricity substation scheme, local centre uses noise mitigation and operation hours, community centre noise mitigation and operational hours.

- 6.18 Recommended condition 10, 55, 59, 60 and 61 can be partially discharged in relation to this parcel. Condition 62 Odour needs further information and therefore cannot be discharged at this stage.

Greater Cambridge Share Waste Officer - Object

- 6.19 The strategy depicts bin collections points which are indicating a 10m drag distance for our refuse crew. These collection points need to be relocated to the kerbside of the tracked refuse vehicle route as crews do not drag these bins to the vehicle. The refuse strategy should be amended to reflect this policy.

Fire Authority

- 6.20 No comments received.

Landscape Officer- No Objection

- 6.21 Suggested conditions for landscape management plan (inc. delivery of open spaces), headwalls, allotment detail and bespoke hard and soft landscape details for climbing wall planters, additional soft landscaped areas in the courtyards and hardstanding areas for cycling parking near the community centre.

Lead Local Flood Authority - No Objection

- 6.22 No objection in principle. The submitted documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving and rain gardens, with attenuation provided in basins across the site.

Ministry of Defence - No Objection

- 6.23 The proposed development falls outside of MOD safeguarded areas and does not affect other Defence interests. The MOD, therefore, has no objection to the development proposed.

Nature Conservation Officer - No Objection

- 6.24 Content with Biodiversity Survey and Assessment (February 2025) which accords with the aims and objectives of the approved site wide Ecological Design Strategy (Condition 25)

Public Art Officer

6.25 No comments received

Sport England - No Objection

6.26 Sport England considers the details submitted to be satisfactory and raise no objection to this application.

Sustainable Drainage Officer - No Objection

6.27 We have no objection to the proposals submitted under the reserved matters application for the RMA5 boundary. It is anticipated that the drainage scheme will be delivered in accordance with the details submitted as part of the application

Sustainability Officer- No Objection

6.28 Information in respect of conditions 17 (Sustainability Statement) 18 (Water efficiency), 19 (Energy Statement), and 20 (Overheating) is appropriate and these conditions can be discharged in respect of RMA5.

6.29 In relation to the Community Centre conditions for grey/rain water harvesting and PV/battery storage have been recommended. A waste management plan has been submitted but lacks detail and therefore Condition 63 should not be discharged at this stage.

Strategic Housing Officer - No Objection

6.30 No objection following additional information. The mix and location of the affordable housing has been discussed in detail with Clarion Housing who are the registered providers. The clusters of affordable housing are dispersed across the development parcel and are below 25 units.

Streets and Open Spaces

6.31 No comments received.

Tree Officer - No Objection

6.32 No objection.

Urban Design Officer - No Objection

- 6.33 A series of amendments have been submitted to address comments and therefore urban design continue to support the application. This application is a significant milestone in the delivery of the new neighbourhood, laying the foundations for a new civic quarter and community heart. The proposals has been developed in close collaboration with officers and through and enhanced public engagement and participate process.
- 6.34 Condition 10 (Design Code Compliance) and Condition 44 (Cycle Parking) can be discharged but aspects need to be reapplied. Additional conditions requested for materials, sample panel, cycle parking and hard surfacing for vehicle and pedestrian access/circulation areas.

7. Third party representations

- 7.1 Four representations have been received, none in support, one in objection and three raising neutral comments.
- 7.2 Those in objection have raised the following issues:
- Lack of sufficient green space
 - Insufficient cycle connectivity to Addenbrookes and city centre
 - Lack of services including GP and pharmacy
- 7.3 Those raising neutral comments have given the following reasons:
- General comment calling for more local amenities
 - Desire for more GP and dental practices,
 - Desire for improved bus services
 - In favour of green spaces, shops and cafe
- 7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8. Member Representations

- 8.1 None received.

9. Local Groups / Petition

- 9.1 None received.

10. Planning background

- 10.1 Two outline planning permissions were granted on the site in December 2020 for a maximum of 1,200 residential dwellings (including retirement living facility (within Use Class C2/C3), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure. Three principal access junctions to the Site were also approved as part of the outline consents. Two subsequent Section 73 applications were submitted to make minor material amendments to some of the approved parameter plans and conditions, which were approved in September 2022.
- 10.2 As detailed and approved under Condition 8 (Phasing Plans), there are to be eight residential and non-residential reserved matters parcels for the complete development of the Site and two further applications for primary and secondary schools. The current reserved matters application represents the fifth reserved matters submission ('RMA5') following the reserved matters for Infrastructure ('RMA1'), the Sales Village ('RMA2'), the first residential phase for 351 homes ('RMA3'), and the second residential phase for 136 homes ('RMA4').
- 10.3 Several site wide strategic conditions were attached to the outline consents, which require the submission of details either prior to or concurrently with the first reserved matters application (RMA1). Those submitted as formal discharge of conditions applications are detailed in Section 4 of this report.
- 10.4 A site wide Design Code was approved for the site in October 2022.

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
 - Compliance with Outline Planning Permission
 - Delivery of retail and community uses
 - Housing Delivery
 - Context of site, Design and External Spaces
 - Open Space
 - Residential Amenity for Future Occupants
 - Car and Cycle Parking
 - Sustainability

- Biodiversity
- Water and Flood Risk Management
- Other Matters

12. Principle of Development

- 12.1 The principle of development comprising a maximum of 1,200 residential dwellings, local centre and associated infrastructure was established for the wider site under outline planning consents 18/0481/OUT and S/1231/18/OL, which also established the means of access to the site in respect of junction arrangements onto Coldhams Lane, Cherry Hinton Road and Airport Way.
- 12.2 These outline permissions were later varied by applications 22/01966/S73 and 22/01967/S73 which made minor material amendments to condition 5 (Compliance with plans), 13 (Accessible and adaptable dwellings), 14 (Wheelchair user dwellings) and 17 (Sustainability statement).
- 12.3 These reserved matters applications are to agree details reserved by condition 1 of the outline consents 18/0481/OUT and S/1231/18/OL for appearance, landscaping, layout and scale. In this instance the application seeks reserved matters for 292 residential units and the local centre comprising community centre, convenience store, retail and cafe along with 292 residential units and all associated landscaping and parking.
- 12.4 The principle of development falls within those established at outline stage and is therefore acceptable.

13. Compliance with Outline Planning Permission

- 13.1 Several conditions were imposed on the outline consents, later varied by two Section 73 permissions, that require compliance at the reserved matters stage.
- 13.2 Condition 2 requires the first approval of the reserved matters to be made no later than three years from the date of the permission. The first reserved matters application(s) which sought to deal with infrastructure works were submitted in July 2022 and therefore condition 2 of the outline has already been satisfied.

- 13.3 Condition 4 requires approval of all the reserved matters to be made no later than the expiration of eight years from the date of the permission; the reserved matters applications fall within this time scale.
- 13.4 Condition 5 secured nine approved plans at outline stage including application boundary, parameter plans (comprising land use, movement and access, building height, landscape and green infrastructure and urban form) and three junction plans. The reserved matters applications are consistent with the plans approved at outline stage insofar as it related to the specific wording of the condition.
- 13.5 Condition 7 sets out the quantum of uses on the site, including a maximum of 1,200 residential dwellings and fixable mixed-uses up to 1,850 sqm for the local centre and community centre up to 250 sqm; the reserved matters applications comply with condition 7.
- 13.6 Conditions 8 and 9 require details of site wide phasing and a site wide design code to be submitted for approval prior to, or concurrently with the submission of the first reserved matters applications. Conditions 8 and 9 have been discharged through formal discharge of conditions applications and therefore satisfied.
- 13.7 Condition 10 requires all reserved matters applications to include a Design Code Compliance Statement that demonstrates how the reserved matters application accords with the approved site wide Design Code. The applications are supported by a Design and Access Statement which includes a Design Code Compliance Checklist as an appendix. The reserved matters submissions therefore comply with condition 10.
- 13.8 Condition 11 requires details of housing mix to be provided, including a plan showing the location and distribution of market and affordable units, schedule of dwelling sizes and a statement which demonstrates how the proposals relate to the agreed indicative housing mix. The applications are supported by a site plan showing the distribution of market and affordable units, a schedule of accommodation and further details in the Design and Access Statement. Officers are satisfied that the reserved matters applications comply with the requirements of condition 11.
- 13.9 Condition 12 requires compliance with residential space standards, condition 13, as amended, requires 95% of dwellings to be designed too accessible and adaptable dwellings M4(2) with the remaining 5% a bespoke coach house type, and condition 14 requires that not less than 5% of affordable dwellings are designed to meet the wheelchair user

dwelling M4(3). Officers are satisfied that the reserved matters applications comply with these requirements.

13.10 Condition 23 requires, prior to or concurrently with the submission of the first reserved matters application for development, a strategic surface water drainage strategy. The details required by condition 23 have been submitted as part of the two reserved matters applications for infrastructure, endorsed for approval by the Joint Development Control Committee on 15 April 2023, and therefore, officers are satisfied that condition 23 has been satisfied.

13.11 Condition 35 requires, prior to or concurrently with the submission of the first reserved matters application for development, a strategy for youth facilities and children's play space provision. The details have been approved on 26 April 2023 and officers are satisfied that these reserved matters application align with the details approved.

13.12 Several other conditions require reserved matters applications for residential development to be supported by technical reports/documents, summarised as follows and sought for partial discharge as part of these reserved matters application:

- Condition 17: A Sustainability Strategy
- Condition 18: A Water Conservation Strategy
- Condition 19: An Energy Statement
- Condition 20: An Overheating Analysis
- Condition 21: BREEAM
- Condition 23: Strategic Surface Water Drainage
- Condition 24: Surface Water Strategy
- Condition 26: Drainage: Foul Water Drainage Details
- Condition 29: Biodiversity Survey and Assessment
- Condition 30: Wildlife Hazard Management Plan
- Condition 34: Allotment Details
- Condition 36: Open Space Details
- Condition 37: Hard and Soft Landscaping
- Condition 38: Tree Survey and Arboricultural Assessment
- Condition 40: Installation of Services: Details of Excavation Trenches
- Condition 44: Cycle Parking
- Condition 45: Car Parking
- Condition 55: Electric Vehicle Charge Point Provision
- Condition 59: Noise Impact Assessment
- Condition 60 Noise Impact Assessment – Non-residential uses
- Condition 61: Artificial Lighting Design
- Condition 64: Waste Storage Details

- 13.13 Officers are satisfied that these reserved matters application are supported by the relevant technical reports/information to satisfy the requirements of the outline consent in terms of the submission of details, as noted above. The acceptability of those details in terms of discharging the relevant conditions is addressed in the relevant sections of this report. The reserved matters application therefore complies with the requirements of the outline consents 18/0481/OUT and S/1251/OL.

Enviromental Impact Assessment

- 13.14 The outline planning applications were EIA development under the 2017 EIA Regulations and as such were accompanied by an Enviromental Statement. An updated statement has been submitted with these applications.
- 13.15 The proposals are in accordance with those assessed as part of the outline planning approvals and as such would have no significant environmental effects beyond those already assessed with the outline applications. An EIA is therefore not required alongside these reserved matters applications.

14. Non-residential Floorspace and Allotment Delivery

- 14.1 Condition 7 of the outline planning permission requires the delivery of maximum floorspace of land uses within the local centre. This includes the provision of flexible units such as a food store and non-residential units such as a community hall. The trigger points for the delivery of such units were secured in the associated Section 106 Agreement. The reason for the condition was to ensure the development was implemented within the scope of the approved outline parameters.
- 14.2 The approved outline parameter plans, and subsequent Design Code secured the location of the local centre and the uses to ensure they were within a suitable walking/cycling distance to residents of the development.
- 14.3 The reserved matters application includes 958sqm of the 1,850sqm GIA non-residential floor space permitted under the outline planning permission. The uses are split into the following categories:
- Convenience store - 420sqm
 - Retail units - 153 sqm
 - Community Hub - 262sqm (250 sqm GIA based on ground floor)
 - Cafe - 100sqm
 - Stores - 23sqm
- 14.4 The general location of the uses and their size/footprint sit within the scope of the outline planning permission and approved Design Code. The remaining floorspace could be utilised on the next reserved matters phase.

- 14.5 In addition to the above, this phase also includes the provision of the site's allotments. The Section 106 Agreement requires the delivery of the first allotments prior to the occupation of the 400th home. Condition 34 of the outline planning permission requires that any reserved matters application that includes allotments should provide a detailed plan of the allotments, layout and management arrangements. Compliance with this condition will be expanded on in the below sections.
- 14.6 In principle the above uses will complement the homes on the site and bring a suit of facilities and services to the local community in accordance with the approved outline planning permission and subsequent Design Code.

15. Housing Delivery

- 15.1 The Section 106 Agreement secured at outline stage requires the delivery of 40% affordable housing across the development site. The Section 106 Agreement makes provision for the number of affordable units within a residential reserved matters area to be more than 40% (up to 45%) and where there is a surplus above 40% from previously approved schemes be less than 40% (but not less than 35%).
- 15.2 The Section 106 Agreement set out that the tenure of the affordable units is to be in general conformity with the preferred tenure split of 73% affordable rented and 27% shared ownership unless agreed in writing by the relevant Council(s). These figures arose due to the cross-boundary nature of the site where Cambridge City would seek a 75:25 ratio and South Cambridgeshire 70:30 ratio.
- 15.3 The Section 106 Agreement also provides details for affordable housing in terms of distribution within an approved residential area. Paragraph 1.1.3(v) requires that, unless otherwise agreed with the relevant Council(s), the clustering of affordable units in terms of numbers abutting each other and the number of apartment blocks located together, shall not be in groups which exceed 25 affordable housing units and that no more than 12 affordable housing units shall have access from a common stairwell or lift.
- 15.4 Condition 11 of the outline permissions requires any reserved matters application to be submitted with a plan showing the distribution of market and affordable dwellings, a schedule of the dwellings size (by number of bedrooms) and a statement which demonstrates how the proposals for the relevant Development Parcel relate to the agreed indicative housing mix.
- 15.5 Other relevant conditions from the outline permissions include the requirement for residential units to comply with residential space standards (condition 12), that 95% of the dwellings are designed to accessible and adaptable dwellings M4(2) with the remaining 5% a

bespoke coach house type (condition 13) and that not less than 5% of affordable dwellings are designed to meet the wheelchair user dwellings M4(3) (condition 14).

- 15.6 In terms of the provision of self-build / custom build units, the Section 106 Agreement requires that not less than 5% of the total number of market units to be comprised in the development are self-build / custom build.

Affordable Housing Provision

- 15.7 In terms of tenure mix, as noted above, the overall provision of 1,200 units will be delivered as 40% affordable housing with a tenure to be in general conformity with the preferred tenure split of 72% affordable rented and 28% shared ownership.
- 15.8 The development would provide 292 homes, of which 117 would be affordable units (40%). This would be in accordance with the outline planning permission. The affordable units would be provided as follows:

Unit	Affordable: Social Rent	Affordable: Shared Ownership
1-bed flat	15	15
2-bed flat	19	
2-bed maisonette	6	9
2-bed house	24	4
3-bed maisonette	2	1
3-bed house	12	3
4-bed house	7	0
Total	85 (72.6%)	32 (27.4%)

Table 2 Affordable Housing Tenure

- 15.9 The preferred tenure split arises from the cross-boundary nature of the scheme. As the preferred tenure split applies to the whole development site, the split proposed as part of the reserved matters area is considered acceptable. The Councils Housing Strategy Team raises no objection to the tenure mix proposed. The scheme has been maximised and there

would be no loss of bed spaces meaning the development will provide affordable homes for as many people on the housing register as possible.

- 15.10 In terms of the affordable housing mix, in consultation with the Councils Housing Strategy Team the unit size mix proposed is acceptable and would address local needs. This would generally align with the mix agreed in May 2020 for the whole site as set out in the table below.

Unit	Affordable Allocation	% of Allocation	Agreed Outline Mix (May 2020)
1-bed flat	30	26%	30%
2-bed flat	34	29%	20%
3-bed flat	3	2%	0%
2-bed house	28	24%	24%
3-bed house	15	13%	20%
4-bed house	7	6%	6%
Total	117	100%	100%

Table 4 Affordable Housing Mix

- 15.11 All affordable units would meet or exceed residential space standards and meet the accessible and adaptable dwellings M4(2) standard as required by Conditions 12 and 13 of the outline consents. Six of the homes would meet the requirements of wheelchair user dwellings M4(3) which corresponds to 5% of the affordable provision. This is in line with Condition 14 of the outline consent.
- 15.12 In terms of the distribution of the affordable units within the layout of the site, the units are well dispersed across the development parcel. The clusters range from 2 dwellings to 21 dwellings meeting policy and Section 106 Agreement requirements. The scheme has been designed to be tenure blind in the housing design. This has been supported by the Councils Housing Strategy Officer.

- 15.13 All the affordable homes will be accessed from the adopted public highway and the apartments will be accessed from parking courts. Private management fees will therefore be contained to only a few of these properties.
- 15.14 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with South Cambridgeshire Local Plan policy H/10 and Cambridge City policy 45 and the Greater Cambridge Housing Strategy 2019-2023.

Market Housing Mix

- 15.15 Officers note that the outline indicated the precise housing mix might differ as a subsequent reserved matters phases are brought forward with each one having regard to cumulative housing mix across the site. The Section 106 Agreement secured details of the housing mix to allow for such flexibility and condition 11 was also attached to the planning permission.
- 15.16 The development would provide 175 market homes across a mix of the following house types:

Unit	Private	% in RMA5	% Agreed Outline Mix (May 2020)
1-bed flat	24	14	10
2-bed flat	19	11	15
3-bed flat	-	-	-
2-bed house	17	10	9
3-bed house (inc. Custom build)	80	46	45
4-bed house	35	20	20
Total	175	100%	100%

Table 5 Market Housing Mix

- 15.17 The Planning Statement indicates that the desired character of this area of the site has informed the layout and dwelling mix. The previous parcel (RMA4) delivered a higher proportion of 1-2 bed flats and 2 bed homes. However, this parcel has brought the mix back in line with the indicative housing mix set at outline stage with a greater proportion of three bedrooms homes.
- 15.18 The market housing mix is supported, and Condition 11 can be practically discharged in relation to RMA5.

Self and Custom Build

- 15.19 RMA5 would provide 9 custom-build market properties which is equivalent to 5% of the parcels housing provision. This is in line with the Section 106 Agreement requirements.
- 15.20 The custom-build homes will be in the local centre, aligning the primary street. This corresponds to the indicative locations agreed in the approved site wide custom-build plan attached to the Section 106 Agreement. The proposed terrace units would form a homogenous group with varied tones and styles among similar building types.
- 15.21 The proposed Custom Build Homes have been developed to adhere to the Design Code requirements, whilst giving sufficient level of input from future residents into the final design, as required by the Self and Custom Build Act 2015. The approach to the customisation and choice over the final design have been subject to pre-application discussions both within the RMA4 and RMA5 applications with officers, who are supportive of the proposals.
- 15.22 The foundations, core (including services and staircase) and the external shell of the houses would be fixed, with choices of different external façade finish and landscape as previously described. Customisation would also include choice of internal layout and options for ensuite and bathrooms, and a level internal flexibility in the disposition of rooms. There will be choice for selected fittings and for sustainability upgrades, such as the provision of batteries.
- 15.23 The submission includes a Custom House Delivery Document, a draft of which considered by the officers and the Cambridgeshire Quality Panel as part of previous RMA4 parcel. The Delivery Documents sets out parameters of the custom build homes on RMA5, including design criteria; layout options; façade options; internal specifications; comfort and energy choices; and landscape options. The document also includes a 'configurator' which will allow owners to identify their preferred options. Owners will only be able to design their homes within the criteria approved within this document, with the homes themselves being built by Bellway Latimer Homes.

- 15.24 The above would enable development without the need for further planning permission for the custom build homes. Notwithstanding this, officers required that a record of what was being built was kept by the local planning authority. This is proposed to be addressed by a condition securing the approval of each custom-build details in accordance with the Delivery Document (**Condition X - Custom Build**).
- 15.25 Overall, the parcels approved to date along with RMA5 would provide 18 custom build units which represents 2% of the total units these parcels would provide. The agreed custom-build strategy includes the remaining 18 custom-build units will be provided in the next reserved matter parcel RMA6.
- 15.26 The custom build plots proposed as part of the application has been secured in the Section 106 agreement and the appropriate marketing of the plots will be undertaken in accordance with the agreed details. The proposal would therefore accord with South Cambridgeshire Local Plan (2018) policy H/9(2) and Cambridge City (2018) policy 45 and the Greater Cambridge Housing Strategy 2019-2023.

16. Design, layout, scale and landscaping

Compliance with Design Code

- 16.1 The Design Code was approved in September 2022 and sets out ten characteristics of a well-designed place, which were identified in the National Design Guide. This includes topics such as Character, Climate and Community. Each part of the code illustrates how individual characteristics should be integrated.
- 16.2 This application falls within the 'Village, Gateway and Local Centre' character areas. The submitted Design and Access Statement explains the design thinking behind the scheme, demonstrating how the proposal has drawn upon and responded to the guiding principles. A Design Code compliance checklist has also been submitted. Details of this are summarised in the sections below.
- 16.3 Amendments have been made to address a series of technical concerns. Overall, the amended scheme is now considered to be compliant with the Design Code.

Movement, Access and Street Hierarchy

- 16.4 The proposed spatial layout, movement network and design of the streets reflect the key site wide structuring elements set out in the Design Code,

that creates a legible layout that encourages active travel and supports the wider walkable neighbourhood.

- 16.5 The proposal will serve as the local centre, central to the Springstead Village development. The vehicular access to the parcel will be via the primary street and secondary streets which were approved as part of the RMA1 (Infrastructure) reserved matters application. The masterplan restricts the number of motor-vehicle access points from the Primary Street to prioritise pedestrian and cyclist accessibility within the infrastructure network.
- 16.6 The design of the streets within RMA5 prioritises active travel, quiet and low speed residential streets which are connected to dedicated cycling and walking routes along the primary, secondary streets, Greenway and the Ridgeway connecting to Cherry Hinton, Teversham Drift and the Secondary School. Design speeds are kept to 20mph or less, this requirement was a key tool in developing the traffic calming and tree planting measures. All paths will be paved or bound, unified surfaces that use contrasting colours. Footpaths will be a minimum 2m widths which expand for the multi-use spaces.
- 16.7 The internal loop within the parcels is offered for adoption to the Highways Authority will incorporate infrastructure and have been designed to accommodate its use by cars as well as service vehicles, including firefighting and waste collection, with segregated footways for pedestrians. The shared spaces connecting parking courtyards to the internal loop will remain private.
- 16.8 Officers note the comments raised by the County Council Active Travel Officer suggesting additional crossing points, connections through the parcel and alternative cycle parking solutions. At Design Code stage and within the RMA 1 (Infrastructure) application discussions were held with the County Active Travel Team, Urban Design and the Local Highways Authority to ensure that key strategic routes were planned into the scheme from the beginning.
- 16.9 The additional routes now suggested by the Active Travel Officer lies outside the scope of this RMA5 application and has already been approved by the previous RMA 1. In addition, they have suggested some of the connecting footpaths are widened from 2.5m - 3m. The intention is that these small links provide pedestrian and cyclist access from there homes to the strategic network. The smaller links are not high-speed routes and would not generate a significant numbers of movements to

warrant larger paths. Expanding these footpaths will see the loss of important landscaping features and more hardstanding for limited benefit.

- 16.10 Overall officers consider that the proposed layout successfully translates the fundamental principle fixed within the Design Code of creating legible networks, and the movement and access network is supported. The proposals are considered to be in accordance with South Cambridgeshire Local Plan (2018) policies HQ/1 and TI/2 and Cambridge City Local Plan (2018) policies 55, 56, 57 and 59.

Density, Scale and Layout

- 16.11 The proposal lies within the 'Village and Gateway' character areas, established by the Design Code for residential densities ranging from 50 to 70 dwelling per hectare. At the heart of the Character areas sits the 'Local Centre'. The Design Code established key urban design principles for this area which include a market square framed by flexible community, retail and residential uses together with the village green and primary school.
- 16.12 The building heights follow the principles of the Design Code. The apartment blocks adjacent to the local centre will be three-four storeys high and the townhouses three storeys. The homes that sit behind this will be two-three storeys. The density of the development gradually decreases as you get further away from the local centre. The community centre and retail units will be single storey but have been designed with emphasis to the roof-forms to stand out in the street scene. All building heights are within the Building Heights Parameter Plan approved with the outline planning permission and the proposed density of 32-69 dwellings per hectare is within the range established by the approved Design Code.
- 16.13 In terms of the layout, the Local Centre is set at the centre of RMA 5 and the Springstead Village proposals. It is located on the primary movements network including walking, cycling and bus routes that connect the site to the wider area. The centre is also served by multiple locations for bike parking and car parking including parking spaces equipt with fast EV charging stations and electric hook ups for market stalls. The proposal co-locates the planned primary school and village green (agreed under separate reserved matters applications) with the spaces for retail, cafe and community uses grouped around a market square. The market square is a car free space and is intended to be an important feature to the local centre allowing pop-up events, small markets and sitting out.

- 16.14 The proposed layout also aims to address the 'Living Infrastructure' approach set out in the approved Design Code. It is designed to create an integrated network of natural habitats, sustainable drainage, and tree planting, linking the proposed Neighbourhood Parks, greenways, allotments and the section of the Active Discovery Route and the landscape approved for the Primary Street. Street trees and planting, and each of the green spaces combine play, social spaces, and habitats.
- 16.15 Overall, the layout, scale and density of the development are considered to accord with the outline parameter plans, Design Code and are acceptable in accord with the Cambridge City Local Plan (2018) policies 55, 56, 57 and 59 and South Cambridgeshire Local Plan (2018) policies HQ/1, H/8 and TI/2.

Form, Appearance, Detail and Materials

- 16.16 The residential buildings within these character areas will be predominantly of masonry palette with accent materials of stone and brickwork, like the previous parcels. Alongside the apartment blocks, a diverse range of homes are provided which includes terraces houses, coach houses and semi-detached houses with variations of roof style and form.
- 16.17 To align with the Design Code, RMA 5 combines building frontages and boundary treatments to maintain perimeter block principles. To maintain the envisaged softened, rural and agricultural feel, threshold boundaries include traditional estate rail fences, hedges and informal natural planting. Exposed rear garden boundaries consist of walls and fence lines with hedges or planting to front. Decoration and accent materials used to help emphasise important frontages such as when enclosing neighbourhood squares, focal points and at street corners.
- 16.18 Nine custom build dwellings are proposed in the local centre, fronting the Primary Street and Market Square. The proposal aligns with the approved Design Code, and will offer options for façade and landscape finishes, in a fixed external shell of terraced three-storey houses, with dual-pitched roof. The landscape options as well as the façade options and form of the custom-build houses will integrate with the finishing materials and landscape proposed for other parts of the RMA5 parcel
- 16.19 The proposed finishing materials follow the palette and details in the Design Code and reflect the relevant character area requirements. Most of the proposed elevations are finished in brick, with some weatherboarding proposed in selected elevations where RMA5 would be

nearest to the Village character area. Roofs are generally cladded in tiles, with a few proposed mono-pitched roofs handled in traditional standing seam roof. Utilities, services and drainage are designed as part of the elevation.

- 16.20 The non-residential buildings such as the convivence store and community hub have been designed to meet BREAAAM excellent on sustainability. In line with the parameters of the Design Code, they are simple barn style buildings with the retail unit being single storey and the community centre two stories. The design supports lower carbon construction with openings to offer natural light and flexibility in their internal design.
- 16.21 During the application process an addendum was submitted to the design and access statement to support the design/finish of the non-residential units. Overall the development is considered to support a comfortable health, active and sustainable lifestyles which mitigating the Urban Heat Island effects through avoiding tall building clusters, natural ventilation paths, shading strategies (canopy covers), urban mobility (street network encourages cycling and walking) and surface mater strategy to name a few. Whilst the darker cladding surfaces can absorb more solar heat this has been actively managed on the scheme through high-quality insulation, air ventilation gaps and strategic shading to reduce the heat build up
- 16.22 The community hub design was developed in line with the Design Code and through engagement with local people and stakeholders. We had a series of model building sessions ran by the architects and their expert engagement consultant along with focus workshops with organisations and charities that current run similar facilities in the Greater Cambridge Area. There were some important outcomes from these sessions including providing different sized spaces (1:1 rooms), roof design extended to shelter the main entrance and provide buggy storage, increase storage throughout and link/hatch between the cafe and community hub.
- 16.23 For the community hub the application includes a series of indicative internal layouts depending on how the future operators wish to run the facilities. There is a main central hall that provides the ability to host indoor markets, exercise groups and seated events alongside additional flexible space such as a large foyer and two meeting rooms in the mezzanine. To ensure the interior design and fit out is suitable a condition is recommended for the final design prior to any works commencing on this building. This will ensure the building is fit for its intended purpose, accessible and meets the needs of the community.

- 16.24 The materials proposed as part of the hard landscaping form a coordinated palette for adopted roads and footpaths, parking courts and other parking areas, shared surfaces, private driveways, and residential front and rear paths. The materials include macadam, block paving, paving slabs and conservation kerbs. The materials are considered safe and accessible, at the same time that helps to achieve a consistent design across other public areas within the wider development and clearly defines carriageway and pedestrian routes. Conditions are recommended for details of materials and sample panels onsite.
- 16.25 The form, appearance, detail and materials are considered to be acceptable in accordance with the outline approved Design Code and Cambridge City Local Plan (2018) policies 55, 56, 57 and 59 and South Cambridgeshire Local Plan (2018) policies HQ/1, SC/4 and SC/6, subject to detailed conditions on materials (**Condition 2 - Materials**), internal specification (**Condition 15 - Community Hub Internal Specification**) and sample panel (**Condition 3 - Sample Panel**) to ensure the quality is secured in the detail.

Landscaping

- 16.26 The landscape masterplan design for this phase has been developed aiming to deliver a variety of open spaces and green corridors across the site area, following the Urban Greening Framework and Living Landscapes principles set out in the Design Code. The green infrastructure strategy proposes the incorporation of nature through the residential parcel, providing a variety of habitats and opportunities to connect with nature, and encouraging sustainable lifestyles.
- 16.27 This phase includes a number of public open spaces which have been carefully designed to provide high quality amenity, play and public art. This includes the north, south and west public open spaces along with the allotments, market square and village centre.
- 16.28 In addition, all movement corridors are acting as green corridors with substantial planting. This high-quality soft landscaping includes the key greening features of proposed trees, naturalistic public open space planting, plot frontage planting, street planting including rain gardens and strategic positioning of climbers on buildings, all of which aiming to contribute to creating verdant and vibrant streets. The open space, allotments, public art and play will be covered in more detail below.

- 16.29 The general landscape layout, size and distribution of the spaces are supported by officers and are considered to accord with the outline planning permission, Design Code and Cambridge Local Plan (2018) policies 58,59 and South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/4 and NH/6.
- 16.30 The wording of outline Condition 37 requires full landscape details to be submitted with any reserved matters. Following initial review by the Councils Landscape Officer the Landscape Master Plan was amended to include additional details to cover the requirements of the condition. The developer is required to submit a Detailed Open Space, Landscape Management & Maintenance Plan (DOSLMMP) prior to first occupation of any dwelling on a parcel under the outline section 106 agreement. A condition is therefore a condition is not necessary on these reserved matters application. The approach seeks to balance the needs of residents and biodiversity, whilst respecting the safeguarding needs of the Cambridge Airport, while operational.
- 16.31 The hard and soft landscape details for this phase and the amendments to the proposals have been further revised by the Landscape officer, who is satisfied with the proposals. There are a few minor details in relation to headwall design, climbing planters, hardstanding materials, public art and cycle parking that have not been covered in the amendment submission and therefore the landscape officer has requested a bespoke condition to ensure these details are submitted at a later date (**Condition 5 - Landscape detail**).
- 16.32 Therefore Condition 37 is recommended to be discharged with this application for this application.

Open Space

- 16.33 Condition 36 of the outline planning permission requires that any reserved matter parcel shall provide details of those spaces along with the details of the dwelling served by each type of open space and timetable for laying out those spaces. The outline section 106 agreement requires that prior to commencement of development on the parcel to submit an Open Space Programme.
- 16.34 A total of 0.8ha is provided as open space and landscaping, including two neighbourhood parks central within 'The Gateway' and 'The Village', and a greenway to the south west of the market square. An additional 0.6ha of allotments is proposed, including a clubhouse. The public open spaces section of the Design and Access Statement sets out the details of the

open space to be delivered as part of RMA5 along with a master plan which demarcates the location of the homes in relation to these spaces.

- 16.35 The northern neighbourhood park offers a green space and seating areas for people to gather and enjoy the outdoors. It will comprise of an informal equipped play area, adventure trail, public art interventions along with incidental play elements such as grass mounds, log and landforms. Pathways and circulation routes will cross the centre of the space connecting to other areas.
- 16.36 The southern neighbourhood park offers equipped and natural play features with sensory planting for both play and educational value. Seating areas have been designed to suit different users and extensive tree planting has been included to provide suitable shade and rain gardens. The space will also include the public art piece.
- 16.37 Following the Living Infrastructure approach, the western Open Space connects the green infrastructure link from the village green with SUDs features and soft landscaping elements to March Lane, Cherry Hinton. A group of existing trees and vegetation along the western boundary will be retained and enhanced with further native trees and species rich grassland. The SUDs basin has been carefully sculpted on this parcel to have a more natural appearance with a gentle landform change and platforms. This has been in response to some of the feedback from earlier phases. Public Art pieces will be integrated into this area including the 'Pooh Stick' bridge and the kissing gates.
- 16.38 The Allotments lies to the south of the parcel and draws upon the inspirations from the successful Cambridge allotment projects. An indicative allotment plan has been submitted which demonstrates 14 quarter plots, 11 half plots and 5 full plots can be accommodated. An area for raised beds, parking and club houses has also been included. This has been expanded on in the 'Allotment' section below.
- 16.39 Whilst the Market Square and Village Centre spaces lie outside the application boundary of RMA5 a holistic design approach has been taken to ensure the area provide useable and high-quality spaces that interact with the buildings. Detailed plans for these spaces have been submitted with the application to demonstrate how they have been co-designed but will be discharged under planning conditions linked to the RMA 1 Infrastructure application. In summary the market square will provide space for market stalls and community events, seating areas, public art, play, strategic tree planting. The Village Centre will provide large open

lawn for play, seating areas, destination play and village centre plaza with ornamental planting.

- 16.40 The proposed spaces provide a high quality and varied network of spaces that will positively contribute to character of the development.
- 16.41 The details are considered in accordance with the requirements of Condition 36 apart from a detailed timetable for their delivery which is currently missing. This detail will be provided under the Section 106 agreement and therefore an additional condition is not necessary. The proposed open spaces are therefore considered acceptable in accordance with Cambridge Local Plan (2018) policy 68 and South Cambridgeshire Local Plan (2018) policies South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/4 and NH/6. along with the approved design code, play strategy and outline planning permission.

Play Strategy

- 16.42 The approved Site Wide Play Strategy indicates that for this phase the provision of two neighbourhood play areas and 'Play on the Way' features. The Active Discovery Route also runs through the parcel adjacent to the allotments and along the greenway.
- 16.43 The two neighbourhood play areas will have an equipped play zone with climbing frames, stepping logs and net platforms. Within these areas there will also be adventure trails and natural play areas with public art features, seating, mounds and boulders along with sensory planting. The spaces will be framed with hedgerows and trees to provide shading. Play on the way and doorstep features are seen throughout the parcel and have been designed through community led public art process.
- 16.44 The play spaces are designed to be in general accordance with the principles set out in the sitewide play strategy document and play assessment tool providing a range of equipment, natural play elements and public art features to different age groups.
- 16.45 The final specification of the play equipment/features will need to be conditioned on the planning application as this information has only been provided indicatively (**Condition 7 - Play equipment**).
- 16.46 The proposed play spaces are therefore considered to be acceptable in accordance with Policy 68 of the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/4 and NH/6.

Public Art

- 16.47 The outline Section 106 agreement secures the provision of Public Art on the site. A site wide Public Art Strategy was agreed with the aim of introducing the art into the landscape and play strategy along with focus on community engagement.
- 16.48 Public art in this parcel has taken a significant step forward from earlier phases of the development through the appointment of artist Thomas Kendall from Wayward. The approved Public Art Strategy introduces the conceptual starting point of the 'Hedgerow' as an organising principle that is shaping the approach to public art, nature and play across the development. This creates trails as well as playful natural spaces, secrete hideaways and bio-diverse experiences.
- 16.49 A core part of the work has been the community engagement. A series of design workshops and events have been run to gather key ideas from the community including St Andrews Church Hall Youth Group (11-16-year-olds), local primary schools and Cambridge and Anglian Ruskin University. This includes model making, witch-walks and hedgerow exploring. More recently the artist displayed some of the art work at the Cambridge Room.
- 16.50 The application includes a series of designed artworks that will sit across the parcel that will create a visual network of 'hedgerow' installations that respond to the community engagement. This includes the 'coffen stile', 'nesting gate', 'pooh sticks bridge', and 'ancient hollow hedge house'. Full details of these features have been submitted with the application.
- 16.51 The interventions will contribute to identity and legibility of the public realm. Through this process, the lead artist is not only creating meaningful interventions but is also building longer-term relationships. A Public Art Delivery Plan for this phase will need to be submitted under the Section 106 agreement to ensure these features will be maintained.
- 16.52 The Public Art proposals are acceptable, and a bespoke condition will be included for further details once they have been worked up with enhancements to some of the landscape plans to accommodate these features (**Condition 5 - Landscape**). The proposed play spaces are therefore considered to be acceptable in accordance with Policy 68 of the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/4 and NH/6 along with the approved design code, play strategy and public art strategy.

Allotments

- 16.53 The outline parameter plans, Section 106 agreement, and Design Code secure the location of the allotments. Outline Condition 3 requires full details of the allotments to be submitted with the relevant reserved matters application. This includes a plan of the allotments, principles of plot layout and design, management arrangements, access and vehicle parking arrangements, Allotment clubhouse inc toilet, boundary treatment, water supply and soil specification.
- 16.54 The location and size of the allotments is in general accordance with the approved parameter plans and design code. The application is accompanied by an allotment strategy covering the condition requirements. There will be a total of 30 plots varying in size to accommodate different users. An area of the allotments is allocated to individual raised beds which enable flexibility and accessibility usage encouraging wider community involvement.
- 16.55 The boundary to the existing settlement is proposed to be enhanced with landscape buffer planting and native trees. Access to the allotment space is controlled through perimeter fencing this is softened with native hedgerows and trees. Cycle parking, car parking and drop-off points are also provided near the onsite clubhouse building.
- 16.56 The outline Section 106 agreement requires the developer to layout and deliver this first allotment phase prior to the occupation of the 600th dwelling. It is intended that the allotments and the allotment club house will be managed and maintained by Cambridge City Council. Allocation arrangements will be in accordance with the City Council allotment allocation policy giving priority to residents of the growth site.
- 16.57 Whilst the submission covers most aspects of the condition the final layout will be dedicated by the future need and Cambridge City Council specification. It therefore it seems premature to be approving the detail now. A bespoke condition will be included for details to be submitted **(Condition 5 - Allotments)**.

Inclusive Access

- 16.58 The Councils Access Officer was part to the pre-application discussions on this parcel and consulted with as part of the assessment of this application. Whilst no formal comments have been received the proposed master plan has been arranged to allow for clear, direct and inclusive

access throughout the site with low kerbs and thresholds within a low-speed environment. The layout has been designed to meet current building regulations Approved Document Part M.

- 16.59 In addition, the Access Officer paid particular attention to the design development of the Community Hub building to ensure it is laid out and accessible to all users upon occupation. A condition has been recommended for details of the internal fit out and specification of features.
- 16.60 The development is therefore considered to accord with Policy 57 of the Cambridge Local Plan (2018) subject to a condition for the internal specification of the community hub (**Condition 15 – Internal community hub spec**).

Waste Strategy

- 16.61 Condition 64 of the outline consents require prior to, or concurrently with any reserved matters application for development other than enabling works to be accompanied by full details of the on-site storage facilities for waste, including waste recycling, for that development parcel.
- 16.62 The application is supported by the Design and Access Statement and Refuse Strategy which includes details of the refuse strategy showing the arrangement for bin storage and collection. Apartment blocks would have communal bin stores within the ground floor of the building and houses/maisonettes would have space for three bins either in the garage, rear gardens, or integrated to their front garden.
- 16.63 During the application process shared waste service raised some late concerns with the location of some of the bin-collection points and them being set back from the adopted kerbside. Given the late stage in the process this matter cannot be designed out of the scheme given the wider implications to amenity, layout, landscape and the adopted highway. Furthermore, the approved Design Code and previous approved phases, which are material considerations, has already agreed such distances are acceptable. In this case, officers are of the view that bin collections are still achievable close to the adopted highway. Therefore, no harm would result.
- 16.64 Officers consider the proposals to be acceptable and therefore Condition 64 can be partially discharged in relation to RMA4.

Cambridge Quality Panel

16.65 The scheme was reviewed by the Cambridge Quality Panel at pre-application stage in November 2024. A copy of the report from the review is provided in Appendix 1. The applicants have submitted a summary in the DAS in response to some of the points raised with focus areas being the community centre, infrastructure, public art and servicing of the retail units.

16.66 In summary the following actions have been taken:

Community

- Recognised that the developer has taken several consultation events differing in formats to engage with surrounding communities. This was applauded by the Panel. Suggestion about finding places for older residents to enjoy which has developed in the form of special seating, pooh stick bridges and natural spaces in the landscape.
- Local Centre plans have been reviewed and refined. Smaller footprints have been given to some of the retail units to try and attract start-up/independent businesses. That combined with their location near the convenience store and Community Hub we are hoping they will be attractive.
- Discussions have progressed on the management arrangements for the community centre. In January 2025 we also had a focused workshop with local community enterprises to understand challenges of running such a facility. There has been the introduction of 1:1 meeting rooms in the centre and more storage facilities. The applicants have submitted a first draft of the conceptual management plan for the facility and officers are currently considering the proposal and options. Eventually the document will need to be agreed under the S106 agreement triggers prior to occupation.

Connectivity

- Clarity of parking levels and ensuring they are in the right location. Further review of the parking provision has been carried out. Most of these areas lie outside of the RMA5 application boundary and within the detailed RMA1 Infrastructure application. Notwithstanding this, additional car parking has been provided on the primary street to accommodate expected movements, but we wanted to limit this to a minimum to encourage the local community to walk or bike to the facility.
- EV, Bins, Bikes provision to be managed. All properties will have EV charging. EV hubs will be provided to spaces along the primary street so visitors of the community centre or shops can use. Further details of

cycle parking provision for the commercial units will be conditioned on the application.

Climate

- Consideration has been given to the form of dwellings. The parcel includes a range of homes that address the character and density principles set in the Design Code. There are a range of housing types on the site from terraced, apartments, semi-detached and detached homes.
- Heat pumps have been carefully placed to the side or rear of homes. Bellway Latimer have installed a number on the early phase of the site and have had no noise issues or complaints from new occupiers to date.

Character

- Allotment provision is very popular in the Greater Cambridge area and therefore we do not foresee there being any issues with residents not coming forward for a plot. The Cambridge City Council Allotment lettings policy also builds in the back-up that if the plots are spare, they will be offered to a wider catchment beyond Springstead Village.
- SUDs basin has been included through the parcel. This includes raingardens and bridges to connect people to water.

In conclusion, the scheme has developed positively through a collaborative process with the urban design and landscape teams and through the review of the Cambridgeshire Quality Panel. The scheme would provide high quality public realm. The proposal accords with the outline consent and the established principles set in the design code, and with the Cambridge Local Plan (2018) Policies 55, 56, 57 and 59 and South Cambridgeshire Local Plan (2018) and guidance on good design within the NPPF.

17. Carbon reduction and sustainable design

- 17.1 The application is supported by a Sustainability and Energy Statement. This sets out how the development seeks to comply with the requirements of outline conditions 17 (sustainability statement), 18 (water efficiency), 19 (energy statement), and 20 (overheating). BREEAM pre-assessments for the non-residential elements of the scheme to meet the requirement of outline condition 21 (BREEAM).
- 17.2 In relation to energy, the submitted information sets out how the proposals will achieve a reduction in regulated carbon emissions of approximately 62% over the baseline of a scheme built to Building Regulations Part L

2021, achieved through passive design, building fabric, and the use of air source heat pumps. The overheating analysis shows that the development can also meet the requirements of Building Regulations Part O, with dynamic thermal modelling of dwellings at risk of overheating. Mechanical ventilation is proposed for at risk homes, and those affected by noise constraints.

- 17.3 In relation to water use, calculations have been submitted demonstrating a modelled water use of 102.6l/p/d for houses, and 100.6l/p/d for apartments.
- 17.4 The BREEAM pre-assessments show a target score of 75.35% for both the community hall and retail units, including all 5 Wat01 credits being targeted, exceeding the 70% threshold to meet BREEAM 'Excellent.'
- 17.5 The Council's Sustainability Officer supports the proposals and recommended that conditions 18, 19, 17, 20 and 21 can be approved for this phase. In relation to condition 17 they requested further information managing the urban heat island effect, which has been provided in an addendum to the DAS.
- 17.6 The applicant has also provided an updated custom-build specification to include external heat blinds as suggested by the sustainability officer.
- 17.7 In relation to the non-residential development, the sustainability officer has requested clarity on whether the layout includes and allowance for water re-use, as well as further detail on the sustainability strategy including whether photovoltaics and battery storage have been considered.
- 17.8 The agent has confirmed that the community centre will include rainwater/greywater harvesting, and this is proposed to be secured by way of **(Condition 13 & 14 – greywater/rainwater harvesting)**. The agent has also advised they are willing to accept an condition for the installation of PV panels and battery storage. Due to the proximity to the airport a glint and glare assessment would be required to ensure they can be installed safely **(Condition 12 - PV and Glint/Glare)**.
- 17.9 The applicants have suitably addressed the issue of sustainability and renewable energy, and the proposal is compliant with policies 28 and 29 of the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018), conditions 17-21 of the outline planning permission, and the Greater Cambridge Sustainable Design and Construction SPD 2020.

18. Biodiversity

- 18.1 A site-wide Ecological Design Strategy (EDS) and LEMP setting out how the development will improve net biodiversity and in accordance with the outline Environmental Statement was approved via the discharge of Condition 28 of the outline consents.
- 18.2 Condition 29 of the outline permission requires submission of a biodiversity survey and assessment as part of each reserved matters submission. A survey and assessment have been submitted with the application. This identifies that several protected species are known or likely to be present, including water voles, nesting birds, and bats. The proposal seeks to avoid harm to these species by retaining habitats on which they depend. A series of mitigation measures are also proposed including a biodiversity positive landscape scheme, bird and bat boxes, and hedgehog holes.
- 18.3 Condition 30 of the outline planning permissions secured the need for a Wildlife Hazard Management Plan due to the proximity of the site to an operational airport. Cambridge Airport have reviewed the details and consider the proposals to be acceptable and to not have a detrimental impact on the function of the airport.
- 18.4 The Council's Ecology Officer has stated that the application is acceptable in principle and required details of artificial lighting and bird/bat boxes which are recommended be secured by condition (**Condition 11 - Nest Boxes**). Subject to the imposition of these conditions, outline Condition 29 can be discharged for the reserved matters area.
- 18.5 In terms of Biodiversity Net Gain (BNG), on previous phases the applicant submitted a BNG tracker and open space plan to demonstrate the development is on track to meeting the targets set at outline stage. To date this is missing from the reserved matters submission, however, an update will be given to committee members. Notwithstanding this, this phase seeks to deliver areas of flower lawn mix, wildflower grassland, amenity grass, ground cover shrub planting and raingardens. Therefore, the agent in consultation with the consultant ecologist has confirmed there are no in principle issues with not achieving the relevant targets.
- 18.6 Considering the above and other proposed conditions, the proposals are acceptable in respect of biodiversity and in accordance with the requirements of Policy 70 of the Cambridge Local Plan 2018 and South Cambridge Local Plan (2018) and objectives of the NPPF.

19. Water management and flood risk

- 19.1 Condition 23 of the outline planning permissions requires the submission of a strategic surface water drainage strategy prior to or concurrently with the submission of the first reserved matters application which should be based on the parameters set out in the Flood Risk Assessment approved at outline stage. The applicant has applied to discharge this condition in full under RMA1 Infrastructure.
- 19.2 The outline planning permissions and subsequent approved Design Code required that SuDS will be utilised to treat and attenuate surface water flows prior to being discharged into the adjacent watercourse. The main attenuation features were agreed under the RMA1 Infrastructure application and include urban rills, linear detention areas, basins, and some below ground storage.
- 19.3 Condition 24 goes on to request a detailed surface water drainage strategy and updated hydraulic modelling report to demonstrate how water is managed within the development parcel. The applicant has applied to discharge this condition in so far as it relates to this phase.
- 19.4 The details have been considered by the Lead Local Flood and Water Authority and the Councils Drainage Officer who raise no objections to the detail. The Authority notes that the documents demonstrate that surface water from the proposed development can be managed using permeable paving on the private shared access and parking areas. It is also noted that rain gardens are also proposed throughout the development and to take some runoff from external hard paved areas. Water will discharge into the wider approved drainage infrastructure for further water treatment and control before the final outfall into the award drain.
- 19.5 The proposals are acceptable in respect of water management and flood risk and in accordance with the requirements of Policy 31 of the Cambridge Local Plan (2018) and objectives of the NPPF. Condition 24 is recommended for discharge in relation to RMA5.

Foul Water

- 19.6 Condition 26 of the outline planning permissions requires a detailed foul water drainage strategy to be submitted with any reserved matters application including details of the phasing of the works. This has been submitted with this with the reserved matters applications.

- 19.7 The proposed foul water drainage strategy for RMA5 application directs flow by gravity to the Pump Stations 2 and Pump Station 4 which forms part of the strategic foul water drainage system (agreed under the RMA1 Infrastructure application). From here flows are pumped via a rising main towards Coldhams Lane where the main turns westwards and outfalls into Anglian Waters network.
- 19.8 Anglian Water have raised no objections to the proposal. Condition 26 can therefore be discharged in relation to this phase.
- 19.9 The proposals are therefore acceptable in respect of water management in accordance with the requirements of Policy 31 of the Cambridge Local Plan (2018) and objectives of the NPPF.

20. Highway safety and transport impacts

- 20.1 The main Primary Street running through the centre of the parcel was agreed under the infrastructure reserved matters consent (RMA1). Within the parcel, the Primary Street feeds into a network of Secondary Street, Tertiary streets, following the general principles within the approved Design Code. Speed features have been placed around the streets to reduce speeds this includes raised tables and build outs.
- 20.2 The applicant has submitted vehicle tracking diagrams and visibility splays. The Highways Authority have been involved in reviewing the proposals at all stages and are satisfied with the proposed layout of the roads and paths across the site.
- 20.3 A highway adoption plan has been included in the Design and Access Statement, showing that the parcel's internal roads forming a loop from the Primary Street, Secondary Street and the Active Route are intended to be adopted by the Highways Authority, subject to a separate process. The City Council will be offered the market square, local centre and landscaping along the areas for adoption, and the remaining private shared drives will remain privately managed. This is acceptable in principle on balance due to the place-making objectives in these small streets.
- 20.4 Comments were made by the highway officer in regard to the size of the tree pits in the road 'buildouts'. Landscape officer has reviewed this and are satisfied the trees will amply room to grow and mature. Comments were also made about the potential surface water flood to one of the plots due to kerb heights. This matter can be addressed through the Section 38

adoption process when the highways authority considers detailed drawings. It's not considered to affect the layout of the scheme.

- 20.5 The proposal is consistent with the outline consent and the established principles within the Design Code and on this basis are acceptable regarding transport, parking and highway safety. Conditions recommended by the Highways Authority are expected to be imposed **(Condition 27 –Pedestrian Visibility Splays), (Condition 28 – Driveway Levels) and (Condition 10 – Management and Maintenance of Streets).**

Cycle parking

- 20.6 There are 951 cycling spaces across the reserved matters area.
- 20.7 For the residential properties this includes 1 space per bedroom for units with up to 3 bedrooms and 3 spaces for 4-bedroom units. Additional visitor spaces will be provided within parks and apartment blocks. This is in line with policy 82 of the Cambridge Local Plan (2018). The Design and Access statement and plot plans demonstrate that every house has a lockable cycle store or stand directly adjacent to the entrance and within the garden boundary. Where garages or carports are provided; they are enlarged to include secure cycle parking.
- 20.8 Secure cycle parking for apartments is located within the footprint of the buildings directly adjacent to the entrance(s), with additional visitor stands by the door. Cycle parking provision includes more widely spaced stands to allow for the use of cargo bikes.
- 20.9 For the non-residential uses such as the open spaces, allotments, commercial units and community hub (total GIA 995m²), 90 cycle spaces have been allocated. The spaces have been distributed close to the intended uses. The total number of spaces would exceed the minimum number of spaces required by the local plan policy for the amount of internal area that has been provided.
- 20.10 A condition has been recommended by the urban design officer to ensure the spaces will suit the needs of the buildings they serve and to ensure the size/type of spaces vary to accommodate different styles of bikes. It is noted that more spaces could be provided outside the convenience store, café and community centre. This can also be address via planning condition.

- 20.11 Apartment block 01 and 09 floor plans were amended to include Sheffield standards (as opposed to stacking stands). This was to address the concerns of the County Council Active Travel Officer. Comments from the Transport Assessment team in relation to amount and distribution of cycle parking have been addressed in the submission and officers are satisfied that a policy compliant level of parking has been achieved.
- 20.12 Overall, the range of cycle parking solutions are supported. They are in convenient and well-integrated in the development in accordance with Cambridge Local Plan (2018) Policy 82. A condition is recommended for specific details (**Condition 9 – Cycle Parking**).

Car parking

- 20.13 There are 292 residential car parking spaces in total proposed across the reserved matters area. The Planning Statement and Design Access Statement explains that the amount of car parking proposed is in line with Cambridge Local Plan 2018 requirements (1/2-bedroom units- No more than a mean of 1.5 spaces per dwelling, 3 bedrooms or more- no less than a mean of 0.5 spaces per dwelling with a maximum of 2 spaces per dwelling).
- 20.14 Parking is predominantly provided on plot except for the custom-build units, where the spaces will be located to the rear of the plot, with integrated landscaping so that the parking does not dominate. Parking for the apartments is located within small parking areas incorporated into the footprint of the buildings or for smaller blocks in small parking squares.
- 20.15 All residential and marked visitor car bays are equipped with 100% electric car charging provision. Residential visitor spaces are provided on the site but remain unmarked and are distributed across the development. There is one visitor bay for every four units across the site.
- 20.16 For non-residential uses, there are 51 car parking spaces including 5 accessible bays. The designated spaces will have an EV charging point. These spaces are split between the following uses, some of which were secured within the RMA1 infrastructure application:
- Allotments x 4 designated spaces
 - Visitors x 44 spaces
 - Loading-bay x 1 space
 - Drop-off/deliverables x 4 spaces

- 20.17 Overall, the range of car parking solutions are supported, reinforcing the wider placemaking objectives of keeping parking to a minimum to support active travel options. A planning condition will be included to restrict the conversion of garages to ensure they remain as parking spaces.
(Condition 34 - Removal of Permitted Development Rights - Garages and Car Ports).

21. Amenity

Internal residential amenity

- 21.1 The outline planning permission secured a requirement that all homes would need to meet (or exceed) Nationally Described Space Standards (2015). All homes within this phase would meet or exceed these standards.
- 21.2 In terms of external amenity space, the Design Code requires that they are of a size, shape, aspect and level that allows for them to be positively used. All proposed houses within the phase would have a private rear garden which would be an acceptable size for the number of bedrooms. A condition will be included to ensure these spaces are provided prior to occupation **(Condition 32 – Curtilage)**.
- 21.3 Apartments and coach houses (over garages) will have access to either balconies, roof terraces or small garden areas directly off liveable rooms. This would provide useable space and is comparable to other balconies that are accepted across other new developments.
- 21.4 The Design Code requires that on two storey dwellings there should be a minimum of 18 metres back-to-back distances between the windows of rear habitable rooms. This distance should be greater on three storeys or more and arranged to avoid direct overlooking.
- 21.5 A total of 28 (10% of the total dwellings) within blocks 3-X and 3-0 would have approximately 15m back-to-back distance and would therefore be below the recommended distance. Notwithstanding the proximity of the units, the layout of the Paracel and blocks have been carefully designed so that rear habitable rooms do not face habitable rooms directly opposite.
- 21.6 Given the density proposed to this character area, overall, the disposition of rear windows serving habitable rooms would not impose risk to the amenity of the future residents of RMA4 and the proposal in this sense is therefore acceptable. Conditions will be applied to remove permitted development rights to avoid any openings being put in the future and to ensure bathroom windows are opaque. **(Condition 29 – Windows)**
(Condition 30 – Extensions) (Condition 31 – Opaque).

Existing neighbouring amenity

- 21.7 There are no existing neighbour properties directly adjacent to plot boundaries. As such no overbearing, overshadowing, overlooking would result. The allotment boundary aligns properties along March Lane.
- 21.8 Allotments use is considered to be compatible with residential uses and therefore no significant noise or disturbance should result. The Allotment Club house and parking area will be located away from the boundaries to limit any impact.

Noise, Odour, Lighting and EV charging

- 21.9 The Councils' Environmental Health Officers have reviewed the proposals from a noise and odour perspective and have raised no objections subject to a series of planning conditions. They have reviewed details linked to outline Condition 59 (Noise Impact Assessment), Condition 55 (EV) and Condition and 61 (Lighting Scheme).
- 21.10 The application includes a Noise Impact Assessment and Mitigation Scheme presenting results of a modelling exercise, in respect of the proposed development. The noise modelling indicates that the noise levels at the dwellings within RMA5 would principally be influenced by existing road traffic associated Coldham's Lane and Cambridge Airport. There will also be noise from the non-residential uses within the local centre and primary street.
- 21.11 Some adjustment to the background noise levels have been considered and an alternative scheme of ventilation to some of the facades is proposed. This is supported by the Environmental Health team, subject to conditions. Outline Condition 59 has therefore been recommended for discharge alongside relevant conditions **(Condition 16 – Noise Insulation/ Mitigation Scheme Details)**.
- 21.12 A Noise Impact Assessment has also been carried out for the Non-Residential uses. It is proposed to use measures such as acoustic enclosures around plant areas, non-residential use delivery and management plan for the noise generating uses such as the community centre. The following conditions have been suggested to ensure they do not have a harmful impact on residential amenity:
(Condition 19 – Local Centre noise assessment), (Condition 20 – Local Centre noise management plan), restriction on delivery hours **(Condition 18 – Delivery hours),** community centre noise insulation **(Condition 22 – Insulation)** and completion testing **(Condition 23 - Community Centre testing report),** opening hours **(Condition X - Opening hours)** and restricting amplification **(Condition 24 – Community centre amplification)**.
- 21.13 A Noise Impact Assessment has also been carried out for the electricity substations, Air Source Heat Pumps (ASHP) and specific play equipment.

There are no in principle objections, but conditions were recommended to control operational noise levels for AHSPs (**Condition 17 – ASHP/s**) and a compliance condition relating to the electricity substation (**Condition 18 - Electricity Substation**), to ensure they do not have an impact on residential amenity.

- 21.14 In relation to Condition 55 (EV Charging) and 61 (Lighting) the details submitted are considered acceptable to discharge the condition.

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
GP and Pharmacy provision	The outline Section 106 agreement secures a contribution towards health services. This could be spent onsite or off-site at the local GP surgery depending on the evidenced need at the time.
Bus service	The outline Section 106 agreement secures a contribution towards an extension to the existing bus service in this area. The primary and secondary street through the site has been designed to accommodate such routing.
Cycle infrastructure to Addenbrookes	The outline Section 106 agreements secures a contribution towards upgrades to the TINs cycleway which links to the GCP Greenway project connecting to Addenbrookes hospital.

Table 3 Officer response to third party representations

23. Other matters

- 23.1 Fire Hydrants - A condition has been imposed for the provision of fire hydrants (**Condition 35 - Fire Hydrants**).

24. Planning balance

- 24.1 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).

- 24.2 The materials considerations are limited to the reserved matters of layout, landscaping, appearance, and scale. These are assessed in the context of the outline consent and the relevant development plan policies where applicable. The assessment in this report has concluded that the proposals are generally compliant with the outline consent and the established principles within the Design Code. The scheme is a result of extensive pre-application with officers, review by the Cambridge Quality Panel, and amendments submitted during this application. This has been a collaborative process with the applicant and is supported.
- 24.3 During the application process shared waste service raised some late concerns with the location of some of the bin-collection points and them being set back from the adopted kerbside. Given the late stage in the process this matter cannot be designed out of the scheme given the wider implications to amenity, layout, landscape and the adopted highway. Furthermore, the approved Design Code and previous approved phases, which are material considerations, has already agreed such distances are acceptable. In this case, officers are of the view that bin collections are still achievable close to the adopted highway and the number of units this effects is minimal. Therefore no harm would result.
- 24.4 The county council active travel officer has raised concern with some of the cycle route desire lines through the parcel and suggested widening of some routes. Both matters have been covered in the report and found not to be reasonable or necessary. The scheme would still achieve a high quality network to encourage users to cycle or walk in accordance with the approved Design Code and outline parameter plans.
- 24.5 The masterplan includes 292 residential units with associated car parking, cycle parking and landscaping. It also seeks approval for the local centre uses including the community centre/hub, retail units and convivence store and cafe. This phase is a significant milestone in the delivery of the new neighbourhood, laying the foundations to establish the civic and community heart, focussed on the approved village green and market square.
- 24.6 The scheme includes two Neighbourhood Parks, Active Travel routes, Greenway connecting Cherry Hinton to the local centre in line with the Living Landscape concept agreed within the Design Code. The design of streets and spaces prioritises active travel, quiet and low speed residential streets which connect into dedicated cycling and walking routes to form the network of active travel. Considering the delivery of transport improvements falling outside the application boundary secured at the

outline, the development provides safe connections to the surrounding routes network beyond the boundaries of the site.

- 24.7 Nine custom build homes have been included in the development, offering personalized housing options. In addition to providing a housing mix that responds to current housing demand, the scheme delivers other benefits secured in the outline consent, contributing to biodiversity net gain, securing provision for Air source Heat Pumps on all properties, homes which meet or exceed National Described Space Standards, homes which are dual aspect and provision of active electric vehicle charging points on all homes. This is supported.
- 24.8 The local centre will comprise a new convenience store, which already has interest from an end-user and a new community hub. The Community Hub has been designed to a high-quality meeting BREEAM excellent and will include the provision of PV panels, battery storage and rain/grey water harvesting system to aid in keeping running cost low. The spaces within the building have been designed to be flexible to accommodate various user groups and includes smaller meeting rooms too. This is supported.
- 24.9 For the reasons set out in this report, on balance the proposals are supported by officers and the recommendation is to approve the application subject to conditions. The proposal is considered to accord with the policies in the Cambridge Local Plan 2018 along with the aspirations of the LNCH Design Code 2022 and the parameters secured within the outline planning permissions.
- 24.10 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.

25. Recommendation

Applications within South Cambridgeshire administrative area:

1. **Approve reserved matters application 25/01098/REM** subject to conditions and informative as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informative (and include others considered appropriate and necessary) prior to the issuing of the planning permission.
2. Part discharges the following planning conditions on outline planning permission 18/1231/OUT (as varied 22/01966/S73) in relation to these reserved matters application only. Conditions:

10,11,12,13,14,17,18,19,20,21,23,24,26,29,30,34,36,37,38,40,44,45,55,59,60,61 and 64

Applications within Cambridge City administrative area:

3. **Approved reserved matters application 25/01059/REM** subject to conditions and informatives as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.
4. Part discharges the following planning conditions on outline planning permission 18/0481/OUT (as varied 22/01967/S73) in relation to these reserved matters application only. Conditions:
10,11,12,13,14,17,18,19,20,21,23,24,26,29,30,34,36,37,38,40,44,45,55,59,60,61 and 64

26. Planning conditions

1. Approved plans

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

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

2. Materials

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as weatherboarding, roof tiles, windows, pre-cast stone cill, brise soleil, doors and entrance canopies, external metal work, rainwater goods, balustrades, balcony panels, soffits, edge junction and coping details. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57 / South Cambridgeshire Local Plan 2018 policy HQ/1).

3. Sample panel

No brickwork above ground level shall be laid until a sample panel(s) minimum 1.5mx1.5m for all the non-residential buildings and any new materials that have not been previously used onsite has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, projecting headers, hit and miss, decorative brick quoining] mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 Policies 55 and 57 / South Cambridgeshire Local Plan 2018 Policy HQ/1)

4. Custom-build

No development shall take place above ground level on a custom build plot, as highlighted on approved drawing Custom Build Plan (To be inserted) until confirmation has been submitted to the local planning authority of the configuration of the custom build plot, that accords with the Custom House Configuration Delivery Document (Pollard Thomas Edwards, July 2025). The details submitted of the configuration shall include the plot number, typology, external fabric, energy uplift, landscape, internal arrangement and standard finishes choice for each plot in accordance with the configurator on page 17 of the Custom House Delivery Document. The custom build dwelling shall be implemented in accordance with the scheme as submitted to the local planning authority, unless otherwise agreed in writing.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 Policies 55 and 57 / South Cambridgeshire Local Plan 2018 Policy HQ/1)

5. Additional Landscape Details

Notwithstanding the approved plans, no development above ground level, other than demolition, shall commence until the outstanding hard and soft landscaping details has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. Soft landscaping details of all climbing wall plants and trellis systems.
- b. Soft landscaping details for all public art pieces/areas.

- c. Hardstanding landscaping details of cycle parking areas serving the Community Centre and non-residential uses.
- d. Final hard surfacing materials for vehicle and pedestrian access and circulation areas.
- e. The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate to be formed, sections through construction to show make-up, and timing of works.
- f. The location and specification of underground utility routes and confirm/ demonstrate that the co-ordination between these and the landscape plans are complete to avoid clashes between underground services and landscape elements such as tree locations and underground areas needed for the trees to grow etc.

The landscaping within each Development Parcel or Strategic Engineering and Landscape Element areas shall be implemented and thereafter maintained in accordance with the approved details for that Development Parcel or Strategic Engineering and Landscape Element.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 Policies 55,57 and 59 and South Cambridgeshire Local Plan 2018 Policy HQ/1 and NH/6).

6. Headwalls

Prior to the installation of any headwalls, bridges and security trash screens detailed designs should be submitted to and agreed in writing by the Local Planning Authority. The details should consider the location, material, planting, size, security. Along with the necessary risk assessment and Interpretation boards 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 maintained as such thereafter.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 Policies 55,57 and 59 and South Cambridgeshire Local Plan 2018 Policy HQ/1 and NH/6)

7. Play Equipment

Prior to first occupation details of the proposed children's play areas and features (incl. play on the way, LAPs and Trim trails) including the number and type of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The details should be submitted in accordance with the approved Land North of Cherry Hinton Youth and Child Play Strategy dated February 2022 and accompanied a compliance statement and checklist. The play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority and retained as such.

Reason: To provide outdoor play space. (South Cambridgeshire Local Plan 2018 policies HQ/1 and SC/7 and Cambridge Local Plan 2018 policies 56 and 59 Approved LNCH Design Code 2022 and Approved Play Strategy)

8. Allotment Detail

Prior to the commencement of development of the allotments a detailed Allotment Strategy and accompanying plans shall be submitted to and approved in writing by the Local Planning Authority. This shall be in general accordance with the key principles in the Design and Access Statement - Allotment Strategy (Rev C4 Pollard Thomas Edwards dated March 2025):

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 for communal storage of materials, for example, manure and compost; communal storage of tools and supplies (eg lockers and bins) and communal areas;

b) Proposed management arrangements 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 compliance thereafter.

c) Details of the allotment clubhouse / store, including composting toilet, wi-fi, green roof and solar energy opportunities; in general compliance with the approved plans;

e) Boundary treatment, including security arrangements for the allotments in general compliance with the approved landscape plans;

f) Water supply, including use of stored rainwater and SuDS for watering crops;

g) 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.

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. (Cambridge Local Plan (2018) policies 13 and South Cambridgeshire Local Plan (2018) policies SS/3 and policy CE/2 of the Cambridge East Area Action Plan 2008)

9. Cycle parking

The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Cambridge Local Plan 2018 policy 82 and South Cambridgeshire Local Plan 2018 policy TI/3.

10. Maintenance and Management 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 until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, for the safe and effective operation of the highway and on the interests of amenity. (Cambridge City Local Plan 2018 policies 56,59 and 82 and South Cambridgeshire Local Plan 2018 policies TI/3 and HQ/1)

11. Nest boxes

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

Reason: To conserve and enhance ecological interests (Cambridge Local Plan 2018 policy 57 and South Cambridgeshire Local Plan 2018 policy NH/4).

12. PV panels and battery storage - Community Centre

No development above ground level to the Community Centre shall commence until detailed plans and specification of the photovoltaic panels and battery storage along with a completed a "Glint and Glare Assessment" shall be submitted to and approved in writing by the Local Planning Authority. Installation, operation, and maintenance of the solar photovoltaic panels shall thereafter be in accordance with the approved details unless it is demonstrated within the Glint and Glare Assessment that photovoltaic panels would not be feasible.

Reason: To ensure the building meets a good level of sustainability and Cambridge Airport requires a glint and glare assessment to determine the full impact on the Air Traffic Control Tower, and aircraft operations. (Cambridge Local Plan 2018 Policy 37 and South Cambridgeshire Local Plan 2018 Policy CC/3 and TI/8).

13. Grey Water Harvesting - Community Centre

No development above base course (other than demolition and enabling/ utility diversion works) to the Community Centre/hub shall take place until a detailed scheme for the approved grey water harvesting and recycling strategy that accords with the requirements of the BREEAM strategy for the building has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge City Local Plan 2018 policies CC/4 and South Cambridgeshire Local Plan 2018 Policies CC/4 and CC/7 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

14. Rainwater harvesting - Community Centre

No development above base course (other than demolition and enabling/ utility diversion works) on the Community Centre/hub shall take place until a detailed scheme for the approved rainwater harvesting and recycling strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include relevant drawings showing the location of the necessary infrastructure required to facilitate the water reuse. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (Cambridge City Local Plan 2018 policies CC/4 and South Cambridgeshire Local Plan 2018 Policies CC/4 and CC/7 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

15. Community Centre – Internal Specification

No development above ground level shall commencement on the community centre until an internal design and fit out statement and accompanying detailed plans/materials schedule/specifications have been submitted to and approved in writing by the Local Planning Authority. The details should expand on the Design Access Statement dated 6 March 2025 Rev C4 (page 97-102).

The details will demonstrate how the building will be fitted out to ensure it is accessible to all, has a high-quality internal finish and creates a fit for purpose facility that meets the long-term needs of the community. The details shall include but not limited to; process of stakeholder/community engagement to accompany this detail, accessibility details (inc. automatic doors, visual and sound systems, toilets, seating types, kitchen units), storage facilities, buggy parking, plant and power, acoustic and lighting treatment, wayfinding strategy, finishes and fittings/furniture to all rooms.

The development shall be carried out in accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the facility is finished to a high-quality standard, inclusive design and meets the needs of the local residents. (Cambridge Local Plan 2018 policy 56, 57 and 73 and South Cambridgeshire Local Plan 2018 policy HQ/1, SC/4 and SC/6)

16. Noise Insulation/Mitigation Scheme

Prior to any construction of any residential property above foundation / damp proof course level, as part of a detailed traffic noise insulation / mitigation scheme, which shall be in accordance with the acoustic design statement principles / recommendations detailed within the submitted '*NOISE ASSESSMENT AND MITIGATION SCHEME: SPRINSTEAD VILLAGE - RMA 5 – RESIDENTIAL DEVELOPMENT AND LOCAL CENTRE, BELLWAY LATIMER CHERRY HINTON LLP, February 2025 (revision 1.1, LF Acoustics Ltd)*', in order to protect further occupiers internally and externally from current / future local traffic noise shall be submitted in writing for approval by the Local Planning Authority. The following noise insulation / mitigation specific details / information shall be provided for each relevant lot and residential housing typology and rooms within :

- i. details of an alternative means of assisted ventilation for the habitable rooms within flats and houses on traffic noise affected façades as identified within the 'LF Acoustics Report, February 2025', to negate / replace the need to open windows
- ii. evidence by calculation that the alternative ventilation scheme / system will be capable of achieving a minimum of up to 2 air changes per hour for each habitable where required, and provide system schematic layouts
- iii. room side internal and atmosphere side external operational noise levels of any alternative ventilation scheme / system
- iv. design details and specifications including the airborne acoustic / sound reduction performance, surface density, location, height and length of the property garden boundary treatment finishes / means of enclosure and the imperforate solid balustrading to private amenity balconies above ground level with sound absorptive materials to balcony soffits and solid balustrading to terraces at ground floor level to properties as identified within the ' LF Acoustics Report, February 2025, that are required to mitigate external traffic noise levels.
- v. For all of the above plans clearly identifying plots and habitable rooms within the site layout which will require such noise insulation / mitigation shall be submitted to assist with discharge of this condition.

The required noise insulation/mitigation scheme shall be carried out as approved and retained as such.

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 and existing noise-sensitive uses resulting from noise and

secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

17. Air Source Heat Pumps

Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and servicing and maintenance schedule / programme for the ASHPs shall be submitted to and approved in writing by the local planning authority.

Any assessment shall have regard to the acoustic design statement principles / recommendations detailed within the submitted *'NOISE ASSESSMENT AND MITIGATION SCHEME: SPRINSTEAD VILLAGE - RMA 5 – RESIDENTIAL DEVELOPMENT AND LOCAL CENTRE, BELLWWAY LATIMER CHERRY HINTON LLP, February 2025 (revision 1.1, LF Acoustics Ltd)'*

The noise assessment, insulation/mitigation scheme and servicing and maintenance schedule / programme shall mitigate and reduce noise impacts to future occupiers of properties internally and externally in private amenity areas (gardens, balconies, terraces, patios) from ASHPs, both individually at each property where they are installed and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes.

The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with the manufacturer's instructions to ensure that the requirements of this condition are maintained.

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

18. Electricity substation

The electricity substations shall be constructed, operated and maintained thereafter in accordance with the acoustic design statement principles and noise insulation / mitigation scheme measures as outlined in the submitted *'NOISE ASSESSMENT AND MITIGATION SCHEME: SPRINSTEAD VILLAGE - RMA 5 – RESIDENTIAL*

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

19. Local centre - Operation noise assessment

Prior to the installation of any plant, machinery or equipment associated with operation of the Local Centre (to include a community centre (use class F2) and convenience / food store, retail units and café) a noise impact assessment and any noise insulation/mitigation as required for the said plant, machinery or equipment shall be submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To 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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

20. Local Centre Delivery Hours

Any service deliveries to and dispatches / collections from the Local Centre (to include the community centre (use class F2) and convenience / food store, retail units and café) including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 – 22:00 hours Monday to Friday and 09:00 - 1900 hours on Saturdays, Sundays and Bank Holidays.

The only exemption to the above is a requirement for an earlier delivery of newspapers using a transit-sized van. To minimise any potential disturbance, this shall not use the loading bay to the rear of the convenience / food store, retail units and shall only use the parking bays on the primary street.

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 impact on proposed and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

21. Local Centre Units - Prior to occupation Servicing and Operational Noise Minimisation Management Plan / Scheme

Prior to occupation of the convenience / food store, retail units and café a Servicing and Operational Noise Minimisation Management Plan / Scheme for the loading bay / service yard shall be submitted in writing to the Local Planning Authority (LPA) for approval. This shall include details of management and operations measures to be undertaken and implemented to mitigate and reduce noise activities / operations as far as are reasonably practicable. The approved plan / scheme shall be implemented and retained thereafter unless otherwise approved in writing by the LPA and shall be reviewed and revised as necessary at the reasonable request of the LPA.

The Plan / Scheme should include consideration of but not exhaustively the following operations and activities within:

- i. The journey to and from the loading bay / service yard area
- ii. Within the loading bay / service yard
- iii. Unloading/Re-loading
- iv. Advice and policy for drivers of service vehicles to minimise noise during collections and deliveries
- v. Vehicles delivering to/from site
- vi. No idling parked delivery vehicles permitted within the site at any time.
- vii. Only one delivery vehicle permitted on site at any time
- viii. No use of fork-lift trucks
- ix. Alarm systems

- x. Training of staff and/or customer to ensure awareness of noise control measures in place and monitoring.
- xi. Requirement to switch chiller units off on chilled food delivery vehicles during deliveries
- xii. The loading bay to be surfaced with a smooth, low noise surfacing to reduce noise from the cages as they are moved from the vehicle into the store.
- xiii. Where possible, low noise cages would also be utilised for the deliveries to the store.
- xiv. A complaints procedure for verifying and responding to complaints about noise / vibration

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

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

22. Community Centre – Noise assessment and insulation condition

Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises and a noise insulation scheme and other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces.

Any assessment shall have regard to the acoustic design statement principles / recommendations detailed within the submitted '*NOISE ASSESSMENT AND MITIGATION SCHEME: SPRINSTEAD VILLAGE - RMA 5 – RESIDENTIAL DEVELOPMENT AND LOCAL CENTRE, BELLWWAY LATIMER CHERRY HINTON LLP, February 2025 (revision 1.1, LF Acoustics Ltd)*'

The assessment shall have regard to but not exhaustively the following:

- Nature / type of uses and events to be held and noise levels;

- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- Details of an adequate alternative ventilation shall be provided to ensure external doors and windows remain closed during the playing of music.
- Premises entrances / exits and any associated external spaces and patron noise;
- Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;
- No amplified music in external areas.

shall be submitted in writing for approval by the Local Planning Authority. The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

23. Community Centre - Noise Assessment / Insulation Scheme Post Construction Completion, Commissioning and Testing Report

Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment /

Insulation Scheme (as approved / required by condition above respectively and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

24. Community Centre - external / third party amplification

All musical and sound generation equipment used within the community centre shall be connected to and played / channelled through the in-house limited amplification / fixed sound system only. The use of any external third-party independent amplification / sound systems or equipment is strictly prohibited.

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

25. Local Centre – Hours of use

The Local Centre use (to include the community centre (use class F2) and convenience / food store, retail units and café) hereby approved shall not operate outside the hours of 07:00 – 23:00.

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 and existing noise-sensitive uses resulting from noise and secure acceptable living conditions. (Cambridge Local Plan 2018 13 and 35 and

Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9 .

26. 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 shall demonstrate compliance with the standards and light limitations referenced within the Joseph Lighting document RMA4 Lighting Strategy – Land North of Cherry Hinton, Coldham's Lane (12/09/2023 revision V3 by Joseph Lighting). The development shall be carried out in accordance with the approved details.

Reason: Reason: To avoid lighting impacts (Cambridge Local Plan 2018 policies 37 and Cambridge East Area Action Plan 2008 policies CE/10 and CE/26 and South Cambridgeshire Local Plan 2018 policies SC/10 and SC/9.

27. Pedestrian visibility splays

Two pedestrian visibility splays of 2m x 2m shall be provided each side of each motor vehicular access within the development. The splays shall be measured from and along the proposed adopted public highway boundary. The splays shall be within land under the control of the applicant and not within the proposed adopted public highway. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the proposed adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policies 56, 59, 80, 81 and South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/8).

28. Driveway Falls and levels

All driveways, car parking spaces, private paths, private roads and other hard paved exterior elements shall be constructed so that their falls and levels are such that no private water drains across or onto the adopted public highway and shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policies 56, 59, 80, 81 and South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/8). .

29. Removal of permitted development rights (Windows)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows, doors or openings of any kind (other than those expressly authorised by this permission) shall be constructed in the elevations of the dwelling houses(s) shown on the approved site plan without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57 and South Cambridgeshire Local Plan policies HQ/1).

30. Removal of Permitted Development rights (two-storey extension)

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

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57 and South Cambridgeshire Local Plan policies HQ/1).

31. Obscure windows

Notwithstanding the approved drawings, no dwelling hereby permitted shall be occupied until all windows above ground floor level serving bathrooms and ensembles have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and have been fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The windows shall be retained as such thereafter.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 56 and 57 and South Cambridgeshire Local Plan policies HQ/1).

32. Curtilage

No dwelling hereby permitted shall be occupied until the curtilage of that dwelling has been fully laid out and finished in accordance with the approved plans. The curtilage shall remain as such thereafter.

Reason: To ensure an appropriate level of amenity for future occupiers and to avoid the property being built and occupied without its garden (Cambridge Local Plan 2018 policies 55, 56 and 57 and South Cambridgeshire Local Plan policies HQ/1).

33. Removal of permitted development rights (Mirco-wave antenna)

Notwithstanding the provisions of Schedule 2, Part 1, Class H 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 microwave antenna shall be installed, altered or replaced without the granting of specific planning permission.

Reason: In the interests of the visual amenity of the development (Cambridge Local Plan 2018 policies 55, 56 and 57 and South Cambridgeshire Local Plan policies HQ/1).

34. Removal of permitted development rights (conversion of garages/car ports)

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

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes (Cambridge Local Plan 2018 policies 57 and 82 and South Cambridgeshire Local Plan 2018 policies HQ/1 and TI/2).

35. Fire hydrants

No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development 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 development shall be carried out in accordance with the agreed details.

Reason: To ensure sufficient infrastructure capacity and water supply is available for emergency use (Cambridge Local Plan 2018 Policy 85 and South Cambridgeshire Local Plan 2018 policy TI/8).

Informatives

1. Discharge of Conditions

This decision includes the part-discharge of the following conditions on the outline consent 18/0481/OUT as varied by reference: 22/01967/S73 in relation to these reserved matters application only:

10 (Design Code Compliance Statement)

11 (Housing Mix)

12 (Internal Residential Space Standards)

13 (Accessible and Adaptable Dwellings)

14 (Wheelchair User Dwellings)

17 (Sustainability Statement)

18 (Sustainability – Water Efficiency)

19 (Sustainability – Energy Statement)

20 (Overheating & Daylight)

21 (BREEAM)

23 (Strategic Surface Water Drainage)

24 (Surface Water Strategy)

26 (Foul Water)

29 (Biodiversity Survey)

30 (Wildlife Hazard Management Plan)

34 (Allotment Details)

36 (Open Space Details)

37 (Hard and Soft Landscaping)

38 (Tree Survey)

40 (Excavation Trenches Detail)

44 (Cycle Parking)

45 (Car Parking)

55 (EV Charging)

59 (Noise Mitigation for Public Open Space)

60 (Noise Impact Assessment – Non-Residential Uses)

61 (Artificial Lighting)

64 (Waste and Recycling Details)

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 Policy Glossary

NB for major apps only

Cambridge Local Plan

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focuses on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

Policy 3: Spatial strategy for the location of residential development

The provision of extra housing within the city is supported in the Cambridge Local Plan (2018). Policy 3 states that the majority of development should be focused in and around the existing urban area of Cambridge, creating sustainable inclusive communities and enable the maximum number of people to access services locally.

Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

Policy 4: The Cambridge Green Belt

Policy 5: Strategic transport infrastructure

Policy 6: Hierarchy of centres and retail capacity

Policy 7: The River Cam

Policy 8: Setting of the city

Policy 9: Review of the Local Plan

Policy 10: The City Centre

Policy 11: Development in the City Centre Primary Shopping Area

Policy 12: Fitzroy/Burleigh Street/Grafton Area of Major Change

Policy 13: Cambridge East

Policy 14: Areas of major change and opportunity areas – general principles

Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

Policy 16: South of Coldham's Lane Area of Major Change

Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change

Policy 18: Southern Fringe Areas of Major Change

Policy 19: West Cambridge Area of Major Change
Policy 20: Land between Huntingdon Road and Histon Road Area of
Policy 21: Station Areas West and Clifton Road Area of Major Change
Policy 22: Mitcham's Corner Opportunity Area
Policy 23: Eastern Gate Opportunity Area
Policy 24: Mill Road Opportunity Area
Policy 25: Cambridge Railway Station, Hills Road Corridor to the City Centre
Opportunity Area
Policy 26: Old Press/Mill Lane Opportunity Area
Policy 27: Site specific development opportunities

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 28 of the Cambridge Local Plan (Sustainable design and construction, and water use) states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. This should include climate change adaptation, carbon reduction and water management. The policy also requires non-residential buildings to include full credits for Wat 01 of BREEAM. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

Policy 29: Renewable and low carbon energy generation

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

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle Policy 32: Flood risk

Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context.

Policy 33: Contaminated land

Policy 33 permits development only where it has been demonstrated that there will be no adverse health impact to future occupiers, surrounding occupiers and the environment from ground contamination and gas migration.

Policy 34: Light pollution control

Policy 34 requires that all development proposal include details of external lighting which demonstrates it will minimise impact on residential amenity, wildlife and landscape character, prevent light spillage and be the minimum level required for public safety/crime prevention.

Policy 35: Protection of human health from noise and vibration

Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Developments must demonstrate that any adverse noise impacts can be appropriately reduced and/or mitigated.

Noise and disturbance during construction must be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

Policy 36: Air quality, odour and dust

Policy 36 requires development to demonstrate that it would not adversely impact on health, amenity of the environment through polluting or malodorous emissions, or dust or smoke emissions. Where a development is a sensitive end-use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality, sources of odour or other emissions to air.

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

Applications for development within Cambridge Airport's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

Policy 38: Hazardous installations

Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge

Policy 40: Development and expansion of business space

Policy 40 encourages new office, and research and development facilities in a number of identified areas in the city. Proposals elsewhere are considered on their

merits. In larger employment sites, consideration should be given to shared social spaces and facilities to enhance the vitality of the site.

Policy 41: Protection of business space

Policy 41 protects the loss of employment floorspace unless the loss is needed to redevelop and modernise the use while retaining employment use or the site has been realistically marketed for 12 months for employment use and no future occupier has been found.

Policy 42: Connecting new developments to digital infrastructure

Policy 43: University development

Policy 44: Specialist colleges and language Schools

Policy 45: Affordable housing and dwelling mix

Policy 45 requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD).

Policy 45 states developments should include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing, which is further detailed on Cambridge's draft Affordable Housing SPD (June 2014)

Policy 46: Development of student housing

Policy 47: Specialist housing

Policy 48: Housing in multiple occupation

Policy 48 supports proposals for large houses in multiple occupation where there would not be an over-concentration of the use in an area, where the building and site are suitable and where they would have access to sustainable transport modes, shops and other local services.

Policy 49: Provision for Gypsies and Travellers

Policy 50: Residential space standards

Policy 50 requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015). Policy 50 also states that all new residential units will be expected to have direct access to an area of private amenity space which

should be of a shape, size and location to allow effective and practical use of the intended occupiers.

Policy 51: Accessible Homes

Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers

Policy 52 of the Local Plan states that proposals for development on sites that form part of a garden or that subdivide an existing residential plot will only be permitted where:

- a) the form height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area
- b) sufficient garden space and space around the existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c) the amenity and privacy of neighbouring, existing and new properties is protected;
- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties and;
- e) there is no detrimental effect on the potential comprehensive development of the wider area.

Policy 53: Flat conversions

Policy 54: Residential moorings

Policy 55: Responding to context

Policy 55 requires that development responds positively to its context, is well connected and integrated with its surroundings and is of an appropriate mass, scale, form, materials and landscape design.

Policy 56: Creating successful places

Policy 56 requires development to be of a high quality, inclusive and accessible design. The policy states 11 criteria that development should comply with in order to create successful places.

Policy 57: Designing new buildings

Policy 57 supports new buildings which are of a height, scale, mass, form, material and detailing that has a positive impact on their setting.

Policy 58: Altering and extending existing buildings

Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

Policy 59: Designing landscape and the public realm

Policy 59 requires that external spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.

Policy 60: Tall buildings and the skyline in Cambridge

Policy 60 requires that any structure which breaks the existing skyline or is significantly taller than the surrounding built form is considered against a number of criteria. Further guidance is set out in Appendix F of the plan.

Policy 61: Conservation and enhancement of Cambridge's historic environment

Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice. It seeks to ensure the conservation and enhancement of Cambridge's historic environment preserve or enhance the significance of the heritage assets in terms of scale, form and sighting. Proposals must demonstrate a clear understanding of the significance of heritage assets and their context. Clear justification must be provided for works causing harm to a heritage asset.

Policy 62: Local heritage assets

Policy 62 seeks the protection of local heritage assets and proposals would be permitted where they retain the significance, appearance, character or setting of a local heritage asset.

Policy 63: Works to a heritage asset to address climate change

Policy 64: Shopfronts, signage and shop security measures

Policy 65: Visual pollution

Policy 66: Paving over front gardens

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 69 requires that development does not lead to an adverse impact of loss of a site of biodiversity or geodiversity importance as identified on the Policies Map.

Policy 70: Protection of priority species and habitats

Policy 70 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

Policy 71: Trees

Policy 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature.

Policy 72: Development and change of use in district, local and neighbourhood centres

Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which comprise former B1 (office), B2 (light industrial), B8 (storage and distribution), C2 (residential institutions), C3 (dwellinghouses), C4 (houses of multiple occupation) and other 'sui generis' uses

Policy 73: Community, sports and leisure facilities

Policy 74: Education facilities

Policy 75: Healthcare facilities

Policy 76: Protection of public houses

Policy 77: Development and expansion of visitor accommodation

Policy 78: Redevelopment or loss of visitor accommodation

Policy 79: Visitor attractions

Policy 80: Supporting sustainable access to development

Policy 80 seeks to prioritise sustainable transport.

Policy 81: Mitigating the transport impact of development

Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

Policy 82: Parking management

Policy 82 of the Cambridge Local Plan (2018) requires development to comply with the car and cycle parking standards set out within appendix L.

In relation to cycle parking, the standards state for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

In terms of car parking, appendix L states maximum car parking standards. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

Policy 83: Aviation development

Policy 84: Telecommunications

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Policy 85 states that planning permission for new developments will only be supported/permited where there are suitable arrangements for the improvement or

provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

South Cambridgeshire Local Plan (2018)

S/1 – Vision

S/2 – Objectives of the Local Plan

Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

S/6 The Development Strategy to 2031

Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

S/7 – Development Frameworks

Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted

The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

S/8 – Rural Centres

S/9 – Minor Rural Centres
S/10 – Group Villages
S/11 – Infill Villages
CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

CC/4 – Water Efficiency

Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

CC/6 – Construction Methods

CC/7 – Water Quality CC/8 – Sustainable Drainage Systems CC/9 – Managing Flood Risk

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.

HQ/1 – Design Principles

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

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.

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.

HQ/2 – Public Art and New Development

Policy HQ/2 encourages the provision of public art as part of major developments.

NH/2 – Protecting and Enhancing Landscape Character

Local Plan policy NH/2 requires that development respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.

NH/3 – Protecting Agricultural Land

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:

- a) Land is allocated for development in the Local Plan;
- b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...

NH/4 – Biodiversity

Policy NH/4 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

NH/6 – Green Infrastructure

Policy NH/6 requires that all new developments contribute towards the enhancement of the green infrastructure network within the district.

NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt

NH/14 – Heritage Assets

Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with

its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

H/8 – Housing Density

Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

H/9 – Housing Mix

Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence. Policy H/9 requires that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances

Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.

In terms of self and custom build plots, policy H/9 does not set criteria for how many self or custom build units are to be provided within a development. Officers have typically secured provision equivalent to 5%. The custom build plots proposed as part of the application will be secured in the Section 106 agreement and the appropriate marketing of the plots will be undertaken in accordance with the agreed details. The proposal would therefore accord with Policy H/9(2).

H/10 – Affordable Housing

Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.

H/12 – Residential Space Standards

Policy H/12 states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

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

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.

- Outdoor sports – 1.6 ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

SC/9 – Lighting Proposals

Policy SC/9 requires external lighting proposal to be at the minimum level required for public safety/crime prevention. Lighting should be designed to minimise glare and spill and to ensure there is no adverse impact on amenity of surrounding occupiers or the countryside. Road and footway lighting must meet the County Councils adopted standards.

SC/10 – Noise Pollution

Policy SC/9 seeks to protect against adverse impacts associated with noise. Development must not result in an adverse impact to surrounding occupiers, future users and for wildlife and countryside recreation.

SC/11 – Contaminated Land

Policy SC/11 requires where contaminated land is suspected that assessment of the extent of contamination and any possible risks is provided. Proposals will only be permitted where it has been demonstrated that land is or can be made suitable for the proposed use. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at

source.

SC/12 – Air Quality

Policy SC/12 requires that proposals demonstrate they would not result in significant adverse impacts on health, the environment or amenity from emission to air. Where a development is a sensitive end use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality.

TI/2 – Planning for Sustainable Travel

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.

TI/3 – Parking Provision

TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for 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.

TI/3 requires 2 car parking spaces per dwelling – 1 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 will need to demonstrate they have addressed highway safety issues

TI/8 – Infrastructure and New Developments

Policy TI/8 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.

TI/9 - Education facilities

TI/10 – Broadband

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.

NPPF (2024)

Paragraph 11 the presumption in favour of sustainable development

Paragraph 11 of the NPPF (2024) states that decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay subject to assessing whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, when assessed against the policies in the NPPF (2024) taken as a whole.

Paragraph 116 Highway safety

Para. 116 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.

Paragraphs 131, 135 and 137 well-designed, sustainable places

Paragraphs 131, 135 and 137 of the NPPF (2023) advise that developments should aim to achieve well-designed, sustainable places that function well, are visually attractive, create a strong sense of place and optimise the potential of the site.

Paragraph 136 Trees

Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

Paragraph 161 climate change

Paragraph 161 of the NPPF (2023) advises that the planning system should support to transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.

Paragraphs 170-181 flood risk

Paras. 170 – 181 of the NPPF relate to flood risk. These advise that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The sequential test should be used in areas known to be at risk now or in the future.

Paragraph 187 protecting the natural environment

The NPPF para. 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast
- d) minimising impacts on and providing net gains for biodiversity
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability
- f) remediating and mitigating contaminated and unstable land where appropriate.

Paragraph 198 Noise

Paragraph 198 of the NPPF advises that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life resulting from new development, as well as limiting the impact of light pollution on local amenity.

Paragraph 199 Air Quality

Paragraph 199 of the NPPF advises that opportunities to improve air quality should be identified, such as through traffic and travel management.

Paragraph 207 the impact of a proposed development on the significance of a designated heritage asset

Para. 207 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

Paragraph 212 great weight should be given to the conservation of a heritage asset

Para. 212 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

Other

Build To Rent

The proposed housing is proposed as a 'Build to Rent' (BTR) development, whereby the whole development is retained in single ownership by commercial investors and professionally managed and maintained in this manner for the longer term of at least 15 years to provide rental income for the developer. BTR is increasing in popularity as a form of development in Cambridge. As such additional annexes to the Greater Cambridgeshire Housing Strategy were adopted in July 2021 which provide further guidance on this form of development. Paragraph 5 of Annex 9 states that "The Greater Cambridge Housing Strategy supports the development of purpose built private rented housing to help provide additional housing choice and to help accelerate the delivery of new homes". However, paragraph 15 of the annex requires that a robust market report will be needed to clearly demonstrate how any scheme would meet local housing need and demand.

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area

The Greater Cambridge Sustainable Design and Construction SPD (2020)

The 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 as required by policy CC/1 of the South Cambridgeshire Local Plan / Policy 28 of the Cambridge Local Plan.

The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. **OR# 1** per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future

The Greater Cambridge Biodiversity SPD (2022)

The Councils' Biodiversity SPD (2022) is in line with the Environment Act 2021 and requires that development proposals 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.

The District Design Guide (2010)

The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a

minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.

The Community Infrastructure Levy Regulations (2010)

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

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



25/02022/FUL – 1 Cambridge Business Park, Robinson House, Cowley Road, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: East Chesterton

Proposal: Refurbishment and extension to existing building for continued Class E use (including office and laboratory use with ancillary cafe, event and community space) and landscaping, car and cycle parking, plant and storage and other associated works.

Applicant: The Crown Estate Commissioners

Presenting officer: Mairead O'Sullivan

Reason presented to committee: The provision of a non-residential building where the GIA floor space to be created is 1,000 m² or more and the site is more than 1 hectare.

Member site visit date: None

Key issues: 1. Design and appearance

2.BNG – 30-year compliance

Recommendation: Approve subject to conditions

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	Planning background
9	Assessment
10	Principle of development
11	Design, layout, scale and landscaping
12	Trees
13	Amenity
14	Water resource, carbon reduction and sustainable design
15	Biodiversity
16	Water management and flood risk
17	Highway safety and transport
18	Cycle and car parking provision
19	Other matters
20	Planning balance
21	Recommendation
22	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The proposal is for the refurbishment and extension of the existing Robinson House, the construction of a new modular laboratory building and provision of a hard and soft landscaping scheme. It will provide 2,374 sqm (GIA) of flexible class E floorspace; a mix of flexible laboratory and office space, a public café and event space and integrated cycle facilities.
- 1.2 Discussions between officers and the Applicant? are currently ongoing in relation to a masterplan for the whole business park site with an outline application expected to be submitted in early 2026. This application comes forward as a pilot project which allows one of the frontage buildings with Milton Road to be refurbished and extended to provide a café and event space as well as some laboratory floorspace within the park which is currently wholly in office use and lacks any amenities.
- 1.3 Both this application and the emerging masterplan proposals are being considered through a Planning Performance Agreement (PPA). This

application has been subject to two positive pre-application meeting resulting in meaningful improvements to the proposal.

- 1.4 The application site will also form part of the wider masterplan proposals for redevelopment therefore the proposal is a type of meanwhile use. It is likely to be the final plot to come forward for redevelopment. This is expected in approximately 15 years time. The modular extension will be decommissioned and then reused.
- 1.5 The proposed development is a high-quality and would contribute positively to its surroundings. The plot is currently dominated by surface car parking and the proposals will replace this with a new high quality modular extension and innovative landscaping scheme.
- 1.6 The proposal will provide a café space with amenities for those on the business park as well as local residents. The proposal will provide lab space and associated write up office spaces which aims to attract small-medium companies to work alongside each other in a flexible environment.
- 1.7 Trip generation associated with the proposed use is comparable to the existing use. The reduction in car parking spaces is considered acceptable. Policy compliant levels of cycle parking is provided and this is supported by end of journey facilities including showers and lockers.
- 1.8 Both the refurbished existing building and modular extension are targeting a BREEAM 'Excellent' rating with full credits for Wat01. The proposal would achieve over 10% BNG.
- 1.9 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.
- 1.10 Officers recommend that the Joint Development Management Committee approve the application subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Consultee	Object / No objection / No comment	Paragraph Reference

Access Officer	No objection	6.1
Airport Safeguarding	No objection	6.2
Anglian Water	No objection	6.3
Archaeology	No objection	6.4
County Highways Development Management	No objection	6.5
County Transport Assessment Team	No objection	6.6
Ecology Officer	No objection	6.7
Environment Agency	No comment	6.8
Environmental Health	No objection	6.9
Landscape Officer	No objection	6.11
Lead Local Flood Authority	No objection	6.12
Sustainability Officer	No objection	6.15
Tree Officer	No objection	6.17
Urban Design Officer	No objection	6.18
Third Party Representations	None	7.1

Table 2 Consultee summary

2. Site description and context

- 2.1 The site lies within Cambridge Business Park; a business park predominantly in office use that is accessed via Milton Road. The site lies in the north eastern part of the Business Park adjacent to the entrance to the park. The site is approx. 0.3ha and includes 1,175sqm of use class E

(office) floorspace. The site includes an area of car parking to the south east of the building which includes 55 spaces. There is some ornamental landscaping which wraps around the boundary of the site. The landscaping on the northern boundary forms part of a wider green buffer that encircles the park. The existing building is 2 storeys in height with a pitched roof. The building is a rectangular form and an entrance foyer which protrudes at two storeys on the western side of the building.

- 2.2 To the north of the site is Milton Road. The Cowley Road pedestrian and cycle route runs adjacent to the eastern side of the site. To the west is the spine road of the Business Park. To the south is an office building within the park.
- 2.3 The site lies within the area covered by the Draft North East Cambridge Area Action Plan (NEC AAP).

3. The proposal

- 3.1 The application seeks full planning permission for refurbishment and extension of the existing building for continued Class E use (including office and laboratory use with ancillary cafe, event and community space) and landscaping, car and cycle parking, plant and storage and other associated works.
- 3.2 There are two extensions to the building, a small café extension at the current building entrance and a modular lab extension to the south east of the building which includes a glazed linking corridor to connect to the existing building. The overall development would provide 2,374 sqm (GIA) of flexible class E floorspace. The existing building will be refurbished and reconfigured. A new entrance to the building will be added on Milton Road. This will provide access to the café unit.
- 3.3 The existing site includes provision for 55 car parking spaces which will be reduced to 5 spaces (including 1 disabled bay). The hard surfaced areas of the site will be reconfigured and additional landscaping will be provided around the building. Four landscape character areas are identified to respond to the different site area characteristics.
- 3.4 A dedicated cycle store is provided to the rear of the building which provides 54 cycle parking spaces. There is direct access from the store into the area of the building which provides supporting facilities such as showers and lockers. Additional visitor cycle parking is provided adjacent to both entrances to the building.

- 3.5 The existing building will be reconfigured with a café and events space provided at ground floor. Office uses are proposed to be provided within the existing building.
- 3.6 The modular extension will house laboratories. This is designed for disassembly and future reuse. The modular extension includes a viewing deck and an urban farm is proposed on the second floor. The farm space will be part of the testbed landscape and will likely be used for growing food.
- 3.7 The laboratories aim is to attract fast growing, ambitious, early-stage small scale science companies (typically around 2-10 employees), who need flexible laboratory space to evolve their science and to develop the initial prototype solutions while using the office space to develop the associated businesses.
- 3.8 The existing building and new modular extension are linked by a two storey glazed atrium. This is set back from the frontage of both structures and has been considered as an opportunity for “bump space” as users move around the building.
- 3.9 Water butts are proposed in three locations around the building. These will be large feature elements which are to be constructed from recycled materials. The drainpipes that serve these are sculptural design elements. The water collected in the butts will be used to irrigate the landscape.
- 3.10 The existing building and extension are proposed to be painted pink using carbon sequestering paint. This will give the building a distinctive identity.
- 3.11 The proposal has been shaped through a positive and collaborative pre-application process as part of a Planning Performance Agreement (PPA). Officers are also engaged in wider pre-application discussions for the long-term transformation of Cambridge Business Park, including the emerging masterplan.
- 3.12 The applicant provided a pre-app developer led briefing to the Joint Development Control Committee in April 2025.
- 3.13 The application has been amended to address consultee comments. The Demolition and Construction Traffic Management Plan has been amended to address the Highway Engineer’s comments. Further information has been submitted to address the pre-commencement conditions recommended by the Lead Local Flood Authority. A materials plan has been submitted in response to Urban Design comments. The applicant has provided a response

to the Transport Assessment Team's comments. Proposed on site BNG has been amended to ensure that at least 10% BNG can be provided in such a way that it will be safeguarded for 30 Years.

4. Relevant site history

4.1 There is no relevant site history.

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Environment Act 2021

Equalities Act 2010

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

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 40: Development and expansion of business space

Policy 55: Responding to context

Policy 56: Creating successful places

Policy 58: Altering and extending existing buildings

Policy 59: Designing landscape and the public realm

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November

5.4 Other guidance

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste management design guide

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

6. Consultations

Access Officer – Meeting of 24 June 2025 - No Objection

- 6.1 The Access Officer felt that the proposals were very inclusive, and most things had been covered. He provided advice in relation to double door widths, toilet and changing room configurations, personal fire evacuation plans and the need for hearing loops.

Airport safeguarding - No Objection

- 6.2 The proposal does not conflict with the safeguarding criteria for the airport. Observations are included in relation to cranes which will be included as an informative.

Anglian Water - No Objection

- 6.3 A condition requiring written confirmation of sufficient headroom in the water recycling centre to take flows from the development is recommended prior to occupation of the development. Informatives are recommended.

County Archaeology- No Objection

- 6.4 No comment or recommendation.

County Highways Development Management - No Objection

- 6.5 The officer considers that there would be no significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission. The officer recommends that the construction traffic management plan is amended to include some minor additional information.

County Transport Assessment Team- No Objection

- 6.6 The Transport Assessment Team does not wish to object to the planning application but request that changes to the access for pedestrians and cyclists are considered. An access gate is requested to be provided to the north east of the site to provide access directly from Cowley Road. The crossing point to the north of the Cowley Park/Milton Rd junction should also be widened out in the proposed planting area to allow more space at the crossing.

Ecology Officer- No Objection

- 6.7 The Preliminary Ecological Appraisal has found no evidence to suggest that a protected species licence will be required prior to works commencing on site. The officer agrees with the recommendations and doesn't require any further information. The BNG report demonstrates that over 10% BNG can be achieved on site which is acceptable and should be conditioned. The landscape plan may be subject to change in the 30 year maintenance period due to interactions with the masterplan which has not been finalised. Any BNG created and approved cannot be removed during the 30 year period.

Environment Agency- No Objection

- 6.8 No comments received.

Environmental Health- No Objection

- 6.9 No objection subject to conditions in relation to unexpected contamination. Construction hours and plant noise.

Fire Authority - No Objection

- 6.10 No comments received.

Landscape Officer- No Objection

- 6.11 Landscape has been involved in a very positive and collaborative pre-application process for this proposal. Landscape supports this high quality and innovative scheme. The use of the development as a test bed not only for landscape but building materials and methods for use in the wider development and beyond is a bold and welcome statement. The detail for the landscape scheme is expected to come forward through conditions.

Lead Local Flood Authority- No Objection

- 6.12 No objection subject to the imposition of conditions in relation to details of surface water drainage measures and surface water drainage during construction. Informatives in relation to infiltration, ordinary water course consent, pollution control and construction surface water maintenance are requested.

Police Architectural Liaison Officer- No Objection

- 6.13 The designing out crime officer provides detailed comments around lighting, door standards, alarms, access controls, CCTV, bike and bin storage, parking, EV charging and other matters.

Sustainable Drainage Officer- No comment

- 6.14 No comment received.

Sustainability Officer- No Objection

- 6.15 The applicant has been involved in pre-app discussions and is seeking to achieve a BREEAM 'Excellent' rated development for both the refurbishment of the existing building and the new modular extension. The Sustainability Officer is satisfied that the proposed development will offer high standards of sustainability in relation to energy use, carbon emissions and water use subject to conditions.

S106 Officer- No comment

- 6.16 No comment received.

Tree Officer- No Objection

- 6.17 The officer is satisfied that the issue of trees has been reasonably considered as part of the planning process, and that trees shown to be retained can be adequately protected and retained long-term, provided that

the recommendations within the AMS are complied with. A compliance condition is recommended.

Urban Design Officer - No Objection

- 6.18 This is a bold, innovative and exemplary scheme that sets a high standard for meanwhile development. It will serve as a strong marker for change and a visible pilot for the wider transformation of Cambridge Business Park, and we believe it demonstrates good alignment with the ambitions of the NECAAP and the design policies of the Cambridge Local Plan 2018. Conditions are recommended in relation to plant and flues and material detail compliance.

Waste – No objection

- 6.19 A waste management plan is recommended to be conditioned.

Joint Development Management Committee pre-application briefing of 23 April 2025

- 6.20 The Joint Development Management Committee had questions and observations in relation to the following areas:
- Queried the 15 year life of the building
 - Queried the nature of the urban farm on the roof
 - Queried whether cargo bike parking would comply with policy
 - Requested that the applicant think about how people will travel to site in future
 - Requested to see views of the proposal in context
 - Expect to see a large number of visitors as the building is enticing
 - Questioned in electric bike/scooter parking can be provided
 - Concerns around low car parking numbers given events will take place
 - Clarified what is meant by a “Lab Hotel”
 - Queried why pink paint was chosen
 - Asked the applicant consider how users will navigate through the business park to access the site
 - Raised concerns around potential conflict between pedestrians and cyclists to the west of the building.
 - Requested further consideration of the western entrance to the building as this is on a slope.

7. Third party representations

- 7.1 No representations have been received

8. Planning background

- 8.1 Cambridge Business Park is subject to an ongoing PPA in relation to an emerging masterplan for the site to create a new mixed-use neighbourhood. This application comes forward as a pilot project which will provide some amenities on the park as well as introducing a laboratory use to the park which is currently wholly in office use. The application site will also form part of the wider masterplan proposals for redevelopment therefore the proposal is a type of meanwhile use. It is likely to be the final plot to come forward for redevelopment. This is expected in approximately 15 years.
- 8.2 The proposal has been subject to two positive pre-application meetings with the Local Planning Authority.
- 8.3 The applicant presented their proposals to the Joint Development Management Committee in April 2025. A summary of the minutes is included in the consultee comments above.

9. Assessment

- 9.1 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
 - Trees
 - Amenity
 - Water resource, carbon reduction and sustainable design
 - Biodiversity
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Other matters
 - Planning balance
 - Recommendation
 - Planning conditions

10. Principle of Development

- 10.1 The proposal would refurbish and extend an existing business use and is therefore compliant with policy 41 of the Cambridge Local Plan.

- 10.2 The principle of development is considered compliant with Policy 15 of the Cambridge Local Plan which allocates the site for employment use subject to consideration of other technical matters.

11. Design, layout, scale and landscaping

- 11.1 Elevations and materials
- 11.2 The existing building is organised has a horizontal emphasis which is continued onto the proposed modular extension. The existing building and extension will be painted pink using carbon sequestering paint. The pink colour will give the building a distinct identity.
- 11.3 Signage zones are shown which wrap around the building from Milton Road onto the Cowley Park elevation. The signage zones respect the horizontal datums and help direct users to the different entrances to the building.
- 11.4 Brise-soleil shading to manage solar gain on the proposed extension integrates well into the façade providing functional solar control while adding additional depth and articulation to the elevations.
- 11.5 The proposed rainwater harvesting elements have a sculptural quality. The proposed water butts are to be made from recycled materials. These elements support the proposals narrative around reuse, sustainability and innovation. The proposed water butts are to be made from recycled materials.
- 11.6 A condition is recommended requiring details of materials to be agreed prior to commencement of above ground works (Condition 3 - materials details).
- 11.7 Layout
- 11.8 The existing Robinson House building is to be refurbished and reconfigured. The public facing uses such as café and events space are located on the ground floor and accessible both via a new shopfront type entrance on Milton Road and a refurbished and extended entrance on Cowley Park. These uses will help activate the ground floor and welcome users of the business park as well as those passing on Milton Road into the unit.
- 11.9 Office and meeting space largely occupy the rear of the building and the first floor. The proposed labs are located in the new modular extension which is connected via a glazed atrium link. A lift is provided in both the

existing building and the modular extensions. There is a further meeting room on the second floor of the extension along with a viewing deck and urban farm. The urban farm will be part of the experimental land proposals and the intention is that it will be used to grow food. The two storey glazed atrium element is a lightweight structure which successfully connects the two structures. It provides a social spine with active “bump spaces”.

- 11.10 Secure storage for gas and liquid nitrogen is tucked away and proposed between the lab building and Robinson House. The provision of future flues has been considered architecturally to tie into the overall language. A condition is recommending requiring details of plant and flues (condition 4 plant/flue details). The proposal is considered to successfully accommodate the operational requirements of the laboratories without compromising on design quality.
- 11.11 Massing
- 11.12 The Urban Design Officer considers that the proposed form and massing is well considered. The refurbished Robinson House remains legible. The proposed lab extension relates well to the plot and is appropriate to the context. Although the modular extension is taller than the existing building it would not appear visually prominent as it is set back from the building and as the site slopes slightly downward from Milton Road.
- 11.13 Landscape
- 11.14 The proposal removes a significant amount of car parking and replaces it with both hard and soft landscaping including public seating, tree planting, a bike maintenance point and new paths.
- 11.15 The Landscape Officer considers the proposals to be exciting and innovative. The landscape will have a test bed approach with experimental and climate focussed interventions including reclaimed materials, rainwater harvesting, drought-resilient planting, air quality monitoring and large educational visible water butts. The landscape proposals will be supported by interpretative material to inform the public of the project and to explain why some spaces may not look as expected.
- 11.16 Conditions are recommended requiring details of the landscaping scheme and a landscape maintenance and management plan. The landscape scheme will include planting plans and specifications as well as details of monitoring equipment, interpretative signage, etc. The green roof condition is not recommended as no green roofs are proposed due to the temporary nature of the project.

- 11.17 Overall, the proposed development is a high-quality and innovative design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56, 58 and 59 of the Local Plan and the NPPF.

12. Trees

- 12.1 The application is accompanied by an Arboricultural Impact Assessment and Tree survey.
- 12.2 The development requires the removal of 6 wild cherry trees. 5 of these are located within the existing car park and need to be removed to facilitate the modular extension. One is located within the raised bed adjacent to Milton Road and is to be removed due to proximity to the foyer extension. 10 semi-mature trees are proposed to replace the trees lost. These will be located to the south and west of the site.
- 12.3 The Tree Officer has reviewed the proposals and is satisfied that the issue of trees has been reasonably considered as part of the planning process, and that trees shown to be retained can be adequately protected and retained long-term. A condition requiring compliance with the measures in the Arboricultural Method Statement is recommended (condition 7).
- 12.4 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

13. Amenity

- 13.1 The nearest residential buildings are approximately 250m southwest of the site and well screened from the development. Therefore, there would be no overshadowing or enclosing impacts associated with the development.

Accessible design

- 13.2 During the course of the application, the developer provided the Access Officer with a presentation to outline the accessibility measures proposed. The Access Officer was impressed with the inclusivity of the development. He provided detailed comments around internal design measures such as door widths, toilet and changing room configurations, personal fire evacuation plans and the need for hearing loops.
- 13.3 The applicant's attention will be drawn to the Access Officer's comments via an informative.

Construction and environmental health impacts

- 13.4 The Environmental Health Officer has reviewed the proposal and has no objection subject to conditions. Standard plant noise and construction hours conditions are recommended to mitigate construction impacts (condition 9 construction hours & condition 10 plant noise). A Geo-Environmental Assessment has been provided which assesses the potential for contaminated land. This demonstrates that there are no concentrations of soil contaminants above the human health guideline values when considering the low-risk end. A standard unexpected contamination condition is recommended (condition 8 – unexpected contamination).

Summary

- 13.5 The proposal adequately respects the amenity of its neighbours and of future occupants and is compliant with policies 55, 56, 57 and 58 of the Local Plan. The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan subject to the recommendation of conditions as described above.

14. Water resource, carbon reduction and sustainable design

- 14.1 The application is supported by a Sustainability Strategy, Energy Strategy and a Whole Life Carbon Assessment.
- 14.2 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions requiring compliance with the three sustainability documents provided and two conditions relating to BREEAM certification (condition 11 compliance with docs, condition 12 BREEAM design stage and condition 13 BREEAM post construction cert).
- 14.3 Grey and rainwater harvesting for internal use is not feasible due to the meanwhile nature of the project but a 7,800 litre rainwater harvesting tank will be incorporated for external irrigation purposes. Low flow fixtures and fittings will be incorporated across the development with a commitment to achieving full credits at BREEAM Wat01 for both the refurbishment and modular buildings. The proposal would achieve a 55% reduction in water consumption compared to the baseline model for both the existing building and the modular lab extension. The pre-assessments show that both the existing building and modular lab extension can achieve a BREEAM

‘Excellent’ rating while meeting the Ene01 and Wat01 requirements of Local Plan policy.

- 14.4 The whole life carbon assessment details that the existing building will be refurbished with onsite materials to reduce embodied carbon. The modular labs are designed for disassembly and future reuse aligning with circular principles of the development.
- 14.5 The development makes good use of the cooling hierarchy with well insulated pipework, low energy lighting, optimum glazing to solid ratios with a focus on southern elevations and external shading (brise soleil) to reduce summer gain and includes an overheating assessment as part of the BREEAM process.
- 14.6 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to the above conditions the proposal is compliant with policy 28 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

15. Biodiversity

- 15.1 In accordance with policy and circular 06/2005 ‘Biodiversity and Geological Conservation’, the application is accompanied by a Biodiversity Net Gain Assessment. The original proposals would achieve a +21.94% net gain of area based units and a +20.51% net gain of linear units on site. However it could not be guaranteed that all of these units would be retained on site for a minimum of 30 years due to the meanwhile nature of the proposals.
- 15.2 The applicant has therefore revised their proposal to include 2 additional trees and 5m of hedge in the north western corner of the site. This secures 10% BNG on site in a location which can be protected from future development as part of the masterplan.
- 15.3 The application has been subject to formal consultation with the Council’s Ecology Officer, who raises no objection to the proposal. The revised BNG proposals make it possible to meet the 30 year maintenance and management requirements of the Environment Act and therefore address the Ecology Officers comments around the need for any BNG that is created and approved as part of the application to be retained for a 30 year period.
- 15.4 Conditions are recommended requiring compliance with the ecological mitigation measures contained in the ecological appraisal, an ecological

enhancement scheme and an ecologically sensitive lighting condition (Conditions 17, 18 and 19).

- 15.5 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

16. Water management and flood risk

- 16.1 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 16.2 The applicants have submitted a Flood Risk Assessment and SuDS statement.
- 16.3 The Local Lead Flood Authority has advised that they have no objection to the proposal subject to the imposition of conditions requiring details of more details in relation to the overall surface water drainage scheme design (condition 14 - operational surface water drainage)

Foul Water

- 16.4 Under Section 106 of the Water Industry Act 1991, all Water and Sewerage Companies have a legal obligation to provide developers with the right to connect to a public sewer. The duty imposed by section 94 of the 1991 Act requires these companies to deal with any discharge that is made into their sewers pursuant to Section 106.
- 16.5 Paragraph 200 of the NPPF states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively.
- 16.6 The application site lies within the Milton Water Recycling Centre (WRC) catchment area. Anglian Water has advised that Milton WRC currently lacks the capacity to accommodate the additional flows generated by the proposed development and are delivering a new Cambridge WRC which will have capacity to accommodate the proposed flows. The Cambridge WRC is identified within the Anglian Water Business Plan for growth investment delivery planned between 2025 and 2030. They raise no objection to the development subject to the imposition of a condition

requiring written confirmation from Anglian Water to the local planning authority of sufficient headroom in the water recycling centre to take flows from the development.

- 16.7 Officers have considered the advice offered by Anglian Water, and do not consider that it would be appropriate to require this condition. The condition is not reasonable (given that the planning system should not duplicate control on matters controlled under the 1991 Water Industry Act), necessary (given that the strategic issue of water is a matter to be dealt with at that level, and that no evidence has been provided as to the harm that would arise from the foul discharge by the development), precise (in that no definition has been provided as to what constitutes 'sufficient headroom' and how this will be judged) nor enforceable. As such, it would fail the relevant planning conditions tests.
- 16.8 Notwithstanding the reasonableness of the requested condition, officers consider it important to understand the potential impact of the development on the environment arising from increased foul flow rates.
- 16.9 The applicant has confirmed that the existing flow rate and flow rate for the proposed development. The development would result in an increase in the flow rate by approximately 0.032l/s. The existing and proposed building areas and flow rates are provided in table 2 below.

Development	Area of building	Flow rate
Existing	714sqm	0.043 l/s
Proposed	1255sqm	0.075 l/s

Table 2 flow rates associated with the existing and proposed development.

- 16.10 Officers have asked Anglian Water to provide evidence of the harm associated with the proposed development. A further update will be provided at JDMC.
- 16.11 On the basis of the above evaluation, officers are of the view that the applicant has appropriately addressed the issues of water management and flood risk. With regard to the impact of the foul water flow rates, a further update will be provided at JDMC. Subject to the operational surface water drainage condition the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

17. Highway safety and transport impacts

- 17.1 The application is supported by a Transport Statement and Travel Plan.
- 17.2 Access to the site would remain broadly unchanged but the size of the proposed car parking area would be substantially reduced. An additional pedestrian access to the building is included from Milton Road to attract external users to the café in the ground floor of the building.
- 17.3 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions.
- 17.4 The applicant has amended the Demolition and Construction Traffic Management Plan to include the elements flagged as outstanding by the Highways Engineer. A condition requiring compliance with the Demolition and Construction Traffic Management Plan is recommended (condition 20 - DCTMP)
- 17.5 The Transport Assessment Team has considered the Travel Plan and is satisfied with the measures contained within it. A travel plan coordinator will be appointed and a travel welcome pack distributed to all staff. The Travel plan seeks to reduce single occupancy drivers by 5%.
- 17.6 The Transport Statement details that there would be a minor increase in trip generation with 11 additional trips in the AM peak and 8 additional trips in the PM peak. Servicing would result in 4 LGV trips per day. The Transport Officer is satisfied that this would have a minimal impact on the highway network therefore no mitigation or capacity assessments are required.
- 17.7 The Transport Officer have no objection to the proposal but suggests widening the crossing point to the north of the Cowley Park/Milton Road. The applicant has confirmed that there is sufficient room around the existing crossing to accommodate the forecast pedestrian trips. This proposed amendment is not required to make the development acceptable and would be unreasonable given the scale of development proposed.
- 17.8 The Transport Assessment Team also suggest a flush kerb is added near the stop line on Cowley Park. The applicant highlights that this could introduce a conflict between pedestrians and cyclists. cyclists either have the option of waiting at the lights before entering the footway/cycleway or

routing through the development site to join the footway cycleway on Milton Road. Therefore, the suggested flushed kerb is not considered necessary.

- 17.9 Subject to conditions, the proposal accords with the objectives of Policy 80 of the Local Plan and is compliant with Par 116 of the NPPF.

18. Car and cycle provision

- 18.1 The application significantly reduces car parking provision on site while providing a significant uplift in cycle parking, which is an approach supported by officers.

Cycle parking

- 18.2 The application proposed 54 employee cycle parking spaces which are provided in a dedicated store to the rear of the building. On a typical day 105 employees are expected in the building meaning that there will be cycle parking provision for over 50% of employees. The cycle parking is supported by facilities such as showers and lockers which are conveniently located adjacent to where cyclists would enter the building. The majority of the spaces provided would be Sheffield stands with some double stacker and enlarged provision. A breakdown of the cycle parking types is shown in the table below:

Type	Number	Percentage
Sheffield stand	26	48%
Double stacker	24	44%
Enlarged	4	7%
Total	54	100%

Table 3 Cycle parking provision by type of stand

- 18.3 24 short stay spaces are conveniently located within the public realm; some on the Milton Road frontage of the building to serve the café and others adjacent to the modular extension near the main entrance to the building.
- 18.4 The Transport Assessment team highlight that the space shown for the enlarged bays is excessive and could be reduced. They have also

recommended that ground anchors or signage are provided to ensure that these spaces are kept free for the intended users. A condition (Condition 15 - Cycle parking details) is recommended requiring details of the cycle parking area to be provided prior to occupation.

- 18.5 The Transport Assessment Team has suggested that an additional access be provided for cycles to the north west of the site. This is shown as an 'Opportunity for possible future connection to existing cycle path' in the landscape plans. The applicant has explained that it will not be possible to deliver this access as part of this application but there is an aspiration to provide the access as part of the emerging masterplan. This additional access is not required to make the application acceptable. Access to the cycle store is considered acceptable as shown. An informative is recommended to highlight the benefits of providing this additional access in future.
- 18.6 The proposed cycle parking is compliant with policy 81 of the Local Plan.

Car parking

- 18.7 The current site includes 55 car parking spaces. The application proposes to reduce on site car parking to 5 spaces for visitors which includes 1 disabled bay. Should additional parking be required, other parking in the business park can be used as there is currently a surplus of car parking.
- 18.8 The Transport Assessment Team is satisfied with the proposed car parking levels.
- 18.9 The proposed car parking arrangement is compliant with policy 81 of the Local Plan.

19. Other matters

- 19.1 Waste
- 19.2 A waste management plan is recommended, as requested by the Waste Team (condition 16).

20. Planning balance

- 20.1 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)

- 20.2 The application has no outstanding objections from technical consultees, and no harm has been identified by the proposal.
- 20.3 In terms of social benefits, the development will help the Crown Estate reach out to the wider community through the provision of a café and events space. These will help to meet the needs of existing users of the business park which currently doesn't have any amenities.
- 20.4 In terms of economic benefit, the proposal will provide lab space which aims to attract small-medium companies to work alongside each other in a flexible environment. The emerging masterplan would provide grow on space for these businesses.
- 20.5 In terms of environmental benefits, the proposal will deliver 10% BNG on site. The proposal also includes a whole life carbon assessment and the modular extension is designed to be reused when this development ends. Both the existing building and proposed modular extension would achieve BREEAM excellent with full credits for Wat 01.
- 20.6 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.

21. Recommendation

- 21.1 **Approve** subject to:
- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

22. Planning conditions

Condition number	Detail
1	Time
2	Drawings

3	Materials
4	Plant/flue details
5	Hard and soft landscaping
6	Landscape maintenance and management plan
7	Tree protection
8	Unexpected contamination
9	Construction hours
10	Plant noise (operational)
11	Sustainability measures compliance
12	BREEAM Design Stage
13	BREEAM Post Construction Cert
14	SuDS (operational)
15	Cycle parking details
16	Waste
17	Ecology mitigation compliance
18	Ecological enhancement scheme
19	Ecologically sensitive lighting
20	Demolition and construction traffic management plan (compliance)
21	BNG deemed condition

Table 4 conditions summary table

1. Time

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. Drawings

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

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

3. Materials

No development shall take place above ground level, other than demolition, until details of the materials and finishes; to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. Plant/flues

No roof mounted plant/flues/equipment shall be installed until details of the plant/flues/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 only be carried out and maintained thereafter in accordance with the approved details.

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

5. Hard and soft landscape (bespoke)

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:

- 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 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.
- g) details of any monitoring equipment and interpretation signage which will be used as part of the test beds and experimental elements of the landscape
- h) Further details of the test bed approach. This should include what will happen at the end of any experiment, how long the experiments will last for and how the bed can be repurposed should any of the tests fail.

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.

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

6. 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 (Cambridge Local Plan 2018 policies 57, 59 and 70).

7. Tree protection

The installation of tree protection measures and completion of any other works proposed to be carried out within root protection areas (RPAs) shall be carried out in full accordance with the approved Arboricultural Method Statement as set out in document ;PC-AMS-01, dated May 2025, by Plowman Craven, and under the supervisions of a suitably qualified arboriculturist. All tree protection barriers and ground protection will be installed prior to the commencement of any development works, including demolition, and will be retained until all development is complete, and all machinery and materials are removed from site.

Reason: To ensure that trees to be retained will be adequately protected, to preserve the arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Policy 71 of the Cambridge Local Plan 2018.

8. Unexpected contamination

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

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

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

9. Construction hours

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

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

10. Plant noise (operational)

No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been

submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

11. Sustainability

Within 3 months following practical completion a post construction statement confirming that the provisions as set out in the Energy Strategy (5200028-HLE-XX-XX-RP-ST-402026 rev P04), Sustainability Strategy (5200028-HLE-XX-XX-RP-ST-402085 Rev P04) and Whole Life Carbon Assessment (5200028-HLE-XX-XX-RP-ST-602028 Rev P03) have been fully implemented shall be submitted to and approved in writing by the Local Planning Authority.

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

12. BREEAM design stage

Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

13. BREEAM post construction certificate

Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

14. Surface water drainage – operational (bespoke)

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 SuDS Statement prepared by Howard Ward Associates Ltd (ref: P24158-HWA-ZZ-XX-RP-C-5001 Version v03) dated 28 March 2025 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) 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;
- b) 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);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Site Investigation and test results to confirm infiltration rates;
- e) CCTV investigation into the receiving sewer network to determine outfall;
- f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g) 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.

15. Cycle parking details

Notwithstanding the approved plans, prior to the occupation of the development, details of staff cycle parking shall be submitted to and approved in writing by the local planning authority. The details shall include:

- I. The number of cycle parking spaces
- II. The layout of the cycle store
- III. The type of stands
- IV. Means of access to the cycle store

The cycle parking shall be installed in accordance with the approved details prior to the occupation of the development and shall be retained thereafter.

Reason: To ensure adequate cycle parking provision for staff (Cambridge Local Plan 2018 policy 81)

16. Waste

Prior to the occupation of the development, a complete Waste Management Plan shall be submitted to and approved in writing by the local planning authority. The waste management plan shall be fully implemented in accordance with the approved details prior to the occupation of the development and the measures shall be retained thereafter.

Reason: To ensure adequate waste management for the site (policies 56 and 58 of the Cambridge Local Plan 2018)

17. Ecology compliance

Prior to the occupation of the development, the ecological mitigation shall be carried out in full in accordance with the details contained in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Plowman Craven, May 2025). The ecological measures shall thereafter be retained for the lifetime of the development.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan policies 57, 59 and 70).

18. Ecological enhancement scheme

No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

19. Ecologically sensitive lighting

Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

- a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;
- b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;
- c) detail all building design measures to minimise light spillage;
- d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70).

20. Demolition and construction traffic management plan

The measures contained within the demolition and construction traffic management plan (uploaded to the portal on 10/05/2025) shall be fully implemented prior to the commencement of development and development shall thereafter be carried out in accordance with the approved details.

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

21. BNG deemed condition

Development may not be begun unless: (a) a biodiversity gain plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).Anglian Water

Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- [Cambridge Local Plan 2018](#)
- [Draft North East Cambridge Area Action Plan](#)

Appendix 1 Policy Glossary

Cambridge Local Plan

Policy 1: The presumption in favour of sustainable development

Policy 2: Spatial strategy for the location of employment development

The provision of employment development is supported in the Cambridge Local Plan (2018). Policy 2 states that employment development will be focuses on the urban area, Areas of Major Change, Opportunity Areas and the city centre.

Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

Policy 15 of the Cambridge Local Plan (2018) and Policy SS/5 of the South Cambridgeshire Local Plan (2018) sets out the proposed development approach for Cambridge Northern Fringe East and Cambridge North railway station. The policy advises that the amount of development, site capacity, time scales and phasing of development will be established through the preparation of an Area Action Plan (AAP). The policy allocates the area for high-quality mixed-use development, primarily for employment uses such as B1, B2 and B8, as well as a range of supporting commercial, retail, leisure and residential uses (subject to acceptable environmental conditions).

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 28 of the Cambridge Local Plan (Sustainable design and construction, and water use) states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. This should include climate change adaptation, carbon reduction and water management. The policy also requires non-residential buildings to include full credits for Wat 01 of BREEAM. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.

Policy 31: Integrated water management and the water cycle and Policy 32: Flood risk

Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Policy 31(f) of the Local Plan requires that all flat roof is a green or brown roof, providing that it is acceptable in terms of context.

Policy 33: Contaminated land

Policy 33 permits development only where it has been demonstrated that there will be no adverse health impact to future occupiers, surrounding occupiers and the environment from ground contamination and gas migration.

Policy 34: Light pollution control

Policy 34 requires that all development proposal include details of external lighting which demonstrates it will minimise impact on residential amenity, wildlife and landscape character, prevent light spillage and be the minimum level required for public safety/crime prevention.

Policy 35: Protection of human health from noise and vibration

Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Developments must demonstrate that any adverse noise impacts can be appropriately reduced and/or mitigated.

Noise and disturbance during construction must be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

Policy 36: Air quality, odour and dust

Policy 36 requires development to demonstrate that it would not adversely impact on health, amenity of the environment through polluting or malodorous emissions, or dust or smoke emissions. Where a development is a sensitive end-use, that there will not be any significant adverse effects on health, the environment or amenity arising from existing poor air quality, sources of odour or other emissions to air.

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

Applications for development within Cambridge Airport's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of

Policy 40: Development and expansion of business space

Policy 40 encourages new office, and research and development facilities in a number of identified areas in the city. Proposals elsewhere are considered on their merits. In larger employment sites, consideration should be given to shared social spaces and facilities to enhance the vitality of the site.

Policy 55: Responding to context

Policy 55 requires that development responds positively to its context, is well connected and integrated with its surroundings and is of an appropriate mass, scale, form, materials and landscape design.

Policy 56: Creating successful places

Policy 56 requires development to be of a high quality, inclusive and accessible design. The policy states 11 criteria that development should comply with in order to create successful places.

Policy 58: Altering and extending existing buildings

Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties.

Policy 59: Designing landscape and the public realm

Policy 59 requires that external spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases.

Policy 69: Protection of sites of biodiversity and geodiversity importance

Policy 69 requires that development does not lead to an adverse impact or loss of a site of biodiversity or geodiversity importance as identified on the Policies Map.

Policy 70: Protection of priority species and habitats

Policy 70 outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat and states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in no net loss.

Policy 71: Trees

Policy 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature.

Policy 81: Mitigating the transport impact of development

Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

Policy 82: Parking management

Policy 82 of the Cambridge Local Plan (2018) requires development to comply with the car and cycle parking standards set out within appendix L.

In relation to cycle parking, the standards state for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

In terms of car parking, appendix L states maximum car parking standards. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

NPPF (2024)

Paragraph 11 the presumption in favour of sustainable development

Paragraph 11 of the NPPF (2024) states that decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay subject to assessing whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, when assessed against the policies in the NPPF (2024) taken as a whole.

Paragraph 116 Highway safety

Para. 116 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.

Paragraphs 131, 135 and 137 well-designed, sustainable places

Paragraphs 131, 135 and 137 of the NPPF (2024) advise that developments should aim to achieve well-designed, sustainable places that function well, are visually attractive, create a strong sense of place and optimise the potential of the site.

Paragraph 136 Trees

Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

Paragraph 161 climate change

Paragraph 161 of the NPPF (2024) advises that the planning system should support to transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.

Paragraphs 170-181 flood risk

Paras. 170 – 181 of the NPPF relate to flood risk. These advise that Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The sequential test should be used in areas known to be at risk now or in the future.

Paragraph 198 Noise

Paragraph 198 of the NPPF advises that planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life resulting from new development, as well as limiting the impact of light pollution on local amenity.

Paragraph 199 Air Quality

Paragraph 199 of the NPPF advises that opportunities to improve air quality should be identified, such as through traffic and travel management.

Other

The Greater Cambridge Sustainable Design and Construction SPD (2020)

The 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 as required by Policy 28 of the Cambridge Local Plan.

The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future

The Greater Cambridge Biodiversity SPD (2022)

The Councils' Biodiversity SPD (2022) is in line with the Environment Act 2021 and requires that development proposals 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.