

Application Number	19/0288/FUL	Agenda Item	
Date Received	4th March 2019	Officer	Ganesh Gnanamoorthy
Target Date	3rd June 2019		
Ward	Romsey		
Site	Development Land At 75 Cromwell Road Cambridge		
Proposal	Erection of 295 dwellings including 40% affordable housing; a nursery and community facility (D1), access, car and cycle parking, including basement car park, play equipment and landscaping, substation and associated works.		
Applicant	Cambridge Investment Partnership		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would significantly increase the amount of housing (both affordable and market) to help meet demand within the city; - The proposed development would make efficient use of vacant brownfield land by providing a high quality residential-led development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development responds appropriately to the surrounding built form; - The proposal would provide new community facilities in the form of a nursery and community use and a generous amount of open space for public use.
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	<ul style="list-style-type: none"> - The proposed development meets high standards of sustainability with fabric-first construction, MVHR, CHP, green roofs, EV charging points and sustainable urban drainage.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 This planning application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes across the City using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at Cromwell Road includes 118 new council rented homes proposed or 23.6% of the 500 home target.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an irregular shaped plot of land with a strong north-south orientation, and occupies approximately 3.27 hectares in area.

1.2 The site is bound to the west by railway lines, to the south by residential properties along Cavendish Place and Cavendish Road, to the east by residential properties along Cromwell Road together with a small parade of shops, and to the north by residential properties along Cromwell Road and Winstanley Court. The building heights of the properties in the nearby area range from between two and six storeys, including a number of flatted developments to the north of the site.

1.3 The site currently benefits from two access points. These include the principal access and only vehicular access from Cromwell Road, and an emergency vehicle access from Cromwell Road.

1.4 The site is currently vacant, but was previously in use as a timber yard (use class Sui Generis) by a company called

Ridgeons. The site has been vacant since June 2018. Prior to Ridgeons vacating the site, outline planning permission was granted to redevelop the site with permission granted for up to 245 dwellings, together with community floor space. An application for the demolition of the buildings associated with the timber yard has since been submitted and approved and works have commenced on the removal of existing and now vacant structures.

- 1.5 The property is not located within a designated conservation area although the Mill Road conservation area is sited to the south and west of the site. There are no listed buildings on the site or in the immediate vicinity.
- 1.6 The site falls partially (to the west) within the Strategic District Heating Area as shown on the adopted Cambridge Local Plan (2018) proposals map.
- 1.7 The entirety of the site is also shown on the proposals map as a 'Proposal Site', identifying the site as being suitable for residential development.

2.0 THE PROPOSAL

- 2.1 This application proposes a comprehensive redevelopment of the site involving the erection of 295 dwellings (including 40% for Council rent), a nursery and community facility (use class D1), car and cycle parking (including basement level parking), open space provision, new substations and associated works.
- 2.2 The residential accommodation includes a range of dwelling types and tenures with 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments of both tenures. All of the new dwellings proposed meet or exceed the residential space standards within Policy 50 of the Local Plan. The dwellings are proposed within buildings ranging between two and seven storeys in height.
- 2.3 The nursery/community facility would have a floor area of 410 square metres, and would be located at ground floor level of a four storey building with three floors of residential apartments above.

- 2.4 The proposal provides a number of communal open spaces within the site, including a sizeable central park which runs north to south through the middle of the site.
- 2.5 Along the western edge of the site, the application proposes a series of six flat-roofed flat blocks ranging between four and seven storeys. The blocks would be interlinked by lower elements with the exception of the northern-most block (Block A). A park is proposed to the east of these blocks with the remainder of the site made up of two and three storey houses, green spaces, and associated infrastructure.
- 2.6 The proposal has been amended since submission to take on board comments from statutory consultees. The changes include alterations to landscaping and open spaces, the elevational appearance of the nursery building, improved visibility splays to the Cavendish Place access and updated noise and vibration and air quality assessments. A further period of consultation has been undertaken as a result of these changes.
- 2.7 It is worthy of note that the scheme has been through an extensive pre-application process with officers, and has also benefitted from a previous outline approval for 245 homes and the preparation of a site wide Supplementary Planning Document.
- 2.8 The application is accompanied by the following supporting information:
- Air Quality Assessment;
 - Preliminary Ecological Appraisal;
 - Daylight/Sunlight, Overshadowing Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Phase 1 and Phase II Land Contamination Assessments;
 - Landscape Management Plan;
 - External Lighting Report;
 - Noise and Vibration Assessment;
 - Planning Statement;
 - Statement of Community Involvement;
 - Transport Assessment;
 - Framework Travel Plan;

- Tree Survey, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan;
- Construction Phase Health and Safety Plan;
- Energy Strategy Report;
- Overheating Assessment;
- Town and Views Assessment
- Archaeological Desk-Based Assessment
- Bat Survey
- Breeding Bird Survey
- Ecological Enhancement Plan
- Utility Services Report
- Materials Management Plan
- Verified Views Study
- Ventilation Statement
- Public Art and Delivery Plan
- Construction Phase Health & Safety Plan and Traffic Management Plan

3.0 SITE HISTORY

3.1 The application site has an extensive planning history. The most relevant applications are detailed below

Reference	Description	Outcome
18/5332/SCRE	Request for EIA Screening Opinion in respect of the proposed development of the former Ridgeons site, Cromwell Road, Cambridge for the development of up to 295 dwellings, a basement car park and approximately 272sqm nursery and community facility.	Pending
18/1432/FUL	Demolition of all buildings and hardstanding on the site and construction of a soil strip as part of the land contamination remediation strategy.	Permission Granted
16/1904/OUT	Outline application for erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking and associated works following	Permission Granted

the demolition of all existing buildings on the site

4.0 PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners/Occupiers:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3, 14, 24, 28, 29, 31, 32, 33, 34, 35, 36, 45, 47, 50, 51, 55, 56, 57, 59, 60, 61, 68, 70, 71, 73, 74, 75, 80, 81, 82, 85

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Planning Obligation Strategy (March 2010)

Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD 2010.
	<u>Area Guidelines</u> Cromwell Road SPD

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer raised concerns with the content and level of detail provided within the Traffic Management Plan and hardworks plans and recommended that the application be refused due to the concerns that existed. The applicants subsequently produced revised documents and drawings and the Highways Officer has confirmed that this resolves his concerns.
- 6.2 The Highways Officer has recommended conditions be attached with relation to securing details of road maintenance/management, and restricting private water discharging onto the highway.

Cambridgeshire County Council (Education)

- 6.3 Requests have been made for contributions towards primary and secondary school projects and library contributions with a specified financial sum required to be spent towards the cost of providing the early years nursery facility.

Conservation Officer

- 6.4 No comments received

Urban Design Officer

- 6.5 The Council's Urban Design Officer was generally supportive of the scheme as originally submitted although it was recommended that changes were made to various aspects including the nursery elevation, cycle stores and public realm.

- 6.6 Firstly, it was considered that the nursery/community facility should have a greater distinctiveness from the residential above. Secondly, the developer was encouraged to revisit the design of 'The Square', and junction of Park Road and East Mews with regard to materials and kerb detailing.
- 6.7 Amendments to the scheme have been made and the Urban Design Officer has confirmed that the scheme is now considered acceptable with regard to urban design.

Sustainability Officer

- 6.8 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions securing a revised Carbon Reduction Statement, water efficiency specification, combined heat and power specification and BREEAM compliance.

Landscape Officer

- 6.9 The Council's Landscape Officer had raised concerns with regard to the design of the southern square, the central park area, materials, and some of the planting proposals within the original application submission.
- 6.10 The applicant has subsequently made amendments and the Landscape Officer was re-consulted accordingly. The officer has confirmed that the details provided are now acceptable although conditions have been suggested to secure further detailed design and management information.

Tree Officer

- 6.11 The Council's Tree Officer has raised no objection to the proposal although some concerns have been raised with regard to the proximity of hard landscaping to the root protection areas of existing trees which are to be retained and the potential for harm to be caused if appropriate protection measures are not put in place. It has been recommended that a condition be attached in the event of permission being granted to secure an Arboricultural Method Statement and Tree Protection Plan to address the above concerns.

Drainage Officer

- 6.12 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing full drainage scheme details, as well as a maintenance plan for the drainage system.

Archaeology Officer

- 6.13 The County Council's Archaeology Officer has raised no objections to the proposal subject to a condition requiring the applicant to secure the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation.

Environmental Health Officer

- 6.14 The Council's Environmental Health Officer has been consulted on the proposal. Initial concerns were raised with regard to noise and air quality, although further information has been provided which has overcome these concerns. The application is considered acceptable subject to the imposition of conditions.

Environment Agency

- 6.15 The Environment Agency have raised no objections to the proposal subject to conditions relating to contamination, submission of a materials management plan, and information relating to piling and sustainable drainage.

Local Lead Flood Authority

- 6.16 No objection raised.

Developer Contributions Monitoring Officer

- 6.17 A list of contributions required to mitigate the impact of the development has been provided.

Enabling (Affordable Housing) Officer

- 6.18 No objection raised.

Ecology Officer

6.19 No comment received.

Public Art Officer

6.20 No comment received.

Fire and Rescue

6.21 No objection subject to the imposition of a condition securing fire hydrants, locations of which should be agreed by the Water Authority.

Anglian Water

6.22 No objection raised.

Network Rail

6.23 No objection raised.

Designing Out Crime Officer

6.24 No objection raised, and confirms that the scheme would achieve Secure by Design Gold standard.

Cambridge International Airport

6.25 No objection subject to the imposition of a condition removing permitted development rights with regard to cranes and construction equipment so as to ensure that development which might impact upon aircraft safety can be controlled.

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

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

- 17 Cromwell Road

- 19 Cromwell Road
- 21 Cromwell Road
- 29A Cromwell Road
- 45 Cromwell Road
- 50 Cromwell Road
- 65 Cromwell Road
- 69 Cromwell Road
- 71 Cromwell Road
- 81 Cromwell Road
- 100 Cromwell Road
- 108 Cromwell Road
- 33 Winstanley Court
- 66 Winstanley Court
- 123 Sedgwick Street

7.2 The representations can be summarised as follows:

- Desire for the brick wall to the rear of properties 57 – 73 Cromwell Road and the application site to remain
- General need for an access over or under the railway line
- Loss of privacy and overlooking with relation to properties on Cromwell Road and within Winstanley Court
- Loss of light to gardens along Cromwell Road
- Seven storeys too tall for the area
- Properties generally too tall
- Development could be of a higher quality design
- Construction noise
- Too much social housing being provided
- Not enough social housing being provided
- Local schools will not be able to cope with the increased demand for places
- Harm to existing wildlife

7.3 Camcycle responded to the proposal as originally submitted and raised concerns with regard to layout, lack of visibility splays along Cavendish Place, cycle store access to some flat blocks, and the one-way nature of The Sidings Road. Amendments have been made to address the concerns raised, with the exception of the request to provide a level access footpath over the main entrance road. This was due to the County Council's Highways Officer expressing concern with the suggested amendment on highway safety grounds. Camcycle

have subsequently confirmed that their concerns have been resolved.

- 7.4 Cambridge Past, Present and Future have commented on the proposal. Concerns have been raised regarding the amount of affordable housing proposed, with 50% being considered more appropriate. Concerns have also been expressed over the design of the development being too similar to other large developments.

Design and Conservation Panel

- 7.5 Proposals for the site have been before the panel on two occasions. On the first occasion, a high level presentation was given as the plans were first emerging. The panel concluded as follows: *'Though appreciating of this project's intentions, the Panel were unconvinced by the current layout and found the landscaping generally unambitious. While interested in the architectural design theme suggested, the lack of basic information such as detailed plans left the Panel unable to comment in depth. Overall, the site would benefit from further design development of all aspects before it is submitted for planning.'* The verdict was 7 ambers and 1 red with further design development required.
- 7.6 On the second occasion, a more detailed presentation was given. The panel concluded as follows: *'The scheme is ambitious in its development and clearly dedicated to sustainability. However, it suffers from a lack of consideration of how the space will be used by residents and visitors. The flow of foot traffic is broken at awkward moments in the landscaping and the pedestrian square is liable to be overtaken by parked cars if not rethought. Some redesign of the landscaping with residents in mind should still be undertaken. A strong and coherent park design offering delight and enjoyment for all its users would greatly enhance the scheme.'* The verdict was 3 green and 5 ambers.
- 7.7 The panel's concerns were primarily focussed on pedestrian movements throughout the scheme and the southern square where parking management was a concern. The panel's comments were subsequently discussed with the applicants, urban design and landscape officers and amendments made to address the concerns raised. The southern square now

incorporates a much larger area of open space including soft landscaping and cycle storage.

- 7.8 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

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

Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The proposal is for a residential-led development within a predominantly residential area. The proposal would make use of previously developed land, and falls within an existing urban area. The principal of residential development on the site, with a nursery/community use, has already been established under the approved outline planning permission detailed in section 3 of this report.
- 8.3 It is worthy of note that the site is allocated as a proposal site in the adopted Local Plan, which identifies the site as suitable for

residential development. Appendix B states that the 3.27ha site has an indicative capacity of 245 dwellings. As noted in Footnote 8, the indicative capacity is an approximate number based on the initial assessment carried out in the context of the Strategic Housing Land Availability Assessment. Footnote 8 advises that the final number of dwellings may be greater or smaller depending on the detailed assessment and the detailed design. In other words, the final quantum of development should be design led. In addition, both the Local Plan and the NPPF are clear that developments should seek to make the efficient use of land, particularly in the case of previously development brownfield land such as this. Subject to the design and impact of a scheme containing more than the indicative 245 dwellings being demonstrated to be acceptable, the principle of making better use of the land can be supported.

- 8.4 The provision of a nursery/community facility would help to meet the needs of the residents of the new development, as well as the wider community, and would provide facilities to contribute to the additional needs within the area created by the development, and such a provision is supported by the Cromwell Road SPD.
- 8.5 With the above in mind the principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met.

Context of site, design and external spaces (and impact on heritage assets)

- 8.6 The site is located to the north and east of the Mill Road Conservation Area, although does not sit within it. As discussed earlier in this report, the site sits within a predominantly residential area with varying building heights.
- 8.7 The proposed development has been laid out with linked apartment blocks along the western edge of the site (along the boundary with the railway lines) with height varying between four and seven storeys. The nursery and community facility will be located at ground floor level of the most northerly of these which would be four storeys tall. To the eastern edge and southern part of the site, houses are proposed with heights of two and three storeys. This distribution of taller apartment blocks adjacent to the railway and lower 2-3 storey houses to

the east and south surrounding a large open space accords with the principles established within the Supplementary Planning Document. This layout ensures that the development responds well to, and integrates well with, the surrounding context with a gradual increase in height being achieved from the existing residential properties with the taller blocks of flats being sited centrally to the western boundary of the site, and away from existing development. This graduated increase in height also ensures that the development has an acceptable impact on the character and setting of the Mill Road conservation area.

- 8.8 The scheme has been laid out in a logical manner with street layouts providing easy access to all properties, whilst being kept to minimum to ensure that the development would not feel car dominated. The location of the park in the centre of the site ensures that it would benefit from natural surveillance and feel like a safe space. The park helps the development relate well to the character and identity of Cambridge as a whole with development often punctuated by open spaces, providing a sense of openness. The concerns initially expressed by the Design and Conservation Panel regarding the layout are noted although the desire to provide a central park area, along with the need to have lower level housing towards existing dwellings and the conservation area means that the layout provided is the most logical and avoids harm to existing residents. It is also in accordance with the approved parameter plans under the outline consent.
- 8.9 The buildings have been designed with the Mill Road conservation area in mind, with a number of features evident within the conservation area reflected in the proposal. Examples of these include bay windows, decorative lintels, and soldier course brick banding. A further reference to the conservation area is the decision to use brickwork as the prevailing material throughout the development. It is recommended that, in the event of planning permission being granted a condition should be attached to secure samples and a schedule of all external materials so as to ensure an appropriate finish.
- 8.10 Neighbours have expressed concerns regarding the proposed height of the tallest part of the development. Although the proposed height of seven storeys is greater than the heights of properties in the immediate vicinity, these taller buildings are

located centrally in the site and furthest from existing buildings. The two seven storey buildings have purposefully been located where the central park is at its widest. It is considered appropriate to view the appearance of the proposal in the context of the wider area. With this in mind, it is worthy of mention that Pym Court, the most recent development to the north along Cromwell Road includes six storey buildings, one fewer than this proposal and with far more limited open space provision.

- 8.11 Comments have been received suggesting that the design should be of a higher quality than that which is proposed. Officers have engaged in considerable pre-application discussions with the applicants to ensure that the design of the development, as proposed, is of a high quality.
- 8.12 The applicant has provided a fully rendered verified view study of the proposal – showing the existing and proposed views from a number of different locations. The methodology used is considered appropriate and, having reviewed the document, I consider that the images adequately demonstrate that the proposal would appear acceptable within the context of the wider area.
- 8.13 Concerns have been raised with regard to the proposal being an overdevelopment of the site. The proposal has a density of 90 dwellings per hectare, which is comparable with nearby density levels along Cromwell Road ranging between 84 and 111 dwellings per hectare. The proposal sits comfortably at the lower end of this range and is considered acceptable in this context.
- 8.14 It is acknowledged that the current proposal is for fifty dwellings more than the previously approved outline scheme, although the rationale for this was an attempt to provide more of the tenure of homes which have been identified as being in greatest demand in the local area – that being one and two bedroom properties. The previous scheme had a greater proportion of three and four bedroom properties than the current. The change in tenure has allowed for a greater number of dwellings to be provided, and of a tenure which best provides for the identified local need.

- 8.15 The proposal includes a number of landscaped areas within the site, including a park, other communal green spaces (such as the 'Southern Square'), a children's play area, and other planting and landscaped areas.
- 8.16 The Council's Landscape Officer has been consulted on the proposal and recommendations were made to improve the scheme, as summarised in section 6 of this report. The concerns of the Design and Conservation Panel have also been considered and changes incorporated accordingly. The Landscape Officer has been consulted on the amendments made and has confirmed that the scheme is now satisfactory subject to the imposition of a number of conditions.
- 8.17 I consider that the quantum of open space proposed, at 0.72 hectares, is of a sufficient scale for the development proposed. The outline application provided 0.60 hectares of open space and this application has provided a pro rata uplift accordingly.
- 8.18 The Landscape Officer has recommended a number of conditions be imposed to secure further details of some of the landscape features including boundary treatment, green roofs and tree pits, and these have been recommended.
- 8.19 It is my opinion that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59, 60 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 With regard to the properties in, and along the entrance to, Winstanley Court which are made up of three storey (including roof level accommodation) houses and a part three, part four storey block of flats. It is noted that residents of some of these properties have raised concerns regarding overlooking and a loss of light. The part of the development which has the greatest potential for adversely impacting on these properties is 'Block A', a four storey building with nursery and community use at ground floor level and residential on the upper floors.

- 8.21 Block A would be an irregular shaped building with an eastern elevation facing the rear of a short staggered terrace of three storey (including roof level accommodation) houses. The proposed building would have a minimum separation distance with the rear of these properties of 18m, which I consider to be an acceptable distance. It is acknowledged that there are some openings facing these properties and these will provide views towards the rear of these properties, as well as some winter gardens. It is accepted that the proposed development would provide a greater level of overlooking than the existing situation due to the fact that there are no residential properties on this site at present, however, given the distance between the properties, I do not consider the level of overlooking or privacy loss caused to be significantly harmful. The part three, part four storey flat block at Winstanley Court is offset to the elevations of Block A, and so all views towards windows are acute only. The acute views, along with a minimum separation distance of 11m leads me to consider that the impact on these flats would be acceptable.
- 8.22 The location of Block A to the west of the properties in Winstanley Court means that impact on overshadowing, sunlight and daylight receipt are minimal. The applicant has provided a comprehensive sunlight, daylight and overshadowing report which confirms that the proposed buildings will not cause a significant loss of light in any existing buildings. It is also worthy of note that the parameters plans with the original outline scheme established that a six storey building in this location would be acceptable in principle and the proposed building is just four storeys, of a similar scale to the existing building at Winstanley Court.
- 8.23 To the south of the short staggered three storey (including roof level) terrace referred to in paragraph 8.9 would be an access road into the site, and beyond this (further to the south) would be the flank elevation of a semi-detached, three storey property. This property would be situated some 13m away from the flank of the existing end-of-staggered-terrace property. The proposed flank wall would have no windows facing this property, is positioned oblique to the existing property, to the south-west and is sufficiently far enough away for me to be content that there would not be an adverse impact on the amenities of the existing house at 83 Cromwell Road.

- 8.24 The sunlight and daylight study undertaken by the applicant indicates that the development would be acceptable with respect to sunlight and daylight receipt, as well as overshadowing using standard methodology. I have no reason to dispute this conclusion.
- 8.25 A number of pairs of semi-detached houses would run north to south across the site to the east of the park. These properties would be three storeys in height and would have rear gardens facing eastwards, onto the rear gardens of existing two storey properties fronting Cromwell Road.
- 8.26 The separation between these properties will range from 31 to 57 metres. This gap, would ensure that these properties would not have a significant adverse impact on these existing properties with regard to overlooking, overshadowing, loss of light or outlook.
- 8.27 To the south of the semi-detached pairs discussed in the previous two paragraphs would sit some properties perpendicular to those just described. The eastern-most of these would have a flank elevation facing the boundary with numbers 19 and 21 Cromwell Road. These properties have raised concerns regarding the impact of the proposal on their amenity.
- 8.28 The submitted sunlight, daylight and overshadowing assessment undertaken sets out, in great detail, the methodology adopted, and how this fits with BRE guidelines.
- 8.29 With regard to daylight, the relevant test is a two stage process, with both tests needing to fail for there to be considered an unacceptable harm on sunlight receipt. The analysis was carried out using 3D modelling, and all but two properties passed the first test (an angular check) – those being 19 and 21 Cromwell Road.
- 8.30 The second part of the test is a vertical sky component check, assessing the light receipt to all windows at ground floor level. These two properties both pass the test, indicating an acceptable impact on daylight receipt.
- 8.31 With regard to sunlight receipt to these properties, the BRE test only requires windows facing within 90 degrees of due south to

be tested. In this instance, neither of these properties have such windows. The impact of the proposal on the daylight receipt is, therefore, considered acceptable.

8.32 On the issue of overshadowing, the BRE guidelines seek to ensure that outdoor spaces are not permanently in shade for large parts of the year. The test that needs to be passed is whether or not 50% of the open space would receive two hours of sunlight on 21st March. The study highlights that the most likely properties to be impacted are, again, 19 and 21 Cromwell Road. However, the test demonstrates that the two hour threshold is exceeded for more than half of the garden space in both cases. On 21st June, when the gardens are likely to get greater use, the test shows more than 90% of the garden would achieve more than two hours of sunlight. With regard to 19 and 21 Cromwell Road, it is worthy of note that prior to the demolition works that are currently taking place on site, a large warehouse building was sited to the rear of these properties, and directly at the boundary with 21 Cromwell Road, and this exceeded 9.00m (equivalent to 3-4 storeys) in height. The dwellings proposed are just two storeys and are situated further from the boundary with 21 Cromwell Road.

8.33 Going further south, the proposal is for predominantly two storey properties, with separation distances ranging between 10 and 32 metres from existing properties. Again, these distances are considered acceptable with regard to neighbouring amenity, especially with the majority of the properties achieving separation distances at the higher end of the range given.

8.34 I have assessed the potential impact on the residential amenity of the surrounding occupiers in terms of sunlight, daylight, overlooking, overbearing sense of enclosure and overshadowing. I am satisfied that the proposal, due to its siting, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

8.35 Neighbours have raised concerns regarding the impact of noise, dust and reverberation during the construction phase. The Environmental Health Team has recommended various

construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. These relate to noise during construction, construction hours, plant specifications, mitigating noise from the nursery use, and securing details of the winter gardens. I have no reason to deviate from the advice given and have recommended these conditions accordingly. In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.36 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, and most exceed, these standards. In this regard, I consider that all the new homes proposed would provide a high quality internal living environment for the future occupants.
- 8.37 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.
- 8.38 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens, balconies and winter gardens.
- 8.39 As well as the private amenity spaces, the development incorporates a number of shared green spaces, including a park running north to south through the middle of the site, and other smaller pockets of landscaped greenery.
- 8.40 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policy 50.
- 8.41 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4 (2) of the Building Regulations. In addition, 5% of all affordable units have been designed to M4 (3), indicating that they are suitable for wheelchair users. In order to ensure the

units are provided to these standards, I have recommended a condition to secure these requirements.

- 8.42 Subject to the imposition of a condition as suggested in the previous paragraph, I am content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.43 The proposed refuse storage arrangements are shown to be of a logical layout, with flats having internal communal bin stores and houses having their own bin stores. The nursery and community facility would have a dedicated refuse store on the sidings. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.44 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.
- 8.45 Drag distance would be within ten metres and this would comply with the RECAP Waste Design Guide (2012).
- 8.46 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.47 The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. The Highway Authority was consulted as part of the application and have raised no objection to the scheme. They have suggested that a condition be attached in the event of permission being granted to ensure private water does not discharge onto the highway to protect the safety of users.
- 8.48 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.49 The Cambridge Local Plan (2018) seeks to support developments that incorporate sustainable forms of transport, including walking, cycling and public transport. This, however, does not negate the requirement for schemes to provide an appropriate level of car parking within a scheme.

Car Parking

8.50 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L of the same document.

8.51 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:

- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)
- No less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)

8.52 The nursery/community use would require a maximum of 2 spaces per 3 members of staff.

8.53 The proposal affords 258 car parking spaces, with all 2, 3 and 4 bedroom houses having an allocated space each. Parking is provided at basement and ground level. All two bedroom flats, and half of the one bedroom flats would have parking space access also. In total, 82% of properties would have dedicated parking.

8.54 All wheelchair homes would have parking spaces in close proximity.

8.55 Visitor parking is provided along the main entrance – via Cromwell Road and The Sidings.

8.56 The nursery/ community use would have a dedicated drop off point with two spaces for this purpose. This element would have 3 dedicated spaces for staff.

Cycle Parking

- 8.57 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L of the same document.
- 8.58 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms, and three spaces for 4 bedroom dwellings. It is stated that cycle parking should not, where possible, be located at basement level. For the nursery/community use, one space is required for every five members of staff.
- 8.59 The proposal provides 635 cycle parking spaces.
- 8.60 All dwellings are compliant with the required standards outlined above. The flat blocks would have internal cycle stores with external access. Four of the blocks would have internal access also. All cycle stands would be Sheffield stands.
- 8.61 Sixty-four visitor spaces are proposed, and these are located in various locations across the site including in the park area, The Sidings Road between blocks of flats, and alongside the children's play area.
- 8.62 The nursery/community use would have 10 staff spaces and 20 visitor spaces.
- 8.63 The scheme has been designed to allow for connections with the Chisholm Trail cycle route, which is a cycle route proposed between Cambridge and Cambridge North train stations and being delivered by the Greater Cambridge Partnership. This site performs a key role in linking the route along the sidings to Cromwell Road. The scheme has been designed to maximise permeability through the site. The County Council are exploring the potential for future connections to the east and west of the site and the proposed layout has been specifically designed to allow for these connections to be made in the future.
- 8.64 In my opinion the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.65 The application has been designed with a number of drainage features incorporated. These include swales, rain gardens, a wetland area, and undulating landscape. A flood risk and drainage strategy report was submitted with the application.
- 8.66 The Drainage Team has advised that the strategy is acceptable, although the design details would need to be secured by way of condition to ensure that the intended delivery is realised. These conditions are therefore recommended. In my opinion, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.67 The application was accompanied by a tree survey, arboricultural impact assessment and tree protection plan. Further information on tree pit details has also been provided.
- 8.68 The 'The Arboricultural Impact Assessment identifies 56 trees plus groups of trees and hedges. 26 trees plus the majority of groups and hedges are retained in the proposals including key boundary features such as G001, A006 and H002 and trees to the rear of existing gardens of properties along Cromwell Road. The majority of landscape features scheduled for removal are identified as being of low quality. The proposed development includes 130 new trees in a carefully considered landscape design and a wide variety of sustainable urban drainage features incorporated into the landscaping.'
- 8.69 The Council's Tree Officer has been consulted on the proposal and has raised no objection to the proposal. The officer has noted that the development will be in close proximity to the root protection area of some trees and has requested that conditions be attached to ensure that the health of these are duly considered during construction.
- 8.70 In my opinion, subject to these conditions, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.71 The Ecology officer has been consulted as part of the application, although no comment has been received.
- 8.72 Concerns have been raised by local residents regarding the harm of the development to existing wildlife, with particular mention of hedgehogs.
- 8.73 The application has been supported by an Ecological Enhancement Plan and this acknowledges that the existing site is of low ecological value. The report outlines a number of possible opportunities for providing ecological habitats on site. These include bird and bat boxes, hedgehog friendly fences, and provision of native plants beneficial to wildlife.
- 8.74 Although no comment has been received from the Council's Ecological Officer, it is considered appropriate to attach a condition requiring a scheme for ecological enhancement to be provided in order to ensure that the recommendations of the submitted are adequately implemented.
- 8.75 The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

- 8.76 The proposed development includes a series of renewable energy and sustainability measures to reduce carbon emissions and to save energy in accordance with Policy 28. These include the following:
- Green biodiverse/sedum roofs to all apartment buildings
 - Sustainable urban drainage integrated into landscaping – wetland, rainwater gardens, swales, SUDS tree pits, permeable paving etc. – whereas the existing site is nearly 100% hard-paved, the proposed development includes a sustainable drainage system that means even in severe storm events the majority of water infiltrates into the soil within the site, taking pressure off the surrounding infrastructure
 - Combined Heat and Power (CHP) plant serving all apartments – this would convert unused energy into

- electricity to power communal areas of apartment buildings, reducing residents' energy bills
- Fabric-first – thicker, denser insulation and wall construction to minimise heat loss and reduce residents' energy bills
- Mechanical Ventilation with Heat Recovery (MVHR) for all apartments and affordable houses
- Electric vehicle charging points – every home with an allocated space has active electric vehicle charging installed plus 10% of all communal parking spaces. The remainder all have ductwork installed and electric capacity for 50 more electric vehicle points to be connected in the future.
- Photovoltaic (PV) panels on the roofs of houses and apartments
- BREEAM 'Very Good' nursery/community facility

8.77 The Energy report demonstrates that the approach chosen would exceed the 19% reduction in carbon dioxide emissions target within policy 28. A comprehensive approach has been taken to sustainability and the measures proposed combine to form a highly sustainable development.

8.78 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to the provision of a carbon reduction statement (which the development would then adhere to, once approved), and demonstrating compliance with the required BREEAM standards.

8.79 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

8.80 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.

8.81 The proposed development is for a scheme of 295 dwellings with 118 of these being affordable for social rent. This equates to 40% of the total number of dwellings. Of these, 57 would be 1-bedroom units, 48 2-bedroom units and 13 3-bedroom units.

- 8.82 It is noted that one representation has suggested that the amount of affordable housing proposed is too great. The policy sets out a minimum provision, and it is considered that anything less than the required 40% would not be acceptable in this instance.
- 8.83 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.
- 8.84 Whilst Policy 45 requires a mix of intermediate and affordable rented housing, 40% of the proposed new homes would deliver council rented housing only. In this case a very significant and un-met need has been found to exist for Council rented housing. The Council has identified that the significant levels of affordable rented need might otherwise go unmet without its own direct intervention. In my opinion the proposed tenure of affordable housing is justified in this case.

Public Art

- 8.85 The applicant has provided a public art strategy and delivery plan as part of their submission. The applicant proposes an amount of £250,000 towards public art within the site. This is commensurate with other schemes in the area (Mill Road Depot provided £200,000) and I consider that the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

- 8.86 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

- 8.87 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.
- 8.88 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. I have summarised the Heads of Terms below. Financial contributions would be calculated using formulae based on the final housing mix agreed through reserved matters.

Heads of Terms		Summary
City Council Infrastructure		
Informal open space		£53,406.00 plus indexation towards the provision of and/or improvement of and/or access to Informal Open Space facilities at Coldham's Common £20,000.00 plus indexation towards the provision of and/or improvement of and/or access to Informal Open Space facilities at Great Eastern Street.
Provision for children and teenagers		No contribution sought (play area to be provided on site)
Indoor sports		£166,780.00 plus indexation towards the provision of and/or improvement to the fitting out of an indoor sports zone at the Abbey Sports Complex, Pool Way, off Whitehill Road, Cambridge CB5 8NT.
Outdoor sports		£147,560.00 plus indexation towards the improvement to and enhancement of the artificial grass pitch carpet (from sand to rubber crumb) at Coldham's Common.
Community facilities		£416,218.00 (to be provided on site)

Affordable housing	40% provision on site. Tenure and dwelling type mix to be submitted for approval.
County Council – Education / Refuse	
Early years	On site contribution of a nursery. Indicative contribution figure £323,050 (Council) in writing.
Primary School	£833,350 towards St Philip's OR other relevant project as agreed with the Local Planning Authority (in consultation with Cambridgeshire County Council) in writing.
Secondary School	£466,400 – towards Coleridge OR other relevant project as agreed with the Local Planning Authority (in consultation with Cambridgeshire County Council) in writing.
Life Long Learning (Libraries)	£31,063.50
Strategic waste	No contributions sought
Monitoring	£650
County Council – Transport	
Chisholm Trail	
NHS	£107,090.90 (based on £363.02 per dwelling)

8.89 Subject to the completion of a S106 planning obligation to secure the above infrastructure and affordable housing provision, I am satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

Third Party Representations

8.90 The majority of matters raised in the representations have been addressed in this report already. There are, however, other points which remain unaddressed, and I will discuss these in turn now.

8.91 One representation has requested clarity as to whether the cycle

track would be upgraded to a standard suitable for adoption by the County Council. The applicant has confirmed that the entire route of the Chisholm trail within the site will meet adoptable standards and the intention is for the Highway Authority to adopt these roads and maintain them in perpetuity.

- 8.92 Comments have been raised regarding whether an existing brick wall located at the rear of 57-73 Cromwell Road would be retained within the proposal. The Developer has confirmed that this is, indeed, the case, and this is also shown on the plans. The previously electrified wires mounted on this wall will be removed.
- 8.93 Concerns have been raised with regard to the ability of local primary schools to cope with the existing demand for school places. This is accepted and a mitigation payment has been recommended to the County Council towards expanding existing facilities.
- 8.94 The desire for an access over or under the railway line is noted. However, it is not for the Local Planning Authority to dictate what should be provided by the development, and the responsibility of Officers is to assess the acceptability of the scheme for them. Requests for infrastructure can be made where it is considered necessary to make the development acceptable, but in this case I consider it would be unreasonable to make such a request of the developer.

9.0 CONCLUSION

- 9.1 The proposed is for the comprehensive redevelopment of the site involving the erection of 295 dwellings (including 40% for Council rent), a nursery and community facility (use class D1), car and cycle parking (including basement level parking), open space provision, a new substation and associated works.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 The proposal has been guided by the previously approved outline planning consent, as well as the Cromwell Road SPD

and Cambridge Local Plan (2018) which are material considerations.

- 9.4 The application has been considered against the relevant policies, and upon assessment, I consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.87 of this report, and (2) the following 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 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

4. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 52, 55 and 57).

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

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

6. Notwithstanding the plans hereby approved, 5% of all affordable dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings', and all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

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

7. No part of the development shall be occupied until details of facilities for the covered, secured parking of bicycles for use in connection with that part of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The approved facility shall be provided in accordance with the approved details prior to the occupation of each dwelling.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018, Policies 52, 55, 56 and 82).

8. The public art provision shall be fully implemented in accordance with the submitted Public Art Strategy and Delivery Plan V2 dated May 2019, unless otherwise approved in writing by the Local Planning Authority.

Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

9. No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI which shall include:

- A. The statement of significance and research objectives;
- B. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- C. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge Local Plan 2018, Policy 33).

10. The development shall be carried out in accordance with the construction phase traffic management plan Rev D dated 08/04/2019, considered as part of this application, unless otherwise agreed in writing by the Local Planning Authority.

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

11. Prior to first occupation, details of the proposed arrangements for the future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established), unless otherwise agreed in writing.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard (Cambridge Local Plan 2018, Policy 81).

12. The manoeuvring and parking areas shall be provided as shown on the drawings hereby approved, and retained free of obstruction.

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

13. The works shown on Drawing Number PL02 Revision C provided by TPA shall not be commenced until such time as this access is closed as a temporary access for residents of the site.

Reason: In the interests of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

14. All areas of private land (i.e. that which is not to become adopted public highway) shall be constructed so that all its falls and levels are such that no private water from these areas drains across or onto the adopted public highway.

Reason: In the interests of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

15. Prior to the commencement of development above ground level, a Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. This Statement shall demonstrate that across the development the residential units shall cumulatively achieve minimum reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit and the development as a whole;

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

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

The approved measures for each dwelling shall be fully implemented in accordance with the approved Statement prior to the first occupation of that dwelling. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved maintenance programme.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority."

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

16. Prior to the occupation of the apartments hereby approved (to be provided within Blocks A-F), further information shall be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System, including emissions standards. Any gas fired CHP shall meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

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

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

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

18. Within 6 months of the commencement of above ground works to Block A, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'very good' as a minimum will be met, with 3 credits for Wat 01 (water consumption). Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

19. Within 6 months of occupation of the nursery/community facility in Block A, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

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

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

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

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

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

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

23. No development shall commence above ground level until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of the swales, bio-retention areas, permeable paving and green roofs;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;

- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 Policy 28).

- 24. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

25. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM. 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary. 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3), unless the phased occupation of the development is first agreed in writing by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 32).

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 33).

28. No development shall commence above ground level (or such other date or stage in development as may be agreed in writing with the Local Authority) until a Materials Management Plan has been submitted to and approved, in writing, by the local planning authority. The plan will include:

- 1) An inspection and sampling strategy for the testing of excavation formations;
- 2) A procedure for screening contamination discovered in the development phase to be screened against criteria outlined in the remediation strategy;
- 3) A stockpile validation strategy;
- 4) Detailed material re-use criteria;
- 5) Details of arisings processing; and

- 6) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in 1) to 5) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements>, to ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

29. No development above ground level shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports), bridges, boardwalks and Forest School. Soft Landscape works shall include detailed planting plans showing location of species; written specifications (including soils importation and quality control of soils) cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

30. No development above ground level shall commence until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity (Cambridge Local Plan 2018; Policies 55, 57 and 59).

31. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018; Policies 55, 57 and 59).

32. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented (Cambridge Local Plan 2018; Policies 55, 57 and 59).

33. Prior to first occupation full details of all tree pits, including those in planters, hard paving and soft landscaped areas must be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018; Policies 55, 57 and 59).

34. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works on the apartment blocks commencing. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,
- e) Where solar panels are proposed, biosolar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

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

35. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority sample panels of building and surfacing materials.

Reason: In the interests of visual amenity and to ensure that suitable hard landscape is provided as part of the development (Cambridge Local Plan 2018; Policies 55, 57 and 59).

36. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority detailed designs for the Forest Garden and Central Park Play Area including planting, layout, play equipment, furniture, fencing and surfacing.

Reason: In the interests of amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018; Policies 55, 57 and 59).

37. Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

A completion report demonstrating that remediation as set out in the approved document Remediation Strategy and Verification Plan - Former Ridgeons Site, ref: 724323-MLM-ZZ-XX-RP-J-0002 (MLM Group, 9th April 2019) has been undertaken for the site (or phase of) and that the land has been remediated to a standard appropriate for the end use.

Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved and implemented scheme of remediation.

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

38. Prior to commencement of any external facades a noise insulation scheme detailing the acoustic / noise insulation performance specification of the external building envelope of habitable residential rooms (having regard to the building fabric elements - including glazing and alternative ventilation provision) to reduce the level of noise experienced in these rooms as a result of external ambient noise levels in the area, shall be submitted in writing for approval by the local planning authority. Any alternative ventilation provision required shall be capable of achieving a minimum of 2 air changes per hour (ACH) and internal ventilation operational noise levels shall be considered. The scheme as approved shall be fully constructed and implemented before the use hereby permitted is commenced and shall be retained thereafter.

The noise insulation / mitigation scheme shall be in accordance with the principles, mitigation measures and recommendations detailed in the submitted 'Noise and Vibration Assessment'; Former Ridgeons Site, Cromwell Road, Cambridge; RP01-18310 REV6 (Cass Allen, 23 May 2019)

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

39. Prior to the commencement of any external facades to any residential units within blocks A, D, E and F, full details of the design and construction of the enclosed winter gardens to the said blocks, including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units shall be submitted to and approved in writing by the local planning authority. The design and construction shall be in accordance with the principles, mitigation measures and recommendations detailed in the submitted 'Noise and Vibration Assessment'; Former Ridgeons Site, Cromwell Road, Cambridge; RP01-18310 REV6 (Cass Allen, 23 May 2019).

The winter gardens shall be constructed and installed in accordance with the approved details and retained in situ thereafter.

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

40. Prior to the commencement of any above ground works to Block A, a scheme for the insulation of or other noise mitigation measures for the ground floor non-residential uses of Block A (Nursery and Community Rooms) in order to minimise the level of internal and external noise emanating from the said building uses shall be submitted to and approved in writing by the local planning authority. The scheme shall include the specifications (location, length, height and surface density) of an acoustically absorptive and imperforate environmental noise barrier / fence that shall be provided as a boundary treatment to the ground floor external nursery play area. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

41. Prior to the commencement of any external facades, full details and specifications for protection of external amenity space from noise (including public areas, balconies and terraces), taking into account the existing noise climate and current UK noise standards for external amenity areas, shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved details and shall thereafter be maintained in perpetuity.

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

42. The D1 use of the ground floor of Block A of the development shall be restricted to use as a nursery and community meeting and/or exhibition space and for no other purpose, including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

43. The community facility (D1 class use) shall only be open to the public between the hours of 08:00 and 23:00 Monday to Saturday and 09:00 and 20:00 Sunday and Bank Holidays.

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

44. The nursery (D1 class use) shall only be open to the public between the hours of 07:00 and 19:00 Monday to Friday.

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

45. All service collections / dispatches from and to the D1 use (Block A, Ground Floor) within the approved development (including refuse / recycling collections) during the operational phase shall only be permitted between the hours of 0700 hrs and 2100 hrs Monday to Saturday and 0800 hrs and 1900 hrs on Sundays and any Bank / Public Holiday.

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

46. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) and as detailed within the Mott Macdonald "Mill Road Development - Lighting Strategy" document dated 8th December 2017.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

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

47. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing 'Cromwell Road Electric Car Charging Space Plan - Basement' (CRD-EV02) and 'Cromwell Road Electric Car Charging Space Plan - House Block A' (CRD-EV01) both dated 20/5/2019) shall be fully installed and operational before final occupation and shall be retained and maintained thereafter. Every electric vehicle charge point installed with a house is to be operational prior to occupation of that house.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 36).

48. The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the apartments are occupied and shall be retained and maintained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraph, 103, 110, 170 and 181, and Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 35).

49. Prior to the commencement of any above ground works a specification for all ground gas and vapour protection to be incorporated into the building design shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the installation of any gas/vapour protection measures must be inspected and documented by a competent person.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with policy 33 of Cambridge Local Plan (2018).

50. Prior to the first occupation of any of the development a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

INFORMATIVE: Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.