



Joint Development Management Committee

Date: Wednesday, 19 August 2026

Time: 10.00 am

Venue: Council Chamber - South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, CB23 6EA

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

Agenda

- 1 Apologies
- 2 Declarations of interest
- 3 Minutes (PAGES 5 - 12)

Applications

- 4 26/01691/REM Land North of Cambridge North Station (PAGES 13 - 66)
- 5 25/04604/FUL 1 Kings Meadow, Cambridge (PAGES 67 - 86)

Officer Update

- 6 Progress on S106 agreement for former NIAB site
Application reference 23/04643/OUT

Verbal update from Vanessa Blane, Legal Advisor

Pre-application Developer Briefings

- 7 210-240 Cambridge Science Park
Proposed changes to approved application 24/04575/FUL to create two buildings (A1 and A2) in place of the to-be consented Building A to accommodate the first occupier for the scheme and to remove the

car park double basement and a full application to construct a new multi-storey car park in place of the car deck at plot CSP 280.

Applicant: MA CSP 2 Limited

Joint Development Management Committee Members:

Cambridge City Council: Cllrs Porrer (Chair), Fisher, Flaubert, Griffin, Illingworth and Smart, Alternates: Bennett, Blackburn-Horgan, Clough, Grimwood and Nestor

South Cambridgeshire District Council: Cllrs Bradnam (Vice-Chair), Bostanci, Cahn, Sandford, Sebastian and R.Williams, Alternates: Rixon, Stobart and H.Williams

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[Planning Committee guidance](#)

JOINT DEVELOPMENT MANAGEMENT COMMITTEE

15 July 2026
10.00 am - 3.45 pm

Present: Councillors Porrer (Chair), Bradnam (Vice-Chair), Fisher, Flaubert, Griffin, Illingworth, Smart, Bostanci, Cahn, Sandford, Sebastian and R.Williams

Councillors Williams, Flaubert and Griffin left the meeting after the vote on item 26/30/JDMC and did not return.

Councillor Smart left the meeting after item 26/32/JDMC and did not return.

Councillor Fisher left the meeting during item 26/33/JDMC and did not return.

Also present virtually: Councillor Bennett.

Officers Present:

Delivery Manager (Strategic Sites and NSIP/Major Infrastructure Projects):
Philippa Kelly

Principal Planner (Strategic Sites): James Truett

Principal Planner (Strategic Sites): John Shuttlewood

Principal Planner (Strategic Sites): Janine Richardson

Principal Planner (Strategic Sites): Rebecca Ward

Legal Adviser: Vanessa Blane

Committee Manager: Sarah Michael

Meeting Producer: James Goddard

Developer Representatives:

(LNT Care Developments), Alistair Wood

(LNT Care Developments), Tom Smith

(Allies and Morrison), Alex Baker

(Allies and Morrison), Oliver Unwin

(Twenty5), Lyndon Gill

(Wrenbridge), Harry Gibson

(Iceni Projects), Josh George

FOR THE INFORMATION OF THE COUNCIL

26/26/JDMC Apologies

No apologies were received.

26/27/JDMC Declarations of interest

Name	Item	Interest
Councillor Smart	26/29/JDMC	Formerly employed as bank staff at Addenbrookes Hospital. Discretion unfettered.
Councillor Bradnam	26/30/JDMC	Former employee of NIAB and currently receiving a NIAB pension. Discretion unfettered.
Councillor Cahn	26/33/JDMC	Darwin Green was in Histon and Impington ward. He had made public comments on the development. May ask questions at this pre-application briefing but would not sit on committee when the application was heard.

26/28/JDMC Minutes

Councillor Bradnam requested an amendment to the minute of her declaration of interest for item 26/22/JDMC to read:

The site adjoined Milton Parish and Councillor Bradnam was a member of Milton Parish Council. In addition, she had received briefings on the site in her

capacity as ward councillor for Milton and Waterbeach but had not expressed a view. Discretion unfettered.

The minutes of the meeting held on 17 June 2026 were then approved as a correct record and signed by the Chair.

26/29/JDMC 26/01066/REM Land South of Dame Mary Archer Way, Cambridge Biomedical Campus

The Committee received a Reserved Matters Application pursuant to 16/0176/OUT for all matters (access, appearance, landscaping, layout and scale) relating to the development of a mixed-use laboratory and office building (4000 Discovery Drive) including associated plant, access, car parking, cycle parking, landscaping, public open space, and other works, and the discharge of Conditions 8 (Transport spurs), 10 (Energy Demand), 14 (EV Charging), 31 (On Plot Cycle and Pedestrian Facilities), 33 (Car Parking Spaces), 36 (Disabled Car Parking Spaces), 37 (Cycle Parking Spaces), 39 (Ecological Conservation Management Plan), 41 (Drainage), 43 (Sustainability), 48 (Waste), and 49 (Landscape) of Planning Permission 16/0176/OUT.

Derek Lloyd (Applicant) addressed the committee speaking in support of the application.

Councillor Fisher proposed, and Councillor Flaubert seconded, an amendment to the Officer's recommendation to include reference to Policy 28 of the Local Plan within Condition 2 (Design Details and Materials).

This amendment was **carried unanimously**.

The Committee

Unanimously resolved to:

- i. grant the application for planning permission in accordance with the Officer recommendation, subject to the conditions and informatives as set out in Section 24 of the Officer's report, with delegated authority to officers to carry through minor amendments to those conditions and informatives, including:
 - a. an amendment to Condition 2 to include reference to policy 28 of the Local Plan.

- ii. part discharge the following conditions on the outline planning consent reference 16/0176/OUT in relation to these reserved matters only:

- Condition 8 (Transport spurs)
- Condition 10 (Energy Demand)
- Condition 14 (EV Charging)
- Condition 31 (On Plot Cycle and Pedestrian Facilities)
- Condition 33 (Car Parking Spaces)
- Condition 36 (Disabled Car Parking Spaces)
- Condition 37 (Cycle Parking Spaces)
- Condition 39 (Ecological Conservation Management Plan)
- Condition 41 (Surface Water Drainage)
- Condition 43 (Sustainability)
- Condition 48 (Waste)
- Condition 49 (Landscape)

26/30/JDMC 23/04643/OUT Former NIAB Site, Huntingdon Road

The Principal Planner updated his report by referring to the updated recommendation to delegate authority to the Director of Planning to refuse planning permission for the development of outline planning application 23/04643/OUT for the reasons outlined on the amendment sheet if, in the Director of Planning's view, the applicants had failed to complete or failed to make satisfactory progress towards the completion of the Section 106 agreement by the 31 October 2026.

The Legal Advisor agreed to bring an update on progress towards the completion of the Section 106 agreement to the JDMC meeting on 19 August.

Councillor Fisher proposed, and Councillor Smart seconded, reverting to the original recommendation as detailed in the Officer's report. The proposal was **rejected by 9 votes to 2 with 1 abstention.**

The Committee

Unanimously resolved to delegate authority to the Director of Planning to refuse planning permission for the development of outline planning application 23/04643/OUT for the below stated reason if, in the Director of Planning's view, the applicants had failed to complete or failed to make satisfactory

progress towards the completion of the S106 agreement by the 31 October 2026.

The proposed development failed to make adequate provision for the necessary mitigation and infrastructure contributions required to make the development acceptable in planning terms. In the absence of a completed S106 Planning Agreement, the Council as the local planning authority was unable to secure financial contributions towards public transport improvements and the provision of waiting restrictions/controlled parking zones. Without the impacts of the development being mitigated, the proposal was contrary to the requirements of the National Planning Policy Framework (2025) which seeks to ensure that developments provide for necessary infrastructure and mitigation. The proposal would also be contrary to Policies 81 and 85 of the Cambridge Local Plan 2018 which state that planning permission for new developments would only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

26/31/JDMC Springstead Village, Cherry Hinton, Cambridge

Pre-application Developer Presentation

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

1. How would the cooling system work, would condensation form on underfloor pipes?
2. Passive ventilation usually involved chimneys to achieve sufficient throughput – would there be any chimneys? How would passive ventilation be managed in all the rooms?
3. Had ground checks been carried out to ensure suitability for the boreholes for the ground source heat pumps?
4. Was the design of the care home a standard one that had been used in other locations?
5. What proportion of rooms would be allocated to dementia care?
6. How would noise from borehole drilling be mitigated?
7. Would there be sufficient parking for the number of staff required to run the care home?

8. Had the developers considered on-site accommodation for members of staff?
9. The design appeared functional and similar to an office building.
10. Had the developers considered whether the single-aspect, south-facing bedrooms would overheat?
11. Could the car park be situated to the north, with landscaping to the south?
12. Consideration would need to be given to the care and watering of mature trees once planted.
13. Would the bedrooms meet space standards of 12 square metres, and 15 for wheelchair users? Would there be any double bedrooms?
14. Climate modelling showed some rooms could be over 26 degrees on some nights during the year, would that temperature be manageable within the current plans?
15. Would there be louvres or sunken windows as part of the single aspect building to help with cooling?
16. Had mechanical heat ventilation been considered for cooling, especially given the heat and humidity in Cambridge?
17. Could the developer consider working with local schools, perhaps on public art, for an intergenerational link?
18. How many disabled and non-disabled car parking spaces would there be?

26/32/JDMC William James House, Cowley Road, Cambridge

Pre-application Developer Presentation

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

1. Had the developers considered the circular economy and whether the materials or structure of the existing building could be reused?
2. Could cargo bike storage be considered in the plans?
3. Had the developers considered how each of the units would be used?
4. Were the developers working within a trip budget and would that influence the nature of the buildings?
5. Photovoltaic (PV) panels were welcomed. Had access to maintain the PV panels in the longer term been considered?
6. How had the developers decided upon the plans for the roofscape?

7. Had the colour scheme been chosen for any particular reason?
8. How would heating and cooling be managed? Would that be the responsibility of individual tenants?
9. The plan showed skylights, could these easily be covered and uncovered?
10. How would the route for delivery lorries intersect with pedestrian and cycle access? Would there be priority for pedestrians and designated crossing points?
11. Would there be disabled access to the mezzanine floor?
12. The site was in an odour impact zone, could anything be done to mitigate conditions for workers?
13. Could developers explain the rationale for the sawtooth roof over a larger south-facing roof?
14. Clarification was sought over the height of the building and height comparisons with other local buildings.
15. Clarification was sought over how the interior and exterior of the roof area would work together.
16. What forms of employment were anticipated on the site? Was retail envisaged or would the warehouses be for distribution only?
17. How many parking spaces would be for staff and how many for visitors?
18. BREEAM outstanding plans would be welcomed.

26/33/JDMC Darwin Green 2/3

Pre-application Developer Presentation

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

1. The country park would serve the whole north of Cambridge and could deliver the opportunity to provide a well-connected centre for the whole area, potentially including a farm.
2. It would be important for the developers to work with local communities, societies and groups.
3. Could the developers consider retaining the eastern access point?
4. Who would manage the park and how would it be maintained? What sort of machinery would be required for maintenance and would the management/maintenance team need a base onsite?

5. Would there be a visitor centre?
6. How had climate change been considered in the designs for the park?
7. The connectivity for pedestrians and cyclists was welcomed.
8. The banks of the ponds appeared to be steep, would this cause any risks? Could they be mitigated and could the ponds be used for swimming?
9. Were the ponds designed to be seasonal, or should they be flooded throughout the year?
10. The new connections to Girton were welcomed, however developers should bear in mind that there may be times when gates needed to be closed, for example in high winds.
11. The risks and limitations of dual-use attenuation ponds should be taken into account.
12. Had the developers considered how to protect the paths that were solely for pedestrians to avoid use by bikes or motorbikes?
13. Had the landowner been consulted about using the overbridge as a connection route to the north?
14. The plans for the outer edges of the park described them as self-maintaining; what action would be taken to avoid unmanageable bramble growth?
15. How was the phasing planned for the park in comparison to the residential areas?
16. Would there be scope to use the existing balancing pond, for example by installing a hide?
17. What proposals would be put in place for the existing rented houses on site?
18. Had parking been considered as some visitors would arrive by car.

The meeting ended at 3.45 pm

CHAIR



26/01691/REM – Land North Of Cambridge, North Station, Milton Avenue, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Milton

Proposal: Reserved Matters Application for the approval of appearance, layout and scale for 425 residential units and flexible Class E and F floorspace including associated infrastructure, works and landscaping, pursuant to details required by Conditions 36, 39 (parts (a) and (b) only), 40, 41, 42, 43, 44, 45 and 46 of hybrid planning permission LPA ref: 22/02771/OUT.

Applicant: Blocwork Projects LLP, Grainger plc, Platform4 Rail Regeneration Limited and Network Rail Infrastructure Limited

Presenting officer: Cuma Ahmet

Reason presented to committee: The provision of residential units where the number to be provided is one hundred or more.

Member site visit date: N/A

Key issues:

1. Design
2. Affordable Housing
3. Sustainable Design and Construction
4. Transport and Access

Recommendation:

- (i) **Approve** this reserved matters application subject to the conditions and informatives as detailed in Section 22 this Report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) in consultation with Chair and Vice Chair of Committee prior to the issuing of the planning permission.
- (ii) **Part discharge outline planning conditions on the hybrid planning consent reference 22/02771/OUT in relation to this reserved matters only:**
- Condition 40: Internal Noise Levels
 - Condition 41: Housing Mix
 - Condition 42: Residential Space Standards
 - Condition 43: M4(2) Units
 - Condition 44: Lift Access
 - Condition 45: Sustainability and Energy
 - Condition 46: Water Conservation

Report contents

Document section	Document heading
1	Executive Summary
2	Application Site and Context
3	The Proposal
4	Relevant Site History
5	Policy
6	Consultations
7	Parish Council/Local Groups
8	Member Representations
9	Cambridgeshire Quality Panel
10	Pre-Application Developer's Presentation
11	Planning Performance Agreement
12	Assessment
13	Principle of Development
14	Residential Design Quality
15	Landscape Design
16	Sustainable Design and Construction
17	Drainage
18	Transport and Access
19	Miscellaneous Matters
20	Conclusion
21	Recommendation
22	Planning Conditions & Informatives

Table 1: Contents of report

1. Executive Summary

- 1.1 The application seeks approval of the reserved matters for the residential quarter of the approved Cambridge North Masterplan (CNM), pursuant to hybrid planning permission (LPA Ref. 22/02271/OUT). The principle of residential development has therefore already been established, with this application concerned solely with the reserved matters of layout, scale and appearance.
- 1.2 The proposed residential scheme has evolved through an extensive pre-application process spanning approximately nine months, involving officers of the Greater Cambridge Shared Planning Service (GCSP), its specialist technical advisers, and the applicant team comprising the joint partnership of Blocwork LLP and Grainger PLC and associate advisors.
- 1.3 The detailed design fully accords with the parameters and approved outline framework established by the hybrid planning permission, including the approved building heights, scale and layout.
- 1.4 The proposed development adopts a bespoke design approach tailored to the operational requirements of a professionally managed Build-to-Rent (BtR) community, while delivering a high-quality residential environment. It provides a broad mix of market and affordable homes that will be managed on a tenure-blind basis. The affordable housing proposals are fully compliant with the requirements of the hybrid planning permission and the associated Section 106 Agreement.
- 1.5 Sustainability has been embedded throughout the design, with measures to reduce embodied carbon and enhance the long-term environmental performance of the development. The proposals also are committed to reducing surface water flood risks, wastewater management and to mitigating the effects of air and noise pollution.
- 1.6 Officers recommend that the JDMC Planning Committee **APPROVE** the application subject to conditions and informatives set out in Section 22 below with any minor amendments delegated to officers.

2. Application Site and Context

- 2.1 The application site ("Site") relates to the residential development phase of the Cambridge North Masterplan (CNM) scheme which was approved on appeal in April 2024 under hybrid planning application (LPA) reference 22/02271/OUT. The Site once formed part of the former Chesterton Railway Sidings and lies close to Cambridge North Station, on the north-eastern edge of Cambridge, approximately 3.5km from the city centre.

- 2.2 The Site measures a total area of approximately 2.83 hectares and is located within the administrative boundary of South Cambridgeshire District Council.
- 2.3 The Site is generally flat throughout and currently consists of low-level scrub with mixed tree and hedges along its northern boundary. An existing vehicle access is located to its northeast boundary onto Cowley Road.
- 2.4 The Site is bounded by Cambridge Business Park to the north, Cowley Road to its east, Milton Avenue to the south, and the Guided Busway (Chesterton Way) to the west. Further south and southeast (of the Site) lies One Cambridge Square, Novotel and Cambridge North Station.
- 2.5 The Site lies entirely within 'Flood Zone 1' – which is a low-risk area for flooding from rivers and sea. There are also no (above or below) heritage assets, nor any statutory environmental designations or tree protection orders within or near to the Site.
- 2.6 The Site also falls within the Cambridge North Fringe East (CNFE) and Cambridge North Railway Station strategic area of growth, as identified under Policy SS/4 of the South Cambridgeshire District Local Plan (2018). A summary of Policy SS/4 is provided at Appendix 1 to this Report.

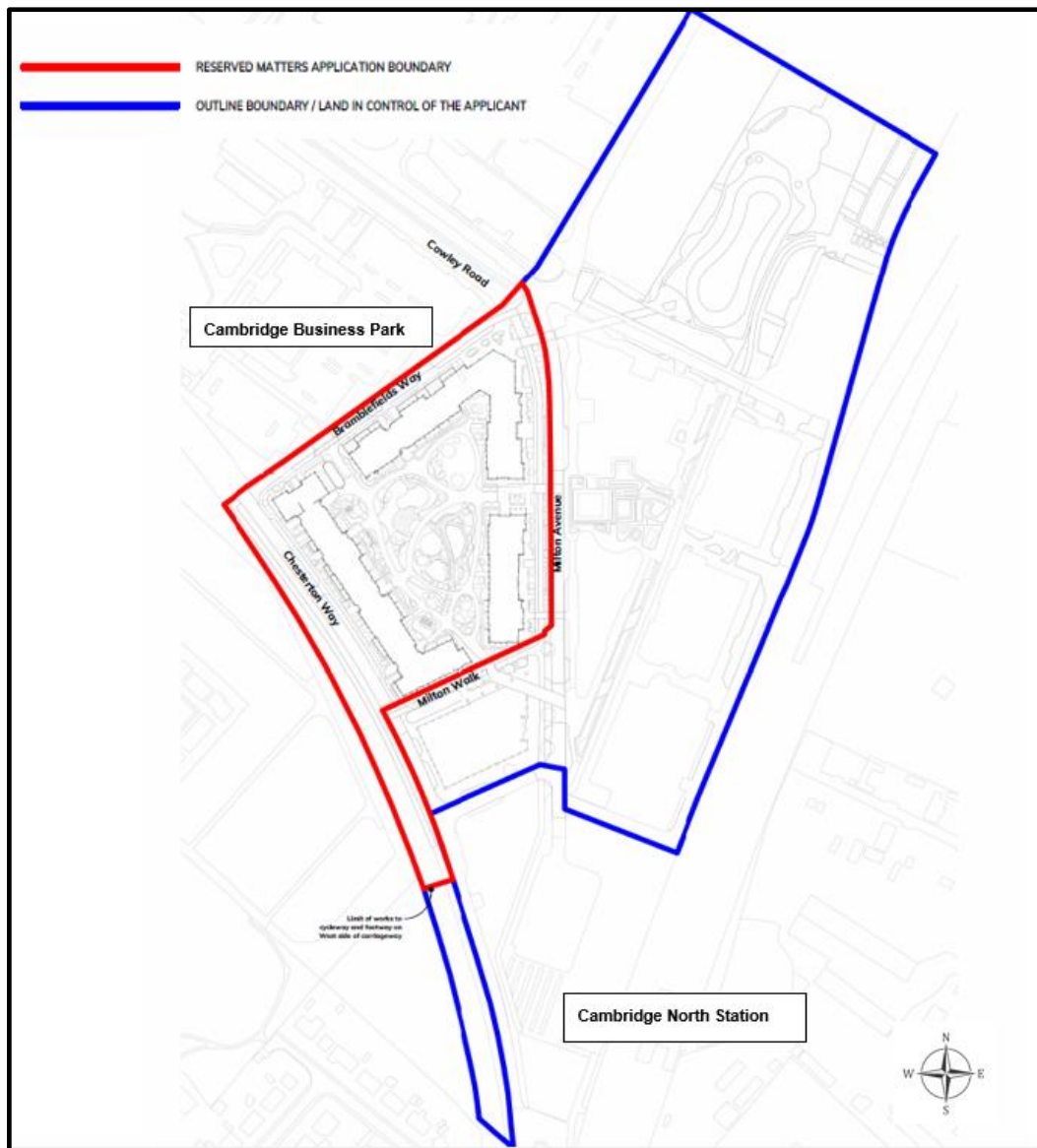


Figure 1: Application Site and wider CNM scheme boundary (adapted) (Source – Franklin Ellis Architects, 2026).

- 2.7 Cambridge North Masterplan Scheme (LPA Ref. 22/02771/OUT)
The Site is comprised within the CNM scheme which was approved on appeal in April 2024 by the Secretary of State (SoS) – link to decision here: [Cambridge North \(Brookgate\) Appeal Decision](#).
- 2.8 The appeal allowed 'hybrid planning permission' to create an employment-led new city quarter containing uses including offices, research and development, and residential uses with associated car and cycle parking and public open space(s).
- 2.9 The hybrid planning permission comprises development proposals which are approved either in 'outline' or 'full detailed' design – See Figure 2 below.

- 2.10 The outline component of the hybrid application reserved all matters except for means of access and landscaping. It relates to the following specific phases of the approved CNM scheme:
- **Residential Quarter (the subject of this REM application)** - containing 3no. new residential blocks for up to 425 residential units; and
 - **Two Milton Avenue and One Chesterton Square** – for flexible office and research and development uses with associated basement car and cycle parking.
- 2.11 The outline planning permission is supported by a suite of Parameter Plans which establish the overarching framework and key design principles for subsequent development phases. Section 14 of this report describes each of the approved Parameter Plans and how the proposals would comply with them.
- 2.12 The full detailed component of the hybrid application relates to the following phases and/or features of the approved CNM scheme:
- **Means of access and (all) landscaping** including **The Wild Park and open space associated with this REM application**;
 - **One Milton Avenue and 1-3 Station Row** – commercial buildings for flexible office and research and development uses with associated basement car and cycle parking; and
 - **Mobility Hub** – (Multi-storey car park)
- 2.13 In combination, the outline and detailed schemes of the approved CNM scheme would provide as follows:
- 425no. residential units distributed across three buildings.
 - 5 no. commercial buildings (inclusive of retail and leisure uses at ground level) totalling c.53,700m² (NIA).
 - 598no. commercial car parking spaces located within individual basements (see Figure 3 later in report).
 - The Wild Park, a community recreation area comprising Open Mosaic habitat, pond and areas of natural play.
- 2.14 Section 106 obligations were also agreed in tandem with the hybrid planning permission. They cover the provision and future management of affordable housing and build-to-rent; financial contributions towards provision of education, local health facilities, sport and recreation, household waste and libraries; commitments towards providing public art, management of open spaces and enhancement of biodiversity; financial contributions towards local and strategic transport enhancements; ongoing vehicle trip monitoring; and residential and commercial travel plan monitoring.
- 2.15 **Figure 2** illustrates both outline and detailed development phases of the CNM scheme.

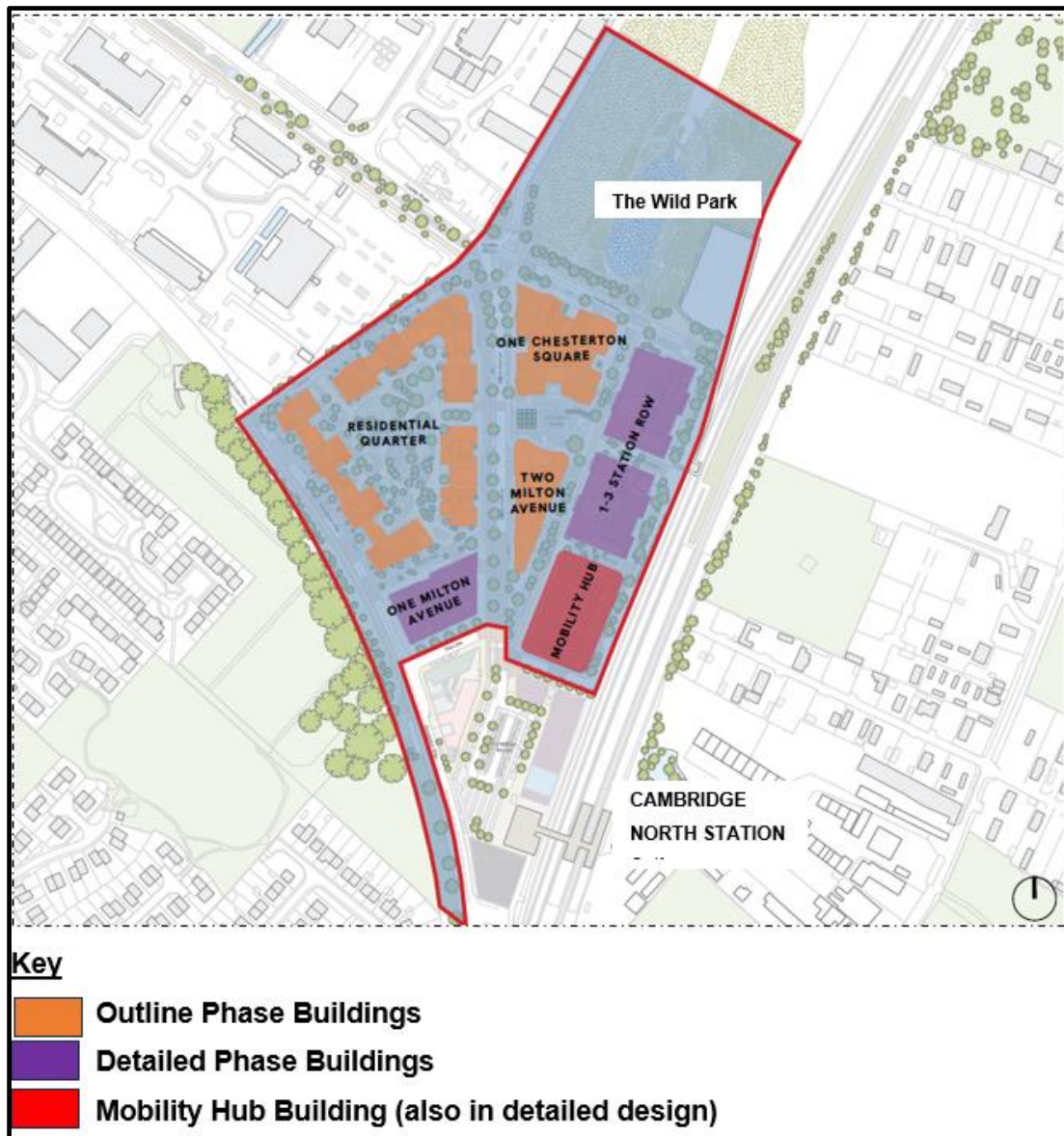


Figure 2: Outline and Detailed elements of the approved CNM scheme (Source - CNM Design and Access Statement, June 2022).

3. The Proposal

- 3.1 The planning application is seeking approval for 'reserved matters' in relation to the 'layout and scale' and 'appearance' of the residential quarter phase in accordance with Condition 36 of outline planning permission ref. 22/02771/OUT. Matters relating to the means of access and landscaping (hard and soft) are already agreed under the hybrid planning permission and therefore are not revisited as part of this RMA and which remain substantially as approved.
- 3.2 In addition to the above matters, the application also provides (related) technical design information to be discharged in parallel as follows: Condition 40 (Internal Noise Levels); Condition 41 (Housing Mix);

Condition 42 (Residential Space Standards); Condition 43 (M4(2) Units); Condition 44 (Lift Access); Condition 45 (Sustainability and Energy); and Condition 46 (Water Conservation).

3.3 A concurrent application has been made in respect to the 'Affordable Housing Delivery Plan' (AHDP) – refer to LPA ref. POB/26/0014 which seeks approval of affordable housing provision in accordance with the requirements of the associated Section 106 to the hybrid planning permission. The details of the AHDP are considered in this reserved matters application – see Section 14 of this Report.

3.4 In summary, the RMA proposes the following;

- 3no. blocks that will comprise a total of 425 (build to rent) residential units (Use Class C3) of which 46 units are proposed for Affordable Rent and 72 units for Affordable Private Rent; equating to a total of 118 affordable units;
- A mix of residential unit sizes ranging from one, two and three bedrooms;
- 22 car parking spaces of which 6 spaces are assigned for accessible users only;
- 7 service vehicle bays located conveniently around the development;
- 711 cycle parking spaces for residents use only in convenient and secure locations across the development;
- 140 visitor and commercial cycle spaces within the public realm spaces.
- 969 sqm (GIA) for flexible Class E (commercial, business and service uses) and Class F (learning and non-residential and local community uses) floorspace at ground level which are built to shell and core only; and
- Separate estate office and ancillary storage room measuring c. 275 sqm (GIA) with 3 assigned car parking spaces.

3.5 The supporting information which accompanies the application states that the development will be constructed and managed by a single landlord, and will accommodate a range of onsite residents facilities, including:

- Reception / Concierge
- Waiting Area / Lounge / Tea Point
- Meeting Room / Private Dining
- Co-working Space / Zoom Booths
- TV Area
- Games Area
- Gym / Yoga & Wellness Studio

3.6 The RMA is accompanied by the following supporting information:

- Technical plans including elevations, floorplans and sections
- Design and Access Statement
- Planning Statement
- Indicative DCEMP
- Drainage Strategy
- Energy and Sustainability Report
- Noise Assessment
- Arboricultural Impact Assessment and Method Statement

3.7 The proposals will remain subject to the relevant mitigations prescribed under the Environmental Impact Assessment as agreed under the hybrid planning permission.

4. Relevant Site History

4.1 The planning history relevant to this application is set out in chronological order, starting with the most recent planning application.

Reference	Description	Outcome
POB/26/0014	Section 106 Agreement dated 13th July 2023 - Discharge of Affordable Housing Delivery Plan as specified under Paragraph 2 of Schedule 1.	Determination to be made concurrently with reserved matters proposals for residential quarter under LPA Ref. 26/01691/REM
POB/26/0015	Section 106 Agreement dated 13th July 2023 - Discharge of Meanwhile Use Strategy as specified under Schedule 3, Part 3, para 1.1	Pending determination
22/02771/COND3	Partial discharge of condition 3 (Construction Ecological Management Plan) of outline planning permission 22/02771/OUT pursuant to Residential Quarter and Wild Park Phase(s).	Approved (3/07/2026)
22/02771/COND4	Partial discharge of condition 4 (Ecological Design Strategy (EDS)) of outline planning permission 22/02771/OUT pursuant to Residential Quarter and Wild Park Phase(s).	Approved 20/07/2026
22/02771/COND12	Partial discharge of condition 12 (hard and soft landscape - Residential Quarter and Wild Park only) of outline planning permission 22/02771/OUT.	Approved 13/07/2026

22/02771/OUT	A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)),together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures. (Link to SoS Appeal Decision Letter: Recovered appeal land to the north of Cambridge North Station.pdf (see also sub-section 4.2 below)	Allowed on appeal 23/04/2024
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Table 2: Relevant site history

5. Policy

(see **Appendix 1** for summaries of relevant Local Plan and NPPF policies)

5.1 National Policy

- National Planning Policy Framework 2024
- National Planning Practice Guidance
- Circular 11/95 (Conditions, Annex A)
- Environment Act 2021
- Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

Policy S/1: Vision

Policy S/2: Objectives of the Local Plan

Policy S/3: Presumption in Favour of Sustainable Development

Policy S/6: The Development Strategy to 2031
 Policy SS/4: Cambridge Northern Fringe East and Cambridge North Railway Station
 Policy CC/1: Mitigation and Adaptation to Climate Change
 Policy CC/3: Renewable and Low Carbon Energy in New Developments
 Policy CC/4: Water Efficiency
 Policy CC/6: Construction Methods
 Policy CC/7: Water Quality
 Policy CC/8: Sustainable Drainage Systems
 Policy CC/9: Managing Flood Risk
 Policy HQ/1: Design Principles
 Policy H/9: Housing Mix
 Policy H/12: Residential Space Standards
 Policy NH/6: Green Infrastructure
 Policy SC/10: Noise Pollution
 Policy TI/2: Planning for Sustainable Travel
 Policy TI/3: Parking Provision

5.3 Supplementary Planning Documents (SPD)

- Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024)
- Greater Cambridge Sustainable Design and Construction SPD - Adopted January 2020
- South Cambridgeshire District Design Guide SPD (2010)

5.4 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Stage Consultation - December 2025 to January 2026)

- 5.4.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.4.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) which is running between 3 August and 25 September 2026.
- 5.4.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.

- 5.4.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.4.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

6. Consultations

Publicity

- 6.1 **Neighbour Letters** – Yes. A total of 203 neighbouring properties were originally notified by letter on 12/05/2026.
- 6.2 **Site Notice** – Yes. Four site notices were posted close to the application site boundaries on the 14/05/2026.
- 6.3 **Press Notice** – Yes and for the reason that the application proposal is major development.
- 6.4 At the time of writing no third-party comments have been received.

Consultee Comments

Anglian Water – No objection

- 6.5 Foul water disposal – Anglian Water are satisfied that the impacts on the public foul sewage network are acceptable. Requests that they are consulted on future information provided under Condition 22 (Foul Water Scheme) of the hybrid planning permission when submitted.
- 6.6 Surface water disposal - The proposed development does not seek to make a connection into the public foul sewage network for surface water disposal. AW recommends further advice should be obtained from the LLFA or Internal Drainage Board (whichever is relevant), including the Environment Agency should the proposed drainage system directly or indirectly feed into a watercourse.

Cambridge County Council Highways – No objection

- 6.7 Advises that no significant adverse effects are likely to occur to the public highway should approval be given. The Highway Authority also confirms that it is not seeking to adopt the highways as shown as they do not meet its minimum requirements for adoption. It recommends a planning condition is applied to secure details of the future management and maintenance arrangements for its local roads/streets before development commences.

Cambridge County Council Lead Local Flood Authority – No objection

- 6.8 The LLFA has confirmed it supports the reserved matters application. It has requested an informative to be included in respect of protecting surface and groundwater bodies from pollution.

Design Out Crime Officer (Cambridgeshire Constabulary) – No objection

- 6.9 The Design Out Crime Officer does not object in principle but emphasises that crime prevention and security need to be embedded into the design from the earliest stage. It has requested to be consulted on details of the future lighting design and that a condition be included to ensure a Secure by Design application is made.

East West Railway Company Ltd – No objection

- 6.10 The application is not for planning permission and does not fall within the safeguarded area of EWR.

Environment Agency – No objection

- 6.11 The EA has welcomed details of the water conservation strategy (pursuant to Condition 46) and its overarching aim to achieve water usage of 89 litres/person/day. It requests that the LPA satisfies itself that the relevant design to achieve this rate is possible and also encourages the Applicant to explore the potential to reduce water usage to 85 litres/person/day. Further clarifications in terms of water demand and conservation measures for proposed future non-residential uses is also requested.

Greater Cambridge Arboriculture – No objection

- 6.12 The Arboricultural Officer notes that the trees identified for removal are of low value and will be replaced as part of the planned landscaping scheme. They confirm that the recommendations within the Arboricultural Impact Assessment will be implemented as part of the scheme delivery.

Greater Cambridge Landscape Officer – No objection

- 6.13 The Landscape Officer acknowledges that the landscape details shown are largely unchanged from those which were originally approved in full detail at the hybrid planning permission stage including those details provided concurrently under Condition 12 which were discharged in early July 2026 – see Section 4 (Relevant Site History). Overall, the officer confirms their support for the minor amendments made and the reserved matters application.

Greater Cambridge Shared Waste Services – No objection

- 6.14 The Shared Waste Services confirm the waste storage capacity of the proposed development is satisfactory although recommend further details of the operational arrangements for waste collection (via an Operational Waste Management Protocol) is provided before first occupation.

Greater Cambridge Sustainability Officer – No objection

- 6.15 The approach to sustainable design and construction is welcomed.
- 6.16 Supports the proposals subject to a planning condition which secures the implementation of the submitted sustainability and energy strategy prior to first occupation of dwellings; including clarification on the proportion of single aspect vs dual aspect dwellings.

Greater Cambridge Urban Design Officer – No objection

- 6.17 The Urban Design Officer acknowledges that the proposals have evolved through pre-application discussions with extensive consideration given to key design matters including residential amenity, building design and communal spaces. Accordingly, they are satisfied that the resulting scheme has responded positively to officer feedback and can be supported.

South Cambridge District Council Environmental Health – No objections

- 6.18 Construction Noise and Vibration Impacts - Officers are acknowledge that a DCEMP will be provided separately to the RMA in accordance with Condition 2 of the hybrid planning consent. They are also satisfied that the Outline DCEMP provided contains principles which can be carried forward into the final DCEMP.
- 6.19 Residential Noise – Officers advise that the associated noise assessment is technically robust and consistent with UK best practice advice/standards and has sufficiently evidenced that acceptable internal noise conditions can be achieved. It therefore confirms that the requirements of associated Condition 40 are met. A standard informative for air source heat pumps is recommended to be included on approval of this RMA.
- 6.20 Miscellaneous Environmental Issues – including air quality, contamination, artificial lighting and plant noise will be addressed separately under the terms of the hybrid planning permission. Please refer to the schedule at Appendix 2 of this report which sets out when the Applicant anticipates this information will come forward.

South Cambridgeshire Housing Strategy Team – No objection

- 6.21 Housing strategy supports the proposed total amount and mix of affordable housing. It acknowledges that further information in relation to the future management and monitoring of the Build to Rent units will need to be submitted under the terms of the Section 106.

7. Parish Council/Local Groups

- 7.1 Milton Parish Council has objected to the proposals on following grounds:
- Lack of onsite parking would cause parking displacement issues for the local area including Milton. If permitted, funds should be provided to Milton to offset parking impacts to be implemented in the village (both during and after construction).
 - Overbearing scale and massing.
 - Lack of secured play areas.
 - Lack of laundry facilities provided for residents.

8. Members Representations

- 8.1 None received.

9. Cambridgeshire Quality Panel

- 9.1 The CQP panel were engaged to comment on the Applicant's evolving design in November 2025. Their full report can be found at **Appendix 2** of this report.
- 9.2 CQP provided advice on a range of issues including the detailed design of the courtyard spaces, the need for clearer strategies around amenity provision, circulation and community cohesion. It acknowledged the ambitions and management expertise of Grainger PLC.
- 9.3 The advice provided by CQP was generally positive and proactive whilst emphasising that the overall success would depend on: a) how resident's use and live in the spaces between buildings; and b) the importance of robust management for both public and private spaces.

10. Pre-Application Developer's Presentation

- 10.1 As part of its wider engagement approach, the Applicant briefed members of the Joint Development Management Committee on 25 February 2026.

- 10.2 Committee members asked the Applicant questions relating to a range of matters including the proportion of affordable housing to be secured; the character and composition of the residential form; its compatibility with the Cambridge context including materials palette.

11. Planning Performance Agreement

- 11.1 The proposal has been subject to detailed pre-application advice as part of a positive Planning Performance Agreement (PPA). The scheme has evolved through a collaborative approach with targeted input provided by officers from the Strategic Sites Planning Team in relation to planning principles and process; the Built and Natural Environment Team in relation to ecology, landscape and sustainable design; South Cambridgeshire District Council's Housing Strategy in relation to affordable housing; and Environmental Health in relation to air quality and noise.

12. Assessment

- 12.1 From the consultation responses received and from an officer inspection of the site and the surroundings, the key planning issues are:

- Principle of Development
- Residential Design Quality
- Landscape Design
- Affordable Housing
- Sustainable Design and Construction
- Drainage
- Transport and Access

13. Principle of Development

Compliance with hybrid planning permission (22/02771/OUT)

- 13.1 The principle of development for residential use is established under the outline scheme of the hybrid planning permission ref. 22/02771/OUT.
- 13.2 Part (a) and (b) of Condition 39 (Quantum of Development) of the outline scheme supports the principle of the proposals by establishing the maximum limits for residential development and the type and amount of ground floor non-residential uses. The full wording of condition 39 is set out below.

Condition 39 - Quantum of Development (compliance)

39. The development pursuant to the outline element of this permission of the uses listed below shall not exceed the following development levels:

a) three residential blocks providing up to 425 residential (Use Class C3) units.

b) up to 1,366sqm of flexible Class E and Class F floorspace (excluding Class E (g) (iii)) at ground floor level of the residential blocks.

c) two commercial buildings providing up to 22,538 sqm of Classes E(g) i(offices) and ii (research and development) floorspace (NIA).

d) up to 1,366 sqm of flexible Class E and Class F floorspace (NIA) (excluding Class E (g),(iii)) at ground floor level of the two commercial buildings.

- 13.3 The current application for reserved matters complies with the requirements of Condition 39 in that it proposes a maximum of three buildings that comprise a total of 425 residential dwellings; and includes a flexible range of retail, business and community uses.
- 13.4 It should be noted that the proposed residential development is intended for a Build to Rent (BtR) operator. BtR is a form of purpose-built, professionally managed rental housing that is owned and operated by a single landlord/entity. The model supports a range of tenancy options and typically includes communal amenities and dedicated on-site management services.
- 13.5 The approved hybrid planning permission supports provision of BtR as part of a mixed-residential offer. Neither the hybrid scheme nor the Council's adopted planning policies place any restriction on the proportion of BtR accommodation that may be delivered. National planning policy encourages the delivery of a diverse range of housing types, tenures and ownership models to meet identified housing needs, with BtR recognised as an important component of housing supply. In this instance, the provision of BtR is considered to make a valuable contribution to increasing housing delivery, broadening housing choice and providing professionally managed homes, whilst supporting local plan housing objectives to create mixed, inclusive and sustainable neighbourhoods.
- 13.6 Whilst the principle of development is confirmed through the hybrid planning permission, it should also be recognised that the Site is identified as supporting the government's 'Plan for Change' commitment to build 1.5 million homes, forming part of the

Government's July 2025 initiative to accelerate the delivery of 40,000 new homes over the next ten years on former disused railway land. [First-time buyers to benefit from 40,000 new homes on brownfield railway land - GOV.UK](#). In this context, the proposed development would make a meaningful contribution to this national objective through the delivery of 425 new homes.

- 13.7 The residential proposals are consistent with the principles established at the outline stage and therefore would comply with strategic planning policy aims and objectives prescribed in Policy SS/4 of the SCLP (2018).

14. Residential Design Quality

- 14.1 The design of the development is assessed in relation to the 'reserved matters' which are layout, scale and appearance. These are assessed to be in accordance with the approved key Parameter Plans that support the outline scheme of the hybrid planning permission.

Reserved Matter – Layout

- 14.2 The proposed layout has been informed by the following Parameter Plans:
- **Parameter Plan 02 - Building Layout & Application Type:** the plan identifies the individual building zones and areas delineated for access and hard/soft landscape.
 - **Parameter Plan 03 - Maximum Building Envelope (Basements):** the plan identifies the location, extent and point of access to all basements relative to the maximum building envelopes.
 - **Parameter Plans 04 and 05- Maximum Building Envelope – (Ground Floor and Typical Level):** these identify the extent of building envelopes for both ground and typical floor levels and the design principles that are expected to inform future massing and articulation of development.
 - **Parameter Plan 07 - Proposed Uses:** this delineates the building plots including areas of active building frontage, landscape, public realm and highway.
 - **Parameter Plan 09 - Landscape & Open Spaces:** this identifies the various character zones for landscape and open spaces across the CNM.

- 14.3 The proposals retain the overarching development structure approved at outline planning stage, comprising three principal residential blocks: Block A (S11-S12), Block B (S13-S16) and Block C (S17-S21).
- 14.4 As per the approved parameter plans, the buildings are arranged around a centrally located landscaped courtyard. The detailed design of the central courtyard has been established under application ref. 22/02771/COND12.
- 14.5 The proposed development also incorporates key frontages where active ground-floor uses are required. The proposed scheme delivers these requirements through a combination of retail units and resident amenity spaces positioned along the principal frontages and at key corners throughout the site. They comprise:
- A large retail unit at the base of S20 ("The Nose"), reinforcing its role as a landmark building.
 - Additional retail units within S11, S12 and S21 to create an active frontage along Milton Avenue.
 - An estate management office within S13 overlooking a secondary public entrance to the courtyard.
 - Communal facilities concentrated at prominent locations throughout the development, comprising a lounge, gym and private dining room within S21 adjacent to the principal courtyard entrance.
 - Co-working space, an event space, games room and an additional lounge within S16.
 - A secure external terrace associated with the event and games room.
- 14.6 The proposed mix of commercial and communal uses is considered to provide an appropriate level of activity and surveillance, helping to animate the public realm, support place-making objectives and create an active relationship between the buildings and surrounding streets and spaces.
- 14.7 Overall, it is considered that the proposed layout of development complies with Parameter Plans 02, 03, 04, 05, 07 and 09 which establish the approved layouts, maximum building extents, ancillary non-residential uses and landscape. The proposals are also in accordance with the requirements of Policy HQ/1 of the SCLP (2018).

Reserved Matter – Scale

- 14.8 The proposed scale of development has been informed by the following Parameter Plans:

- **Parameter Plans 04 and 05- Maximum Building Envelope – (Ground Floor and Typical Level):** these identify the extent of building envelopes for both ground and typical floor levels and the design principles that are expected to inform future massing and articulation of outline development.
- **Parameter Plan 06 - Building Heights:** this PP identifies the maximum height zones for all buildings on the CNM. Lower and maximum building heights (inclusive of plant) range between 14-16 metres to 28-30 metres (AOD).

- 14.9 The proposed building heights have been reduced when compared to the maximum allowed heights fixed through the parameter plans and that were also shown as part of the illustrative scheme presented at the outline planning stage. Individual buildings now range between 4 storeys (c.14 metres) at their lowest and 6 storeys (c.25 metres) at their tallest.
- 14.10 The reduction in the overall heights reflects the applicant's intention to ensure the buildings remain below the 18-metre threshold set out in the Building Safety Act 2022, thereby avoiding classification as a High-Risk Building. The reduction in height also improves operational efficiency by removing the requirement for secondary staircases within each residential core.
- 14.11 The reduced heights comply with the approved Parameter Plan 06 that establish maximum and not minimum heights and do not result in any adverse design implications.
- 14.12 The approved outline planning scheme required 'stepping' in both building height and floorplan in order to articulate the buildings and reduce the perceived scale and massing, as reflected in the approved Parameter Plans 04, 05 and 06.
- 14.13 The proposed scheme differs from the outline illustrative scheme by removing the tallest elements, resulting in more uniform building heights across the development. Where stepping remains, variations are generally limited to a single storey. Similarly, reductions in the stepping of the building lines have been introduced to facilitate a plan form that allows for the delivery of double-banked apartment layouts throughout.
- 14.14 During the pre-application process, the Applicant was asked to demonstrate how the articulation of the buildings and the perceived scale and massing of the development could continue to be effectively managed despite the reduced stepping strategy.
- 14.15 In response, the design approach places greater emphasis on architectural detailing, material variation and façade composition

treatments to provide visual interest and break down the massing of the building volumes.

- 14.16 The proposed design is considered to successfully achieve these objectives, resulting in a well-articulated development that responds positively to the revised massing strategy. This is discussed further in the 'Appearance' sub-section below.
- 14.17 The reduced variation in the building line has also resulted in a decrease in the proportion of dual-aspect dwellings. Consequently, the applicant has sought to demonstrate how high standards of residential amenity, including thermal comfort, daylight and outlook, can be maintained despite the increase in single-aspect units. This is considered further in the 'Aspect, Daylight and Thermal Comfort' sub-section below.
- 14.18 Whilst the proposed scheme adopts reduced heights overall and a less varied massing approach than was originally anticipated, it is considered that the development achieves a satisfactory level and quality of building design that remains functional yet attractive.
- 14.19 Overall, it is considered that the proposed scale of development complies with Parameter Plans 04, 05 and 06 which establish the maximum building extents and the prescribed design principles which would articulate the buildings. The proposals are also in accordance with the requirements of Policy HQ/1 of the SCLP (2018).

Reserved Matter – Appearance

- 14.20 A key objective of the architectural design has been to ensure that the development reads as a series of distinct yet cohesive building volumes, reducing the perceived scale and massing of the scheme in a manner consistent with the design principles established through the outline consent and Parameter Plans.
- 14.21 This approach has been achieved through the introduction of four identifiable architectural components within each block: cores, link blocks, block ends and feature blocks. These components are then differentiated through variations in height, building line, window arrangements, balcony positioning and material treatment which helps to reduce the perceived scale of the development and create a more legible and interesting townscape.
- 14.22 Whilst variations in height are generally limited to a single storey, the architectural expression reinforces the distinction between components through increased parapet heights, recessed upper floors and contrasting material finishes. A consistent brick grid with deep reveals provides a unifying architectural framework across the development while allowing flexibility in façade composition through

fenestration design that responds to differing environmental and functional requirements.

- 14.23 The combination of brickwork, glazing, ventilation panels and balcony treatments creates well-articulated elevations that achieve an appropriate balance between variety and cohesion. Collectively, these measures ensure that the buildings appear visually interesting without appearing fragmented or overly complex. The restrained palette creates a coherent identity and contributes to the creation of a positive townscape character.
- 14.24 Particular emphasis has been placed on landmark elements within the development, notably the S20 "Nose" building and the architectural features framing the principal entrances to the central courtyard. The enhanced design of the Nose building, including the introduction of a clerestory element and extensive ground-floor glazing, creates a distinctive focal point appropriate to its prominent location. The corresponding treatment of the S12 corner provides a complementary marker that assists with wayfinding and helps define and terminate views along Milton Avenue.
- 14.25 The architectural treatment of the ground floor varies according to the proposed uses, improving legibility and activation whilst maintaining consistency through the overarching façade framework. The materials palette is intentionally restrained, with brick (in a variety of tones) forming the predominant material, complemented by metal detailing and upper-floor cladding elements. The extensive use of brick is considered appropriate, durable and responsive to the character of the area.
- 14.26 The external design and appearance is considered successful in delivering an attractive, coherent and well-articulated development that responds positively to its context and location. The proposed materials strategy is supported.
- 14.27 The detailed specification of brick types, colours, mortar, bonding patterns and associated architectural materials will need to be agreed in accordance with Conditions 17 and 18 of the hybrid planning permission.
- 14.28 Overall, the proposed appearance of the development is acceptable and therefore complies with Policy HQ/1 of the SCLP (2018).

Dwelling Types and Mix

- 14.29 The proposed development comprises 425 dwellings in total, distributed across 3 individual buildings as follows:
- Block A (S11-S12) – 85 dwellings
 - Block B (S13-S16) – 165 dwellings

- Block C (S17-S21) – 175 dwellings

14.30 The proposed dwelling type and mix across the whole development is set out in Table 3 below.

Dwelling Type	Number of Units	Percentage of Total
1-bedroom, 1-person (1b1p)	142	33.4%
1-bedroom, 2-person (1b2p)	26	6.1%
2-bedroom, 3-person (2b3p)	191	44.9%
2-bedroom, 4-person (2b4p)	47	11.1%
3-bedroom, 5-person (3b5p)	19	4.5%
Total	425	100%

Table 3: Breakdown of housing type and % mix

- 14.31 All dwellings (by gross internal floor area) comply with the Nationally Described Space Standards. Storage provision also exceeds the minimum size requirements under the NDSS through compliance with Grainger's enhanced standards.
- 14.32 The proposed development provides a range of dwelling types and sizes which can cater for the needs of single-person(s), two-person and family sized households.
- 14.33 On this basis the proposed dwelling type and mix are acceptable and would accord with the aims of Policies HQ/1, H/9 and H/12 of SCLP (2018). Associated details required under Conditions 41 (Housing Mix) and 42 (Residential Space Standards) of the outline planning scheme are also satisfied.
- 14.34 A total of 22 residential units (5% of all dwellings) are designed to meet M4(2) Accessible and Adaptable Dwellings standard of the Building Regulations (2010).
- 14.35 Whilst an equal distribution of M4(2) units across affordable and market tenures is not achievable due to the location and configuration of the affordable rented accommodation, all ground floor units within Block S13 are designed to be accessible and adaptable. In addition, all residential blocks and their cores are served by with step-free lift access, ensuring that all homes within the development are readily accessible.

- 14.36 The proportion of M4(2) accessible and adaptable units including provision of step-free lifts to all blocks/cores will comply with the objectives of Policies HQ/1 and H/9 of SCLP (2018). Associated details required under Conditions 43 (Provision of M4(2) Accessible Units) and 44 (Lift Access) of the outline planning scheme are also satisfied.
- 14.37 The apartments have been designed to a consistent BtR specification, incorporating open-plan kitchen, living and dining areas and efficient internal layouts. Whilst the majority of units follow standardised floorplans, bespoke layouts have been incorporated where required to respond to particular building forms and locations, including within the landmark S20 "Nose" building where larger three-bedroom homes benefit from full-width balconies creating enhanced residential amenity spaces.
- 14.38 Ground-floor apartments have been designed with direct external access, removing the need for internal entrance corridors and improving the efficiency of internal layouts. Alongside the provision of integrated storage and compliance with Grainger's enhanced space standards across the development, has enabled the creation of dedicated zones for integrated storage, resulting in functional and well-designed homes.
- 14.39 Overall, it is considered that the proposed development would provide a high standard of residential accommodation for future occupiers. The scheme creates homes that meet and exceed the prescribed space standards with accessible design approaches and efficient internal layouts. Together with the range of dwelling types proposed, the development will provide attractive and functional homes capable of meeting a variety of occupier needs. Accordingly, the proposals comply with Policies HQ/1; H/9 and H/12 of the SCLP (2018).

Affordable Housing

- 14.40 Proposals for providing affordable housing onsite has been set out in an Affordable Housing Delivery Plan (AHDP) which is submitted under LPA ref. POB/26/0014, in accordance with the requirements of the Section 106 associated to the hybrid planning permission. The affordable housing scheme is intrinsic to the proposed residential design and therefore the details of the AHDP will be addressed in this reserved matters application.
- 14.41 Block B would deliver 66 affordable homes, comprising 46 Affordable Rented units (managed by the Grainger Trust) and 20 Affordable Private Rent units. This achieves the agreed 70:30 split between affordable rent and intermediate tenures and meets the 40% affordable housing requirement for this block.

- 14.42 Blocks A and C would provide 52 Affordable Private Rent units, meeting the 20% affordable housing requirement across both blocks.
- 14.43 The number and proportion of affordable dwellings by individual block complies with the requirements specified in Schedule 1 of the Section 106.
- 14.44 The proposed affordable dwelling mix is also set out in the 'Affordable Housing Delivery Plan'. For convenience, the proposed affordable dwelling size mix is:

Block B – (66 dwellings split as follows)

- **Affordable Rent** – 46 units comprising 12 x 1 bed apartments and 34 x 2 bed apartments
- **Affordable Private Rent** – 20 units made up of 8x1 bed apartments and 12 x 2 bed apartments

Block A and C – (52 dwellings split as follows)

- **Affordable Private Rent** – 52 units comprising 24 x1 bed apartments; 26 x 2 bed apartments; and 2x3 bed apartments
- 14.45 The Council's Housing Strategy Officer supports the overall amount, type and mix of affordable housing proposed. Their request for locations of Affordable Private units for future monitoring purposes will be secured separately under the existing terms of the Section 106 Agreement.
- 14.46 In summary, the proposals will deliver a total of 118 affordable homes, representing 27.76% of the total development and an increase of 2 affordable units compared with the illustrative hybrid planning scheme.
- 14.47 The overall approach to affordable housing provision consistent with the terms secured in the Section 106 of the hybrid planning permission. Therefore, the aims and objectives of Policies HQ/1 and H/9 of the SCLP (2018); and Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024) have been met.

Access: Cores, Lobbies and Corridors

- 14.48 The development is served by nine residential cores distributed across Blocks A, B and C, providing access to all upper-floor apartments, while ground-floor dwellings benefit from direct private entrances from surrounding streets and the central courtyard.

- 14.49 Although the proposed arrangement includes a number of relatively long connecting corridors between cores, this approach supports the efficient management and operation of the BtR development.
- 14.50 Concerns that the internal design and layout of corridors and lobbies could potentially result in homogenous 'service' zones that lack identity and in-turn discourage neighbourliness have been addressed by the Applicant through:
- Creating defined and secure clusters in each block for residents focussed on their nearest lift core and lobby space;
 - Convenient access to a range of shared resident/communal facilities for residents to interact; and
 - 24-7 management presence with access to onsite concierge and the operators proprietary smart-phone 'app-service'.
- 14.51 Overall, the proposed access and movement strategy is consistent with the hybrid planning permission and the **Parameter Plan 08 (Access)**. The design supports a well-managed residential environment by providing safe, convenient and inclusive access for all future occupiers, while encouraging opportunities for social interaction through legible and connected movement routes. Accordingly, the proposals comply with the requirements of Policy HQ/1 of the SCLP (2018).

Private Amenity

- 14.52 Private outdoor amenity space is provided to some, but not all, dwellings. All ground floor dwellings benefit from private external spaces, screened by low walls to the street and railings with hedging to the courtyard. On the upper floors, a limited proportion of dwellings include projecting balconies which are located to serve the larger homes, varying by block and floor (approximately 2–50%), while the majority are served by Juliet balconies. Top-floor dwellings do not include Juliet balconies due to façade design constraints.
- 14.53 Although the provision of private amenity space is limited, the scheme's extensive communal amenity offer, generous central courtyard, and the absence of a policy requirement for private amenity space mean the proposals are considered acceptable within the context of a Build-to-Rent (BtR) development.

Single Aspect and Daylighting

- 14.54 The plan layout of the blocks adopts double-banked corridor and a reduced number of cores (compared to those indicated on the hybrid planning illustrative scheme) to improve space efficiency, allowing the approved quantum of 425 dwellings to be retained despite the reduction in building heights. This design approach results in the

creation of a high proportion of single-aspect dwellings - approximately 57% (241 dwellings) in total.

- 14.55 The predominance of single-aspect dwellings raises potential concerns regarding reduced daylight and sunlight to north-facing units and overheating in south- and west-facing units. These matters were discussed extensively through the pre-application process. Overheating impact is addressed in Section 16 of the Report, and daylight and sunlight are discussed further below.
- 14.56 An assessment of the impacts of single aspect dwellings in respect to daylight and sunlight within the development were assessed against best practice guidance *BS EN 17037-2018 Daylight in Buildings, and Site Layout Planning for Daylight & Sunlight (SLPDS)*, PJ Littlefair et al 2022 published by the Building Research Establishment (BRE).
- 14.57 A sample of 37 apartments was selected across a range of locations and orientations, including several with challenging conditions, such as internal corner apartments and those with restricted access to daylight such on ground, first and third floors. The surrounding building massing was also taken into account as it would influence the levels of daylight received by each apartment.
- 14.58 The assessment results demonstrate that daylight provision within habitable rooms in the 37 sample apartments would achieve an overall pass rate of over 91%, with main living rooms achieving a pass rate of 84%.
- 14.59 As the sample assessment is intentionally weighted towards apartments expected to present the greatest daylighting challenges—including corner units, constrained layouts and apartments on the lower floors—the recorded pass rates represent a conservative assessment of the impacts on daylight within the development. The overall pass rate across the development is therefore likely to be higher than that recorded for the sample.
- 14.60 Notwithstanding the proportion of single aspect dwellings, the assessment demonstrates that the proposed design will achieve an acceptable amount of daylight and outlook to the majority of dwellings. On this basis it is considered that the residential environment for future occupiers would be acceptable.

Access and Movement

- 14.61 The outline stage **Parameter Plan 08 - (Access)** establishes the principal pedestrian, cycle and vehicular movement routes through and around the site.

- 14.62 The submitted scheme remains consistent with these approved movement principles and is therefore considered compliant with the access framework secured through the outline planning scheme.
- 14.63 Minor amendments have been made to the precise locations of some cycle and pedestrian access points into the residential blocks. These changes have arisen as a consequence of the refinement of the internal floor plans and the revised core arrangements.
- 14.64 Notwithstanding these adjustments, the fundamental access strategy remains unchanged. In particular, the principle of residential cores providing connections between surrounding streets and the central courtyard space has been retained across the development. Officers consider the amendments to be limited in nature and acceptable in design and movement terms.

Conclusion – Residential Design

- 14.65 The proposed design of the residential phase has been rigorously developed with the applicant team throughout the pre-application stages which also included independent advice from the Cambridgeshire Quality Panel.
- 14.66 Taken as a whole, the proposed design is considered to successfully balance a range of competing design and delivery considerations, including the requirements of the Building Safety Act, commercial viability, and the operational needs of a Build-to-Rent (BtR) development. In doing so, it delivers a coherent, high-quality residential scheme that will broaden housing choice, contribute to housing delivery in this part of Cambridge, and support the implementation of the approved Cambridge North Masterplan.
- 14.67 Overall the residential design complies with the hybrid planning permission and its supporting Parameter Plans and the relevant adopted SCLP policies.

15. Landscape Design

- 15.1 Details of landscape design do not form part of the reserved matters for determination under this application. The following information is therefore provided for context only.
- 15.2 Full details of the landscape design were previously agreed under the hybrid planning permission. Notwithstanding an obligation via planning condition (Condition 12 - for hard and soft landscape) was imposed on the hybrid permission which requires agreement before commencement of development in each phase.

- 15.3 Following the detailed design of the residential buildings, minor adjustments to the landscaped courtyard and its interface with the individual buildings have been made to reflect end-user/operator requirements and to ensure the coherent delivery of new public realm. The acceptability of these changes has been agreed separately under the discharge of Condition 12 – see Section 4).
- 15.4 The amended landscape courtyard design is also compliant with **Parameter Plan 09 (Open Spaces and Landscape)** as agreed under the hybrid planning permission.

16. Sustainable Design and Construction

- 16.1 The hybrid planning permission establishes the overarching strategy (and baseline targets) for achieving carbon reduction, energy efficiency and renewables including water conservation as stated in Condition 45 (Sustainability and Energy). The bespoke Energy and Sustainability Assessment by AE Energy (dated 10 April) has been submitted in support of the proposed design for the development.

Energy and Carbon Reduction

- 16.2 The proposed energy strategy would achieve a 69.3% reduction in carbon emissions across the site compared to the baseline target reduction of 30–35% that is sought via Condition 45 of the hybrid planning permission. This is delivered by taking a hierarchical approach to energy and associated carbon reduction, with the incorporation of both air source heat pumps and photovoltaic (PV) panels.
- 16.3 Each apartment will incorporate their own air source heat pumps which will reduce the risk of overheating associated with communal heating and hot water systems. The proposed pump specification and space provision allows for cooling to be easily retrofitted should and when the need arise. In addition, c. 1,346sqm of PV panels are proposed across the three blocks.
- 16.4 The Council's Principal Sustainable Design Officer has been actively involved in the design of the scheme throughout the pre-application process, including participation in a dedicated sustainability workshop. They have welcomed the applicant's commitment to exceeding the original baseline carbon reduction target and therefore recommends its support subject to securing implementation of the overarching Energy and Sustainability Assessment by planning condition – see recommended **Condition 2**.

Overheating and Cooling

- 16.5 The approach to mitigating risk of overheating has also been extensively discussed at pre-application stage with the Principal

Sustainable Design Officer and with a particular focus given to the impact on single aspect dwellings.

- 16.6 The approach was tested through an overheating assessment of a representative sample of apartments across the site, with particular focus on those expected to present the greatest overheating risk. An initial assessment was undertaken using the Good Homes Alliance Overheating Toolkit to identify overheating risk and inform design refinements. Dynamic thermal modelling was then carried out in accordance with the TM59 methodology to assess the proposed façade design and ventilation strategy.
- 16.7 Although the development includes a high proportion of single-aspect units, a range of passive design measures have been incorporated in accordance with the cooling hierarchy, including orientation-specific glazing, secure natural ventilation, external shading through balconies and window reveals, and façade optimisation informed by dynamic thermal modelling.
- 16.8 The overheating assessment demonstrates that the scheme complies with Part O requirements under the primary 2020 DSY1 assessment, with design refinements made to address issues identified under the more challenging DSY2 and DSY3 climate scenarios through increased ventilation rates. The scheme has also been assessed against future 2050 climate scenarios, with the proposed MVHR system designed to allow future installation of cooling modules if required. This futureproofed approach has also been welcomed by the Principal Sustainable Design Officer.
- 16.9 Overall, the proposed mitigation strategy to address overheating in the development is therefore supported.

Water Conservation

- 16.10 Under Condition 46 (Water Conservation) of the hybrid planning permission, the residential phase is required to demonstrate in its water conservation strategy how it can achieve a water consumption target of 89 litres/person/day.
- 16.11 The Water Conservation Report, appended to the submitted sustainability assessment, demonstrates that the proposed development would achieve a water consumption rate of 88.15 litres per person per day, exceeding the requirement of Condition 46 (Water Conservation) for no more than 89 litres/person/day, and this approach is supported.
- 16.12 The Environment Agency has not objected to the proposed target for water consumption although recommends that the Applicant explores whether further practicable improvements towards 85

litres/person/day can be achieved. The Applicant's agent has indicated that the current proposed target represents the lowest practicable consumption achievable without adversely affecting usability, resident amenity or requiring significant re-design of the development. It has also advised that the as a matter of principle, the current RMA and discharge of details should not be imposing more onerous obligations.

- 16.13 In response to the same point above, the Council's Sustainability Officer has indicated that the proposed consumption target requirements under Condition 46 is already an exemplary standard and that any further reductions would likely degrade future occupier amenity/experience. Overall, the domestic water consumption target proposed will exceed that prescribed under Condition 46 and therefore is acceptable and accords with the aims and objectives of Policy CC/4 of SCLP (2018).
- 16.14 The Environment Agency has also requested further information in relation to water consumption and metering for the proposed non-residential elements. The Applicant has confirmed that the non-residential elements will include high water efficiency fittings and independent water meters. To ensure that the future water usage of the non-residential areas, a planning condition requiring details of future commercial water metering in the development is recommended – see recommended **Condition 3**.
- 16.15 Overall, the proposed development would comply with SCLP (2018) Policies HQ/1, CC/1, CC/3, CC/4 and CC/6; the Councils' Sustainable Design and Construction SPD (2020); and relevant objectives contained in the NPPF.

17. Drainage

- 17.1 Detailed surface water and foul drainage proposals will be submitted separately to this reserved matters application, for discharge under the Conditions 19 , 20 and 22 of the hybrid planning permission.
- 17.2 In the interim, the Applicant's amended drainage strategy note confirms that the evolving drainage strategy will remain consistent with the approved overarching hybrid stage drainage principles. Therefore, no drainage issues are anticipated to prejudice the proposed development although this will be confirmed under the aforementioned planning conditions.
- 17.3 Anglian Water does not object to the proposals although would seek to be consulted on detailed foul drainage design when it is made available. Cambridgeshire County Lead Local Flood Authority also supports the scheme.

18. Transport and Access

- 18.1 The reserved matters application is consistent with the car parking and movement strategy shown in **Parameter Plan 08 (Access)** of the hybrid planning permission.
- 18.2 The scheme provides 22 car parking spaces of which 6 are assigned as accessible spaces. In terms of electric charging infrastructure, 7 of the parking spaces will have active charging facilities with the remaining parking spaces (15) installed with passive infrastructure.
- 18.3 The proposals also provide 711 residents cycle parking spaces that are secure and conveniently located to all cores. An additional 140 external visitor commercial cycle parking spaces will also be provided. The provision will comprise a range of cycle facilities of which: c.50% (355 spaces) are stacked stands; c.47.5% (338 spaces) are Sheffield Stands; and c.2.5% (18 spaces) are for cargo/large cycles. 73% of all the cycle spaces are provided at grade improving accessibility and usability.
- 18.4 Due to space constraints within the buildings, an additional freestanding cycle pavilion is proposed to provide sufficient cycle parking capacity. Located adjacent to Block S16 with convenient access from the courtyard, it also includes a cycle repair station.
- 18.5 The detailed operation and management of the car and cycle parking will be secured separately under Condition 11 (Car and Cycle Parking Management Plan) of the hybrid planning permission.
- 18.6 The car parking and cycle parking proposals are considered to promote sustainable travel and will comply with the aims and objectives of Policies TI/2 and TI/3 of the SCLP (2018).

19. Miscellaneous Matters

Noise Design

- 19.1 The submitted Noise Assessment concludes that, subject to the implementation of the recommended design measures, the development would achieve adequate internal noise levels in accordance with the latest best practice advice as prescribed under Condition 40 (Internal Noise Levels) of the hybrid planning permission.
- 19.2 The proposed package of façade, glazing, ventilation and sound insulation measures will protect future residents from transport noise and noise from adjoining ground floor commercial uses. The scheme is therefore considered to provide an acceptable standard of residential amenity in noise terms.

- 19.3 The Council's noise specialist has confirmed that it does not object to the proposed noise mitigation design.
- 19.4 Accordingly, the proposed noise design will ensure a good living environment for future occupiers as required under Condition 40 of the hybrid planning permission. It is therefore acceptable and complies with SCLP (2018) Policies HQ/1 and SC/10 including relevant advice in the NPPF.

Waste Management and Collection

- 19.5 The proposed scheme provides a comprehensive refuse and recycling strategy with dedicated, conveniently located bin stores distributed throughout the development to ensure accessibility for future residents.
- 19.6 Bin stores provide sufficient capacity for the anticipated waste streams generated by the development, with separate provision for general waste, recycling and food waste streams in accordance with the latest RECAP design guidance for waste.
- 19.7 The proposed layout has been designed to facilitate efficient refuse collection, with collection points located on-street in designated service parking bays to allow safe and practical access for refuse vehicles.
- 19.8 The Council's Shared Waste Team does not object to the proposals although requires more information in relation to day-to-day management of waste and how its strategy in practice supports safe and convenient collection – see recommended **Condition 4**.

Officer's Response to Milton Parish Representations

- 19.9 Officer's comments in response to representations made by Milton Parish are set out below:
- i) **Lack of Parking** – As part of the hybrid planning permission (ref. 22/02771/OUT), car parking across the wider Cambridge North site is concentrated within the Mobility Hub (Building S05) and the basements of the commercial buildings (now the consented MSCCP) to minimise vehicle presence within the public realm. The outline scheme approved 22 parking spaces for the residential phase, rather than for public use. Consistent with the Council's policy approach to minimising residential car parking, the proposed development provides a low level of parking to encourage the use of sustainable modes of travel. The Site is highly accessible by a range of sustainable transport modes, benefiting from its proximity to Cambridge North Station and the Guided Busway, together with an extensive network of strategic

active travel routes. This makes the location attractive for non-car travel and reduces reliance on private vehicle ownership.

The Section 106 of the hybrid planning permission also contains an extensive package of commitments to incentivise and support active and sustainable travel modes alongside measures that monitor future local area car parking and vehicle trips as the development is delivered and occupied.

- ii) **Overbearing scale and massing** – The proposed residential development is within the maximum height and building envelope limits of the approved parameters, as confirmed in Section 14 of the Report.
- iii) **Secure Play Areas** – Play areas are provided in accordance with the SCLP adopted standards. Children's play areas are mostly located within the landscape courtyard referred to as Chesterton Gardens. These play areas are intended to be actively and passively surveilled by the residential quarter building/occupiers and their future operator/management company.
- iv) **Laundry Facilities** – Washing and drying facilities form part of the BtR offer.

20. Conclusion

- 20.1 This Reserved Matters Application has been prepared in accordance with the provisions of the hybrid planning permission (22/02771/OUT) and the associated Parameter Plans which respectively establish the overarching framework and key design principles for subsequent development phases.
- 20.2 The proposed development has been designed to accord with the approved Parameter Plans, development principles and relevant planning conditions attached to the outline component for the residential phase of the hybrid planning permission.
- 20.3 Having examined the development proposals against other material planning considerations, none are identified that would on their own, or in combination, lead officers to consider recommending refusal of planning permission for the Application.
- 20.4 Officers have carefully considered all the issues raised by the planning application, including evidence and opinions submitted on behalf of the applicants, the contributions of consultees and wider stakeholders.
- 20.5 Having also taken into account the provisions of the development plan, the NPPF and PPG, section 70 of the Town and Country Planning Act 1990, section 38[6] of the Planning and Compulsory Purchase Act 2004, and the views of statutory consultees and wider stakeholders, as well as all other material planning considerations,

the proposed development is recommended for approval subject to a number of planning conditions.

21. Recommendation

21.1 **Approve** this reserved matters application subject to the conditions and informatives as detailed in Section 22 of this Report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) in consultation with Chair and Vice Chair of Committee prior to the issuing of the planning permission.

21.2 **Part discharge outline planning conditions on the hybrid planning consent reference 22/02771/OUT in relation to this reserved matters only:**

- Condition 40: Internal Noise Levels
- Condition 41: Housing Mix
- Condition 42: Residential Space Standards
- Condition 43: M4(2) Units
- Condition 44: Lift Access
- Condition 45: Sustainability and Energy
- Condition 46: Water Conservation

22. Planning conditions & Informatives

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the approved plans as listed below:

BCN-FEA-S1-00-DP-A-1200 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1800 – **Rev P3**; BCN-FEA-BZ-00-DP-A-1801 – **Rev P4**; BCN-FEA-BZ-00-DP-A-1802 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1803 – **Rev P4**; BCN-FEA-BZ-00-DP-A-1804 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1810 – **Rev P9**; BCN-FEA-BZ-01-DP-A-1811 – **Rev P10**; BCN-FEA-BZ-02-DP-A-1812 – **Rev P7**; BCN-FEA-BZ-03-DP-A-1813 – **Rev P7**; BCN-FEA-BZ-04-DP-A-1814 – **Rev P7**; BCN-FEA-BZ-05-DP-A-1815 – **Rev P7**; BCN-FEA-BZ-06-DP-A-1816 – **Rev P9**; BCN-FEA-BZ-00-DP-A-5520 – **Rev P3**; BCN-FEA-BZ-ZZ-DE-A-3501 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3502 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3503 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3504 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3505 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3506 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3507 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3508 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3509 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3510 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3511 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3512 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3513 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3514 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3515 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3516 – **Rev P5**; BCN-FEA-S1-00-DP-A-1203 – **Rev P7**; BCN-FEA-S1-00-DP-

A-1913 – **Rev P5**; BCN-FEA-S1-XX-DP-A-8163 – **Rev P12**; BCN-FEA-S1-XX-DP-A-8170 – **Rev P6**; BCN-FEA-S1-ZZ-DE-A-3520 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3521 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3523 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3524 – **Rev P5**; and BCN-FEA-S1-ZZ-DS-A-3550 – **Rev P6**.

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.

Energy and Sustainability Assessment (Compliance)

2. The development hereby approved shall not be occupied until the recommendations in *Energy & Sustainability Statement (Project J25029 Cambridge North)*, dated 10th April 2026, which accompany the application have been implemented.

Reason: To ensure the development promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policies CC/1, CC/3, CC/6, CC/7 and CC/8 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Commercial Water Metering

3. Prior to first occupation of the non-residential uses, a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

Operational Waste Management Protocol Plan (OWMPP)

4. Prior to first occupation of the development an Operational Waste Management Protocol Plan (OWMPP) shall be submitted and approved

in writing by the Local Planning Authority. The OWMPP shall provide details of:

The operation and management of waste for the development including:

- a. Confirmation of onsite contingency arrangements for addressing overflow of any waste and recyclable materials;
- b. Procedures to prevent waste accumulation within application red line boundary to minimise odour, litter, vermin and other amenity impacts;
- c. Management responsibilities for the implementation and monitoring of the Plan; and
- d. A mechanism for reviewing and updating the Plan where required.

The development shall thereafter be operated in full accordance with the approved OWMPP unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Informatives

Compliance with remaining planning obligations

1. For the avoidance of doubt, the residential reserved matters development hereby approved shall not be occupied until compliance with all relevant planning obligations under LPA Ref. 22/02771/OUT and the associated Section 106 (dated 14th April 2024) has been confirmed.

Air Source Heat pumps – Noise

2. The granting of planning permission for Air Source Heat Pumps (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. If substantiated noise complaints are received regarding the operation of the ASHP and it is determined that a statutory noise nuisance exists at neighbouring premises, a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. In addition, equipment such as an ASHP utilising fans and compressors are liable to emit more noise as they undergo natural aging, wear and tear. It is therefore important that the equipment is routinely maintained and serviced in accordance with the manufacturer's recommendations, and that any defects are promptly rectified to ensure noise levels do not increase during the operational life of the unit.

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Appendix 1 Policy Glossary

South Cambridgeshire Local Plan (2018)

S/1 – Vision

Policy S/1 of the Local Plan states that South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

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/3 – Presumption in Favour of Sustainable Development

Policy S/3 of the Local Plan sets out that the Council will take a positive approach when considering all development proposals in accordance with the presumption in favour of sustainable development contained in the NPPF.

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.

SS/4 – Cambridge Northern Fringe East and Cambridge North railway station

Policy SS/4 allocates the area for high quality mixed-use development, primarily for employment within Use Classes B1 (now Class E), B2 and B8 as well as a range supporting uses, commercial, retail, leisure and residential uses (subject to acceptable environmental conditions).

CC/1 – Mitigation and Adaption to Climate Change

Policy CC/1 states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.

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 requires all new residential developments to achieve a minimum water efficiency equivalent to 110 litres/person/day. It also requires that proposals for non-residential developments are accompanied by water conservation strategy demonstrating a minimum water efficiency standard equivalent to BREEAM standard for 2 credits for water use unless demonstrated not to be practicable.

CC/6 – Construction Methods

Policy CC/6 'Construction methods' requires development to manage any adverse impacts on the local environment and amenity during construction, and to submit supporting documentation to demonstrate how their proposals comply with this policy.

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.

H/9 – Housing Mix

Policy H/9 requires that all new housing developments provide a wide choice, type and mix of housing to meet needs of different groups in the community. It makes housing mix recommendations applicable to both market and affordable housing schemes and also advises that a minimum of 5% of homes should be built to accessible and adaptable dwelling M4(2) standard and equally distributed between tenures.

H/12 – Residential Space Standards

Policy H/12 requires that all new residential units are designed to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or its successor document.

NH/6 – Green Infrastructure

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

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.

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

Policy TI/3 requires car parking provision should be provided through a design-led approach and cycle parking should be provided to at least the minimum standards. The Council will encourage innovative solutions to car parking, including shared spaces where the location and patterns of use permit, and incorporation of measures such as car clubs and electric charging points.

All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

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.

National Planning Policy Framework (NPPF) (2024)

Paragraph 11 the presumption in favour of sustainable development

Paragraph 11 of the NPPF 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 taken as a whole.

Paragraphs 24 and 25 making effective use of land

Paragraphs 24 and 25 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions and at criterion c) of paragraph 25, give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Paragraph 85 and 87 building a strong, competitive economy

Paragraph 85 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 87 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

This includes making provision for: a) clusters or networks of knowledge and data-driven, creative or high technology industries; and for new, expanded or upgraded facilities and infrastructure that are needed to support the growth of these industries (including data centres and grid connections).

Paragraph 116 Highway safety

Paragraph 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

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

Paragraphs 131, 135 and 137 of the NPPF 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

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

Paragraph 161 climate change

Paragraph 161 of the NPPF 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

Paragraphs 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.

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 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 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.

South Cambridgeshire District Design Guide SPD (2010)

The SCDC District Design Guide 2010 applies to a wide range of development types including new towns, urban extensions, mixed use schemes and large businesses. It sets out design approaches on how new development can respond to context and locations, the types and scale of development and elements of design. It also set out how design should deal with environmentally sustainability, biodiversity and environmental health issues and associated national legislation and standards.

Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024)

The GCHS sets out a series of objectives and priorities that are applicable for both existing and new housing of all tenures. It covers details in respect of the type of affordable housing needed, their design and associated local policy for rent. It similarly includes advice on purpose-built 'Build to Rent' development including design, minimum covenant and tenancy rules and provision for affordable housing tenures.



Cambridgeshire Quality Panel

Cambridge North Residential Quarter

Monday 24th November 2025

Panel: Meredith Bowles (chair), Oliver Smith, Joel Gustaffson, Elanor Warwick, David Taylor and Lindsey Wilkinson

Local Authority: Cuma Ahmet (GCSP), Jonathan Brookes (GCSP), Annemarie de Boom

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

Development overview

The proposed scheme will deliver a total of 425 units. The mix will comprise Build to Rent (BtR) residential dwellings, as approved at the Outline planning stage, with a proportion designated as 'affordable market rent'. In addition, the scheme will provide the Affordable homes secured through the Outline permission. There will be no open market homes within the Reserved Matters Application, and all units will be managed by Grainger.

Presenting team

The scheme is promoted by Blockwork and Platform 4 (Network Rail) and supported by Franklin Ellis Architects, Bidwells, Urban Edge, Applied Energy and Grainger. The presenting team is:

Mike Derbyshire (Bidwells), Richard Thomas (Blockwork), John Wood (Grainger)
Matthew Branton (Franklin Ellis Architecture) Joe Taylor (Franklin Ellis Architecture)
Andrew Cottage (Urban Edge), Toby King (Applied Energy)

Local authority's request

The Greater Cambridge Shared Planning Service have asked the Panel to focus on matters relating to scale and massing and courtyard articulation; social cohesion due to the reduced number of cores; apartment layouts, private amenity space and access to on-site amenities; cycle storage; overheating; and allotments as right model for Built to Rent (BTR).

Cambridgeshire Quality Panel summary

The Panel welcomed the ambition of the scheme and Grainger's management expertise on the BTR model, but raised concerns about missing floor plans, the detailed design of courtyard spaces, and the need for clearer strategies around amenity provision, circulation, and community cohesion. They emphasised that much of the scheme's success will depend on how residents use and live in the spaces between buildings and highlighted the importance of robust management for both private and public spaces.

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

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

The Panel queried the mix of affordable housing, specifically what proportion will be affordable rent and what will be Built to Rent (BTR). It would also be important to clarify whether the provision includes 2-bed 3-person or 2-bed 4-person units, as this detail is critical in determining the overall housing mix.

The presentation referenced the types of households expected to live here; however, a clearer understanding of the proportion of children yielded by the development will be essential. The Panel asked whether this analysis is being undertaken and how the location of units—for example, whether they will be on the ground floor with gardens—will be determined.

The Panel further suggested that greater clarity is needed on tenancy churn. Affordable rent households typically have an average tenure of around 11 years, whereas standard BTR schemes tend to see churn every 2 to 3 years. Understanding who the key resident groups will be is therefore vital in assessing the long-term sustainability and community impact of the scheme.

The Panel raised significant concerns regarding the single aspect flats, particularly in relation to ventilation. It was noted that 6% of the units have no private communal space, and a large proportion are provided with only Juliet balconies. The Panel also sought clarification on what proportion of units are dual aspect (35%) or have an external balcony (34%) as opposed to a Juliet balcony (64%).

This raises practical questions about where residents will be able to dry their clothes. Although the applicant explained that washer-driers would be provided, the Panel highlighted that these may not be suitable for residents in affordable units, as they can be costly to operate. This could make a real difference to the day-to-day living experience and affordability for those households.

The Panel emphasised the need for careful consideration in the allocation of lettings to ensure that single-aspect units or internal corner units are not disproportionately allocated to affordable rent households or to young professionals who may not have sufficient income to manage the associated challenges.

The Panel noted that having more than ten flats per floor within a single core raises concerns about the ability to foster neighbourly connections. In addition, there appears to be a missed opportunity in the current design, as the cores are buried so deeply that the stairs and corridors receive no natural daylight. If the cores were positioned to overlook the courtyard, residents would be more likely to use the stairs, and this could foster social interaction and lead to be community cohesion.

Full-storey walk-ups can provide significant health benefits and have been shown to work successfully in schemes such as the Kings Crescent Estate in Hackney. The amenity spaces being provided are delightful, but they need clear activation—especially if there are not yet firm plans for who will be living there. Think carefully about who will use each space and how, with defined responsibilities for programming, maintenance, and management. Ongoing organisation effective management will be essential to ensure these spaces function as intended.

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

Since the original Outline application, the area has continued to evolve, and one of the recurring challenges observed elsewhere relates to security issues associated with fencing along the busway route. While the diagram presented looks positive, the reality for a resident living in one of these flats and walking to amenities such the pharmacy is likely to be more complex than the diagram suggests.

Given the strength of cycling culture in Cambridge, it would be appropriate to consider Cambridge City parking standards, as reliance on bicycles here will be far greater than indicated in the South Cambridge Local Plan. Thinking from the perspective of the end user, it is important to push for robust cycling standards and not hold back, particularly as this is intended to be a car-free development.

For residents of affordable homes, aspects of the car-free development may raise concerns. There may be an opportunity to review the offer to future tenants to ensure that their needs are appropriately addressed.

The Panel queried the vibrancy of the proposed public spaces and raised questions about surveillance and supervision of the public realm during the day—would it feel sterile, or would it integrate as part of the town? The applicant explained that

Brookgate will deliver the commercial elements on adjacent plots, including offices and laboratories with ground-floor retail, which the Panel welcomed. However, further queries were raised as to whether the Residential Quarter adequately addresses the public realm along Milton Avenue.

The Panel encouraged continued dialogue with the Crown Estate at Cambridge Business Park and the Science Park to develop a coordinated public realm strategy that strengthens the link between Cambridge North Station and the Science Park along Cowley Road.

The isochrone diagrams presented are misleading. A simple walking diagram showing the actual routes residents would take would present a very different picture of what is genuinely accessible within a 5 or 10-minute walk.

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

The Panel noted that the landscape has received detailed approval as part of the Outline planning application. However, they understand there remains scope to vary the courtyard design. While the applicant is content with the current proposals, the Panel considers that there is still significant potential for improvement.

Questions were raised about the character and function of the internal, overlooked courtyard space: who its primary users are and how it relates to broader user groups, alongside the residents. The current approach feels inward-looking, and the space must work hard to deliver residential amenity and foster a sense of community within the building.

A deeper interrogation is therefore needed to understand the courtyard’s role—examining who uses it, when and how it is used, and the extent of Grainger’s control over its management for residents.

The masterplan requires further interrogation in relation to landscape design, particularly how the new buildings interact with the surrounding environment and, most importantly, with the courtyard. Clear external foyers should be provided so that the landscape responds directly to the entry points of the buildings. This approach could be aligned with the concept of open staircases referenced in the Community section.

Consideration should be given to garden privacy, security, and safety. The location of play areas should be carefully considered, as they may generate noise, while quieter spaces need to be provided in anticipation of high levels of footfall.

Concerns were raised about whether the trees are shown at the correct scale. It is essential to understand how vertical planting will interact with the buildings, and to ensure that spaces for both sunlight and shade are incorporated.

With limited private amenity space in many of the units, residents will need opportunities to step outside and find their own niche or corner within the shared landscape.

While the landscape design itself is not the greatest challenge, the long-term management and maintenance of these spaces is critical. The operational model must be clear: where will outdoor activities such as yoga take place, how will residents sign up for classes, and to what extent are these spaces overlooked? Understanding the management framework — including how external spaces are supervised and controlled — is fundamental. A clear balance between private and public space is essential to creating a genuine sense of community.

Ensuring good access to the Wild Park is fundamental, but it must be balanced with a robust management model to safeguard the habitat. This is especially important given that the site is not well overlooked. The challenge lies in reconciling accessibility with the need to protect and manage the natural environment, ensuring that the qualities of the Wild Park are not diminished over time. It should be clarified whether the illustrated water body will be permanently wet or will in likely be a muddy puddle for large parts of the year. Alternative approaches to the use and reuse of rainwater generated by the development could allow for an alternative approach to this area to create a more usable open space.

The Panel questioned whether the architecture was attempting to do too much, and whether this was incurring unnecessary cost. Must the height, building line, and materials all be articulated simultaneously, or is there merit in adopting a calmer approach? Where articulation is required, it may be more effective to focus on the courtyards — for example, by projecting the cores into these spaces, or by introducing articulation around private gardens to create a variety of spaces.

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

Clarification was sought regarding the location of the heat pumps. The applicant explained that they will be positioned above the tanks and will serve domestic hot water only.

The social aspects and provision of communal space are clear strengths of the scheme; however, the environmental and sustainability elements do not appear to meet the same standard and could be strengthened.

Concerns were raised about the modelling of overheating, particularly the G-value of the glazing. This is a critical factor, as the choice of glass directly affects the balance between admitting natural light and controlling solar heat gain.

The scheme proposed the use of full height glazing which can cause challenges with overheating. The lower sections of these glazed areas do little to improve daylighting but can result in significant heat gains. The Panel therefore discouraged the use of these low-level glazing areas, which they were surprised to see as such a prominent feature given the significant risks of overheating. With increasingly frequent periods of high temperatures, residents may otherwise resort to installing air conditioning or taking other desperate measures if overheating is not properly addressed. The modelling should ensure that the most accurate and up-to-date Cambridge weather data is used.

Additional consideration should also be given to the nearby sewage plant, which during periods of high pressure can produce odours. This may leave residents with the choice of keeping windows closed or tolerating unpleasant smells.

It was therefore recommended to explore the establishment of a collective management infrastructure — in whatever form that may take — while integrating measures such as external shading, already widely adopted across Europe, together with energy solutions like ambient heat loops or ducted air source heat pumps. If these steps are not taken now, cooling down systems will inevitably need to be retrofitted with the consequence of regret and expense.

Regarding water, the Panel noted that all rainfall is currently directed through two pipes into the rain garden. It was suggested that this approach could be adapted into

a viable rainwater harvesting scheme, which would help to reduce the water burden on Cambridge's infrastructure.

Specific recommendations

- Rethink the articulation of the scheme—particularly how cores project into the layout—and improving the relationship between entrances, circulation areas, and external private amenity spaces. Consider elevational treatment in relation to solar control.
- Further interrogation of the landscape is needed and re-examine courtyard design to clarify its role, how it works for different users, and its management.
- Adopt Cambridge City cycling standards to reflect strong cycling culture in Cambridge and the car-free nature of the development.
- Consider reducing the proportion of units without external amenity space and increase the number of dual-aspect dwellings to improve quality of living.
- Avoid full-height glazing, which contributes little to daylight and increases overheating risk. Optimise window design and incorporate external shading to minimise reliance on retrofits or the use portable cooling units in the future.
- If fewer elements of articulation are pursued, ensure they are replaced with a stronger and well-considered design. Any substitutions must be carefully thought through to provide genuine value and enhance the overall quality of the scheme.

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

Contact details

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

Author: Judit Carballo

Issue date: 5th December 2025

Appendix A – Background information list and plan

- Local authority background note
- Applicants background note
- Presentation

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

Proposed Site Plan



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25/04604/FUL – 1 King's Meadow, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward: Cherry Hinton

Proposal: Single storey front extension, single storey side and rear extension and first floor side extension and associated works.

Applicant: Mr Irfan Arslan

Presenting officer: Melissa Reynolds

Reason presented to committee: The application site falls within the Cambridge East area as identified within the terms of reference of the JDMC. The application has been referred to JDMC for determination, following consultation with the Chair and Vice Chair, as more than five third-party representations on material grounds have been received.

Member site visit date: N/A

Key issues: 1. Design

2. Neighbour amenity

3. Highways and parking

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	Member representations
9	Local groups / petition
10	Planning background
11	Assessment
12	Principle of development
13	Design and context
14	Neighbouring Amenity
15	Highway safety and transport
16	Other matters
17	Third party representations
18	Planning balance
19	Recommendation
20	Planning conditions

Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks full planning permission for 'Single storey front extension, single storey side and rear extension and first floor side extension and associated works' to a detached house at 1 King's Meadow, Cambridge.
- 1.2 The application originally sought permission for an 8-bedroom House in Multiple Occupation (HMO) but was amended to a 7-bedroom HMO. Minor revisions to the layout and elevations related to this change were proposed and a second consultation period on the amendments undertaken.
- 1.3 The application was subsequently further amended to entirely remove the change of use element and now only proposes extensions to the dwellinghouse which is to remain in C3 use. A third round of consultation was undertaken.

- 1.4 Officers recommend that the Joint Development Management Committee (JDMC) approve the application with the recommended planning conditions.

Table 2 Consultee summary

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No objection	6.1
Drainage Officer	No objection	6.2
Environmental Health	No objection	6.3
Waste and Environmental Planning Officer	No objection	6.4
Third Party Representations (15)	Objection	7.1-7.4

2. Site description and context

- 2.1 The application site is a detached house with three floors and a flat roof. It has a boxy design with a metal clad second floor. It is a recent build, following planning permission in 2016 and is within a wider residential development. It has a rear garden which is enclosed with 1.8-metre-high timber fencing. To the side of the house, adjacent to the boundary with no. 3 Kings Meadow, is a driveway. There is tandem parking for two cars, along with bin and bike stores and a shed.
- 2.2 The rear garden backs onto the Cambridge Airfield (northeast of the site) and is adjacent to a small area of open space serving the development (northwest of the site). The neighbouring house, no. 3 King's Meadow, is being extended. Opposite the site is a terrace of houses. The site is accessed via a private road off Coldham's Lane.

- 2.3 The site/ application property is in the built-up area of Cambridge. It falls within the Land North of Coldham's Lane allocation and is covered by the Cambridge East Area Action Plan. The site is identified as being potentially constrained by way of contamination related to the airport. The area is covered by a SSSI Impact Risk Zone designated by Natural England.
- 2.4 The site is not licenced by Environmental Health as a HMO. Planning permission has not previously been granted for change of use to a large HMO (noting the history of this site and the amended proposal). Permitted development rights were not removed for a change of use from C3 to small HMO use (Class C4) and the application form notes the change of use previously sought was from a C3 (residential dwelling) use to a large HMO (sui generis use).

3. The proposal

- 3.1 The application proposes a single storey front extension, single storey side and rear extension and first floor side extension and associated works.
- 3.2 The application has been amended twice; first to the design and, the second time, to remove the change of use to large HMO from the description of development proposed. Only the proposed extensions are now being considered as part of the assessment of the application proposals.
- 3.3 The application was deferred at the 15 April 2026 meeting of the JDMC, due to queries about the intended future use of the property, and again at the 17 June 2026 meeting of the JDMC, so that the Committee could be provided with the relevant application to allow proper consideration of the proposals.

3.4 First amendments

To address concerns over room sizes internally, the following amendments were made to the proposal:

- The description was revised from an 8-bed HMO to 7-bed HMO.
- Floor plans (dwg. P103 Rev2):
 - Combined bedrooms 4 and 5 to make one larger room with en-suite to ensure that all the rooms comply with space standards, set out in Policy 50 of the Cambridge Local Plan (2018).

- North and east elevations (dwg. P105 Rev2)
 - Added a rear facing window to bedroom 7 (north elevation)
 - The second-floor side window (east elevation) is obscure glazed to ensure adequate outlook for the occupier and to protect the amenity of neighbours using the balcony next door.

3.5 Second amendment

- 3.6 On 9 June 2026, after the publication of the JDMC Agenda, the agent, on behalf of the applicant, requested that the change of use to a large-HMO (sui generis use) be withdrawn from the application. The description was again altered to remove 'change of use from residential (Use Class C3) to a large 7-bed HMO (sui generis)'.

4. Relevant site history

Reference	Description	Outcome
17/1733/S73	Application under S73 to vary condition 20 (approved plans) of reserved matters permission 16/0746/REM as amended by 16/0746/NMA2, namely the provision of an additional second floor storey with associated terraces to four approved dwellings location on Plots 54-57, adjacent to the northern boundary of the site.	PERMITTED
17/1381/S73	Section 73 application to remove Condition 9 Code for Sustainable Homes of 16/0970/S73 (Section 73 application to vary condition 38 to amend vehicle access of permission 14/0028/OUT for development of site to provide up to 57 dwellings).	PERMITTED
16/0746/NMA2	Non material amendment on application 16/0746/REM to provide additional condition listing application drawing numbers	PERMITTED
16/0746/NMA1	Non material amendment on application 16/0746/REM for alteration to plot 54-57 to increase to three storeys	REFUSED
16/0746/REM	Reserved matters application pursuant to outline approval 14/0028/OUT, as varied by application 16/0970/S73, for the erection of 57 dwellings including 10 No. 1-bed and 19 No. 2-bed apartments together with 20 No. 3-bed and 8 No. 4-bedroom dwellings, open space, car parking and circulation space.	PERMITTED

16/0970/S73	Section 73 application to vary condition 38 of permission 14/0028/OUT proposing alternative vehicular access	PERMITTED
16/0753/NMA	Non material amendment on application 14/0028/OUT for Revision to the approved access.	REFUSED
14/0028/OUT	Outline application for up to 57 residential dwellings including houses and apartments, open space, landscaping and new access.	PERMITTED

Table 2 Relevant site history

- 4.1 The application site was constructed under an outline permission and subsequent reserved matters permission for 57 dwellings. Various revisions to the original approvals were made via section 73 and non-material amendments. The planning history set out above does not include the extension or planning discharge of conditions applications.
- 4.2 Conditions nos. 25 and 26 of planning permission ref. 16/0970/S73 removed permitted development rights for extensions, additions, garages, windows, and dormers to dwellings within the development. Consequently, planning permission is required for the extensions proposed, some of which would not be permitted under the general permitted development order.
- 4.3 Members may wish to note that a similar extension to that proposed has been permitted in relation to the neighbouring dwelling at 3 King's Meadow, which at the time of the officer's site visits was under construction. The approved householder application granted full planning permission for 'Single storey front extension and double storey rear extension' (ref. 22/05159/HFUL).

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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 **Greater Cambridge Local Plan 2024 – 2045 (Regulation 19 Proposed Submission)**

- 5.2.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.2.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.
- 5.2.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.2.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development

Policy 8: Setting of the city

Policy 9: Review of the Local Plan

Policy 13: Cambridge East
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 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 Other guidance

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and Milton Surface Water Management Plan (2011)

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide for Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

Roof Extensions Design Guide (2003)

6. Consultations

Publicity

Neighbour letters – Y
Site Notice – Y
Press Notice – N – not required

Consultation one:

County Highways Development Management – No Objection

- 6.1 Kings Meadow is not adopted public highway. No significant adverse effect upon the Public Highway should result from this proposal should it gain benefit of Planning Permission.

Drainage Officer – No objection

- 6.2 The site lies in flood zone 1 and is identified as in an area of very low surface water flood risk (over 1 in 1000). As the site is not in or immediately adjacent to an area of identified flood risk, it is considered that the submission of a Surface Water Drainage Strategy and Foul Water Drainage Strategy can be addressed by way of condition.

Waste Officer – No Objection

- 6.3 Residents or the managing agent must present their bins to kerbside of Kings Meadow and return to property following collection on refuse collection days.

Environmental Health – No Objection

- 6.4 A condition is recommended to secure construction hours.

Amendment consultation (consultation two)

- 6.5 Further consultation was not undertaken with consultees, as it did not materially alter the proposals previously considered.

7. Third party representations

Consultation one

- 7.1 15 representations have been received, none in support, 15 in objection and none raising neutral comments. These were commenting on the original proposal which included an HMO use.
- 7.2 Those in objection raised the following issues:
- Principle of development

- Character, appearance and scale
- Residential amenity impact (impacts on noise and disturbance)
- Construction impacts
- Highway safety
- Car parking and parking stress
- Cycle parking provision
- Loss of biodiversity
- Utilities – water supply
- Waste management

Consultation two

- 7.3 One objection has been received to the amended proposal to extend the dwelling as a C3 use building.

The objection raised the following issues in relation to the householder extensions proposed:

- Over-intensification of residential use.
- Impact on residential character and amenity.
- Parking stress and highway safety concerns.
- Refuse/storage and servicing impacts.
- Reference to restrictive covenants as evidence of the intended single-family character of the estate.

- 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

Consultation one

- 8.1 Cllr Russ McPherson has made a representation objecting to the original application, before it was amended, on the following grounds:

- Agrees with several of the many comments from objectors.

Consultation two

- 8.2 None received.

- 8.3 The above representation is a summary of the comment that has been received. Full details of the representation are available on the Council's website.

9. Planning background

- 9.1 This application is brought before members following its deferral at the meeting of Joint Development Management Committee (JDMC) on 15 April 2026 due to queries about the intended future use of the property.
- 9.2 The proposal was brought to JDMC on 17 June 2026. The application was again deferred. This followed a late request by the applicant to remove the change of use from the description of the proposal. This altered the nature of this planning application in a way which was not reflected in the officer report.
- 9.3 This report provides councillors with a revised, full officer's report covering the proposed extensions only, to provide a clear assessment of the proposals.

10. Assessment

- 10.1 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 and context
 - Residential Amenity
 - Car and cycle parking
 - Third party representations

11. Principle of Development

- 11.1 The application requires planning permission as the extensions proposed are not permitted development.
- 11.2 Policy 58 of the Cambridge Local Plan permits alterations and extensions to existing buildings subject to meeting certain criteria.
- 11.3 The site lies within the Cambridge East Area Action Plan boundary. It also falls within the North of Cherry Hinton policy allocation as a strategic housing allocation. The outline planning permission and subsequent reserved matters were found to accord with the development plan at the time they were permitted.

Condition 25 of reserved matters approval ref. 16/0970/S73, which removed permitted development rights for extensions and alterations, was added to ensure the amenity of the neighbours were protected and to prevent over-development of the site. Policy CE/2 of the Cambridge east Area Action Plan was cited. The proposed extensions as set out in the sections below are relatively modest in scale and will not individually result in overdevelopment of the Cambridge East Area.

- 11.4 Condition 26 of the reserved matters approval sought to remove permitted development rights for additional windows and dormers to protect amenity of neighbours. This has been ensured through the amended plans, as set out in the sections below.
- 11.5 The principle of the development is found to be acceptable and in accordance with policies 58 of the Cambridge Local Plan (2018) and CE/2 of the Cambridge East Area Action Plan

12. Design and context

- 12.1 Policies 55, 56, 57, 58 and 59 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 12.2 Policy 58 of the Local Plan sets out the considerations to be made in relation to extending existing buildings to ensure a high-quality proposal. These are considered below.
 - a. do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;*
- 12.3 The proposal is not in the setting of any heritage assets.
- 12.4 The site is adjacent to a small area of play. The extension will continue the building along the boundary to this area. It will not affect the playground's use and occupiers will not be unduly impacted from it. An existing ground floor side window serving a kitchen dining room currently will serve a bedroom and an additional ground floor side window to a bedroom will be added in the single-storey rear extension. The living room will be moved to the centre of the house and it will be adequately lit by the patio doors in the rear of the kitchen, although it will not have any direct external windows

b. reflect, or successfully contrast with, the existing building form, use of materials and architectural detailing while ensuring that proposals are sympathetic to the existing building and surrounding area;

- 12.5 The application proposes an infill front extension at ground floor. This is similar to a recently completed extension at the neighbouring house, no. 3. It would continue the flat roof across the front bike and bin store either side of the main entrance.
- 12.6 The ground floor rear extension projects 6.0 metres beyond the rear wall and steps back at first and at second floor. This would form staggered side elevations and overall, it would be in line with the extension at the rear of no. 3.
- 12.7 The form and scale of the proposal is in keeping with existing and retains the style of development in the street. Subject to requiring materials / materials to match existing it will be in keeping and an appropriate design, layout and scale. The roofing detailing to the flat roof front extension is not as per existing, however it will create a parapet to the side and front which the existing porch and store will adjoin. This is similar to the extension to no. 3 and not considered sufficiently harmful to warrant a reason for refusal on these grounds.
- 12.8 The proposal will reflect the existing architecture and materials. It will repeat the stepped, flat-roofed format of the existing dwelling. By repeating the design of the neighbouring house at no. 3, it will retain a degree of uniformity within the street scene.

c. ensure that proposals for doors and windows, including dormer windows, are of a size and design that respects the character and proportions of the original building and surrounding context;

- 12.9 The windows proposed are in a form and use materials to match the existing house.

d. create altered or new roof profiles that are sympathetic to the existing building and surrounding area and are in keeping with the requirements of Appendix E (Roof extensions design guide);

- 12.10 The roofs will have a flat form as per the existing dwelling.
- 12.11 The proposal would result in the creation of flat roofs. Policy 31(f) of the Local Plan requires that all flat roofs are either green or brown, providing

that it is acceptable in terms of context. This can be ensured by way of condition.

f. respect the space between buildings where this contributes to the character of an area; and

- 12.12 The space between buildings is not altered. The street will retain a uniform appearance on the northeastern side of King's Meadow. The house will still form a hard boundary to the public open space adjacent.

g. retain sufficient amenity space, bin storage, vehicle access and cycle and car parking.

- 12.13 See also section 15, below, for additional detail.

- 12.14 The application proposes to retain existing bin and bike stores at the front of the house. Two car parking spaces to the side of the house will be retained. Additional cycle parking in a store in the rear garden is proposed. Based on the standards set out in Table L.10 of the Local Plan, a seven-bedroom dwelling requires a minimum of six cycle parking spaces. The store is sized for four cycle and therefore additional parking is required. A planning condition is recommended to secure the extra spaces in the rear garden.

- 12.15 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 55, 56, 58, and 59 of the Local Plan and the NPPF (subject to condition(s) as appropriate).

13. Amenity

- 13.1 No objections have been received from neighbouring occupiers on grounds of amenity. A site visit has been undertaken.
- 13.2 The application drawings were amended to demonstrate that the second-floor side window will be non-opening and obscure glazed, to prevent overlooking of no. 3 adjacent. A condition is recommended to prevent use of the flat roofs for sitting out to ensure no harmful overlooking of the neighbouring gardens or any future dwelling to the rear (condition 9).
- 13.3 The extensions will not project past the rear wall of the neighbouring dwelling. Consequently, it will not be overbearing visually or result in significant loss of day or sunlight.

- 13.4 The dwelling will retain adequate garden space to the rear, car parking, bin and bike storage.
- 13.5 Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 50, 52, 53 and 58 of the Local Plan (subject to condition(s) as appropriate).
- 13.6 The Council's Environmental Health Team has assessed the application and recommended a planning condition limiting construction hours.
- 13.7 The associated construction and environmental impacts would be acceptable in accordance with policies 33, 34, 35 and 36 of the Local Plan.
- 13.8 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policies 55, 56, 57, 58, 59 of the Local Plan.

14. Highway safety and transport impacts

- 14.1 Access to the site would be via Kings Meadow which is a private road off Coldhams Lane. The application proposes no alterations to the highway access or the site itself off the private road.
- 14.2 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, which raises no objection to the proposal. The proposal will not significantly increase traffic.
- 14.3 The proposal accords with the objectives of Policy 80 of the Local Plan and is compliant with NPPF advice.

15. Car and cycle provision

- 15.1 The application includes two areas of cycle parking and retains two car parking spaces to the side of the house.

Cycle parking

- 15.2 The existing cycle store at the front of the house and a store to the side of the rear extension are proposed. This store would be within 20 metres of the front door and is considered reasonably located.

- 15.3 A seven-bedroom dwelling should have six cycle parking spaces to comply with Policy 81 of the Local Plan. Given concerns raised by locals about parking within the area it is considered reasonable and necessary to secure cycle parking through the addition of a relevant planning condition (Condition 3).
- 15.4 The proposed cycle parking is compliant with policy 81 of the Local Plan.

Car parking

- 15.5 The application does not propose any additional car parking. Two spaces can be retained to the side of the house as the proposed bin storage area is no longer required. These matters can be secured by planning condition to ensure car parking is retained (Condition 8). The proposed car parking arrangement is compliant with policy 81 of the Local Plan.
- 15.6 Subject to the condition as described above, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

16. Other

- 16.1 The Drainage Officer's requests for a surface and foul water drainage scheme to be secured by planning condition. However, as the property is to remain as a single home, it is not necessary or reasonable to require this. Any additional drainage requirements will be addressed through building regulations. Conditions previously recommended have therefore been removed from the recommendation.

17. Third party representations

- 17.1 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
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.

Table 3 Officer response to third party representations

18. Planning balance

- 18.1 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).

Summary of harm

- 18.2 No harm will result from the proposals.

Summary of benefits

- 18.3 Enlarged family home, adding to the mix of properties available in the area.

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

19. Recommendation

- 19.1 **Approve** application 25/04604/FUL subject to the planning conditions as set out in Section 20 below, with minor amendments to the conditions as drafted delegated to officers.

20. Planning conditions

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

- 3 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the 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 of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

- 4 The materials to be used in the external construction of the development, hereby permitted, shall be constructed in external materials to match the existing building in type, colour and texture.

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

- 5 Notwithstanding the approved plans, the flat roof(s) of the development hereby approved shall be a green biodiverse roof(s). The green biodiverse roof(s) shall be constructed and used in accordance with the details outlined below:

- a) Planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 mm thick.
- b) Provided with suitable access for maintenance.
- c) Not used as an amenity or sitting out space and only used for essential maintenance, repair or escape in case of emergency.

The green biodiverse roof(s) shall be implemented in full prior to the use of the approved development and shall be maintained in accordance with the Green Roof Organisation's (GRO) Green Roof Code (2021) or successor documents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity (Cambridge Local Plan 2018, policy 31). The Green Roof Code is available online via: green-roofs.co.uk

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

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

- 7 The development, hereby permitted, shall not be occupied until the proposed second floor side window in the east elevation of the development has, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

- 8 The existing two car parking spaces on-site shall be retained as such and not used for any other purpose.

Reason: In the interests of the amenity of the area (Cambridge Local Plan 2018 policy 48).

- 9 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 55, 57/58).

Background papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Development Framework SPDs

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