

Application Number	21/02759/FUL	Agenda Item	
Date Received	11th June 2021	Officer	Ganesh Gnanamoorthy
Target Date	10th September 2021		
Ward	Cherry Hinton		
Site	Colville Road Phase 3, Land at Colville Road and Fishers Lane, High Street Cherry Hinton		
Proposal	Demolition of existing buildings and erection of new commercial/retail floor space, 48 new residential apartments and houses, new car parking areas, new hard and soft landscaping, bin and bike stores and associated works		
Applicant	c/o Carter Jonas, One Station Square Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would increase the amount of affordable housing that helps to meet an identified demand within the local area; - The proposed development would provide a high quality, sustainable 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 positively to the surrounding built form;
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and

Hill Investment Partnership. The original purpose of the partnership was 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.

- 0.2 The partnership has received permission for little under 1000 homes, with in excess of 600 being Council rented. Of the homes that have received permission, more than 850 have either been completed, occupied or under construction on site.
- 0.3 Having met its original aims, the partnership has decided to extend the drive to build more housing.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The proposed development spans across two separate parcels of land on the eastern aspect of Cherry Hinton High Street, separated by an existing terrace of 6x 2-storey houses.
- 1.2 The southern parcel is located at the junction of High Street and Colville Road, and forms part of the designated Local Centre. At present, the site includes a 3-storey building set back from the road, with an open space to the front. The three storey building hosts commercial units at ground floor level, with residential above.
- 1.3 The northern parcel has a more residential character and currently houses 2x two storey blocks of flats which comprise eight flats.
- 1.4 The site sits directly to the west of the approved phase 2 Colville Road development (19/1034/FUL).
- 1.5 The site does not fall within a conservation are, and there are no listed buildings on the site, or in the immediate vicinity.

2.0 THE PROPOSAL

- 2.1 This application proposes the demolition of existing buildings and erection of new commercial/retail floor space, 48 new residential apartments and houses, new car parking areas, new

hard and soft landscaping, bin and bike stores and associated works.

- 2.2 The proposed dwellings would be housed in 3 buildings – an apartment block on the southern site (referred to in this report as Block A), an apartment block on the northern site (referred to in this report as Block B) and a short terrace of houses on the northern site (this report will refer to this terrace as Block C).
- 2.3 Block A would have a 4-storey element at the junction of High Street and Colville Road, with two three storey ‘wings’ running along Colville Road and High Street respectively. This block would have a flat roof and would house 28 dwellings (12x 1bed, 16x 2bed). Parking for this block will be tucked in behind the back of the block, with access gained from an undercroft on Colville Road.
- 2.4 Block B would be three storeys in height and would have pitched roof forms. This block would be set south from the northern edge of the northern parcel, allowing for a retained open space at the junction with Fishers Lane. This block would house 17 dwellings (7x 1bed, 10x 2bed). Car parking for this block would be provided behind Blocks B and C and would be accessed from High Street.
- 2.5 Block C proposes a short terrace of 3x pitched roofed, two storey houses with front facing gables.
- 2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.7 The proposal has been amended since submission to take on board comments and concerns from statutory consultees.
- 2.8 The application is accompanied by the following supporting information:
 - Energy Assessment;
 - BREEAM Pre-assessment;
 - Construction Dust Management Plan;
 - Daylight, Sunlight and Overshadowing Assessment;
 - Demolition/Construction Noise and Vibration Assessment;
 - Demolition Dust Management Plan;
 - Design and Access Statement;

- Flood Risk and Drainage Strategy Report;
- Noise Impact Assessment;
- Overheating Report;
- Phase 1 Contaminated Land Assessment;
- Phase 2 Geo-Environmental Assessment;
- Planning Statement;
- Preliminary Ecological Appraisal;
- Public Art Strategy;
- Statement of Community Involvement;
- Sustainability Statement;
- Transport Statement & Travel Plan;
- Tree Survey and Arboricultural Impact Assessment;
- Utility Assessment

3.0 SITE HISTORY

3.1 There is no relevant Cambridge City Council planning history on this 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 Plan 2018	Local	1, 3, 8, 28, 29, 31, 32, 33, 34, 35, 36, 37, 45, 50, 51, 55, 56, 57, 59, 60, 68, 71, 72, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework National Planning Policy Framework – Planning Practice Guidance Circular 11/95 (Annex A)
Supplementary Planning Guidance	Greater Cambridge Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments Public Art SPD

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer originally raised an objection and sought further details/clarification. The applicant provided the required information and the officer has no objection subject to conditions and informatives be imposed in the event of permission being granted.

Cambridgeshire County Council (Transport Assessment Team)

- 6.2 The County Officer has commented on the proposal, raising no objection.

Cambridgeshire County Council (Growth Officer)

- 6.3 The County Council have assessed the proposal and recommended that financial contributions are required to mitigate the impact of the development. These will be detailed later in this report.

Urban Design Officer

- 6.4 The Council's Urban Design Officer has been involved in pre-application discussions on this site.
- 6.5 The Officer has confirmed that the scheme is acceptable with regard to urban design, subject to a condition securing full details of materials.

Landscape Officer

- 6.6 The Council's Landscape Officer has raised no objections to the proposal and has recommended a condition securing further details of hard and soft landscaping materials in the event of permission being granted.

Tree Officer

- 6.7 The Council's Tree Officer has been consulted on the proposal but no response has been received.

Drainage Officer

- 6.8 The Council's Drainage Officer reviewed the submitted documentation and has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

- 6.9 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions.

Environmental Health Officer

- 6.10 The Council's Environmental Health Officer has been consulted on the proposal. No objections are raised subject to the imposition of conditions.

Environment Agency

- 6.11 The Environment Agency have raised no objections to the proposal.

Lead Local Flood Authority

6.12 The consultee had issued a holding objections subject to additional information being provided. This was provided by the applicant and the objection has been removed. Conditions have been recommended.

Developer Contributions Monitoring Officer

6.13 A list of contributions required to mitigate the impact of the proposal are detailed later in this report.

Ecology Officer

6.14 No objection subject to conditions.

Anglian Water

6.15 No objection raised.

Cadent

6. 16 No objection raised.

Cambridge Airport

6.17 No objection subject to conditions.

Designing Out Crime Officer

6.18 No objection raised.

7.0 REPRESENTATIONS

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

Road Name	Property Number
High Street	81, 119, 121, 180, 188
Fishers Lane	10, 18
Pen Close	17

7.2 The representations can be summarised as follows:

Concern	Officer Response
Insufficient parking	8.57-8.65, 8.70
New vehicular accesses conflicts with pedestrians	8.55
Overdevelopment	8.11-8.23
Poor design	8.11-8.23
Poor housing quality	8.38-8.47, 8.99
Overlooking/loss of privacy	8.24-8.37
Loss of light	8.24-8.37
Overbearing	8.24-8.37
Increased noise	8.35-8.37
Loss of open space	8.41, 8.93-8.96
Strain on Council and other facilities	8.83-8.85, 8.89-8.91
Displaced tenants	8.97
Balconies overlooking High Street not good	8.43
Not green	8.79-8.86
Lack of communal space	8.41, 8.93-8.96
Justification for additional mass	8.98
Consideration of viability	8.99

7.3 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, Ecology & Biodiversity
9. Energy and Sustainability

10. Affordable housing
11. Public art
12. S106 contributions
13. Third party representations

Principle of Development

- 8.2 The proposal involves the demolition of existing commercial properties within the Local Centre and dwellings, and the provision of new commercial and residential buildings.
- 8.3 Policies 3 and 72 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 3 relates to new residential development and policy 72 is concerned with, among other things, development within Local Centres.
- 8.4 Policy 3 of the Local Plan seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities.
- 8.5 The proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and from the City Centre, and also has nearby shops.
- 8.6 With the above in mind, it is considered that the proposal is in accordance with policy 3.
- 8.7 Policy 72 seeks to ensure that Local Centres retain their function in providing important services to local people.
- 8.8 The proposal would result in the loss of 173 square metres of commercial floorspace through demolition, although the proposal would provide an increased quantum (283 square metres) as replacement.
- 8.9 The increased quantum of commercial floorspace is considered acceptable and could help to improve the vitality and viability of the Local Centre in the longer term.
- 8.10 With the above in mind, the proposal is compliant with policy 72 of the Local Plan.

Context of site, design and external spaces

- 8.11 The immediate site context comprises a mix of residential, commercial and community uses, with building heights ranging from single to three storeys in height. To the east of the site on Colville Road, permission has been granted for a part 4, part 3 storey housing development.
- 8.12 This proposal would see the introduction of a part four and part three storey block of flats on the southern parcel of this development and 1x three storey block of flats and a 2-storey terrace of houses on the northern parcel of this development. Block A has been designed with a flat roof to minimise its visual bulk and mass whilst the raised central element provides a strong feature at the prominent corner of Colville Road and High Street. The transition down to three storeys along high street ensures that the existing two storey properties are adequately responded to whilst the three storey element on Colville Road ensures that the building has an overall symmetrical form. The proposal retains an open space to the front at the junction. The design development of Block A has seen significant changes to the initial concept, with Officers encouraging a more defined set of corners to the High Street/Colville Road junction in order to reduce the visual mass of the block, and also introducing changes in brickwork and vertical changes to the elevation such as stepped parapet heights, to further reduce the appearance of a horizontal mass.
- 8.13 Block B is 3 storeys in height and would have pitched roof forms. This block is set away from the junction with Fishers Lane by the retention of an open space, and the pitched roof form helps to ensure that views of the building from High Street looking south respond well to the wider context and built form.
- 8.14 Officers had expressed some concern over the likely visibility of the plant on the roof of Block B given the pitched roof form, although a Design and Access Statement addendum has been submitted showing views from prominent locations agreed with Officers, and these demonstrate the plant to be acceptable from a design perspective with minimal visibility from key locations.
- 8.15 Block C is a 2-storey terrace which would ensure that the transition from the taller built form of Block B to the existing terrace of dwellings to the south is a successful one.

- 8.16 Accesses to the site for vehicles would be from Colville Road for Block A and High Street for Blocks B and C.
- 8.17 Two of the three buildings (Blocks A and B) would be taller than those in the immediate surrounding although it is worthy of note that a building of similar height to the tallest element proposed has been approved to the east of the site along Colville Road (19/1034/FUL). As part of the pre-application process, Officers interrogated views of the proposed buildings from various locations to ensure that they appeared appropriate in the wider setting. Visuals and sections have been submitted with the application to demonstrate how the buildings would sit within the wider context.
- 8.18 Car parking provision is discreetly located to the rear of the blocks and would be largely hidden from the public realm.
- 8.19 The proposal retains the public open spaces to the north of Block B and to the south and west of Block A – with some improvement works proposed also.
- 8.20 The Council's Urban Design and Landscape Officers were both heavily involved in pre-application discussions and changes have been made both prior to the application being submitted, and during the life of the application. The Officers have been consulted on this application. No objections have been raised subject to conditions relating to materials and landscaping details.
- 8.21 Concerns have been raised regarding the feel of the existing open space at the junction of Colville Road and High Street with the proposed part 4 storey building – Block A. The representation also raises concerns over whether seating would be re-provided as per the existing arrangement.
- 8.22 The proposed would undoubtedly be taller than the existing building, and this will change the experience of people using the open space on the corner of Colville Road and High Street. However, the increase in height is not considered to be of a significant enough scale – going from three storeys with a pitched roof to four storeys with a flat roof – to have a significantly detrimental impact upon how this space is enjoyed, It is also noted that the proposed Block A would provide greater

passive surveillance of this space. The proposed plans do include replacement seating in this open space.

- 8.23 Officers consider that the quantum, form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the wider area and would not constitute overdevelopment of the site. Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59 and 60.

Residential Amenity

Impact on amenity of neighbouring occupiers

Block A

- 8.24 To the south and west of Block A are High Street and Colville Road. Properties on the western and southern sides of these roads are sufficiently far enough away so as to not be adversely impacted by Block A.
- 8.25 To the east of this block is a car park approved under an application that is currently being implemented. Further east of this block will be a part 4, part 3 storey block approved under the aforementioned permission, and construction on this is under way. The generous distance (approximately 38m) between Block A and this block ensures that there are no significant adverse impacts.
- 8.26 To the north of Block A is an existing terrace of 2-storey properties running north to south along High Street. The southern-most of these properties is closest to Block A, at a distance of approximately 6.5m. This property has one flank window facing block A although this serves an entrance porch rather than a habitable room. Block A has been designed so that the rear building line sits in line with that of the terraced property to the north. This is considered acceptable, and although to the south, Block A would not have an adverse impact on light receipt to this property.
- 8.27 Windows would face north from Block A although these would be looking towards the flank of the terraced property to the north, with only the porch window facing it. Windows have been omitted from the eastern part of the north facing elevation to

ensure that the rear garden of the adjoining property is not directly overlooked. The east facing windows of Block A would broadly look over the car parking area, with only oblique views over neighbouring gardens achievable.

- 8.28 The element of Block A that fronts Colville Road would have north facing windows that would face towards the rear of gardens on High Street although the distance is approximately 25m away and these are not considered harmful.

Block B

- 8.29 This block is separated from the properties to the west and north by High Street and an open space respectively. The generous separation distances mean that there are no adverse amenity impact to properties in these directions.

- 8.30 To the south of Block B would be the car park associated with the scheme, as well as a row of three terraced houses (to the south-west). Further south beyond the car park are existing terraced properties along High Street. The south-western most flats on the upper floors of Block B would have west facing inset balconies and these would have oblique views of the rears of the new proposed terrace dwellings (Block C) although these would have a minimum separation distance of 10m which is considered acceptable. The existing terraced properties to the south (beyond the proposed car parking area, would be some 25m away from the south facing windows of this block and this is considered acceptable with regard to overlooking. The siting of Block B in relation to these properties (to the north) means that there would be no overshadowing issues.

- 8.31 To the east of Block B, are properties along Fishers Lane. These broadly sit aligned with the open space on the corner of Fishers Lane and High Street although the north-western corner of Block B would align with the ends of the rear garden of the nearest property on Fishers Lane. The upper floor windows on the northern-most part of the eastern elevation (closest to the rear garden of the properties on Fishers Lane) serve combined kitchen/living/dining spaces and are secondary windows and these are proposed to be obscure glazed. The primary windows for these spaces have balconies to the north and these could provide overlooking opportunities of rear garden along Fishers Lane. In the event of permission being granted, it is considered

appropriate to add a condition requiring details of a privacy screen to the eastern edge of these balconies so as to ensure that amenity of adjoining properties is adequately protected. It is acknowledged that properties along Fishers Lane will have a change in vista when looking west towards Block B, although the distance between this block and the existing properties means that the development would not feel overbearing.

- 8.32 Concerns have been raised about loss of light and overshadowing caused by Block B. The application submission was accompanied by a Daylight, Sunlight and Overshadowing Assessment, which concludes that the proposal would have an acceptable impact on all existing properties, with the relevant BRE tests being met. Officers have reviewed the report, and consider the methodology used to be sound. Officers have no reasons to disagree with the conclusions reached.
- 8.33 The remaining windows on the eastern elevation would have oblique views across rear gardens along Fishers Lane although this relationship would not be uncommon in an urban context, and are not considered harmful.

Block C

- 8.34 Block C would be 2 storeys in height and would sit between an existing terrace of 2 store dwellings and Block B. The height and siting of this block means that there are no amenity concerns arising from this aspect of the development.
- 8.35 Representations have raised concerns regarding increased noise. The likelihood is that the increased number of dwelling will result in more occupants in the area, and this will likely result in an increase in noise. However, this is not likely to be to such an extent as to result in unacceptable levels of harm to neighbouring amenity.
- 8.36 Officers consider that there would be no adverse impact with regard to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 8.37 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries

and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.

Amenity for future occupiers of the site

8.38 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, or exceed, these standards. In this regard, Officers consider that all the new homes proposed would provide a high quality internal living environment for the future occupants. The table below outlines the schedule of accommodation provided.

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)
1bed, 2person	1	50	50
2bed, 3person	1	61	61.4
2bed, 4person	1	70	70
2bed, 4person	2	79	79.4
3bed, 5person	2	93	93.4

8.39 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.

8.40 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies.

8.41 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed. It is noted that a representation raises concerns over the lack of communal open space although the constrained nature of the site means that provision of such space on-site is difficult to achieve. As such, financial contributions are sought through the S106 to improve informal open space at Cherry Hinton Recreational Ground, the children's play area at Tenby Close Play Area, indoor sports facilities at Cherry Hinton Village Centre and sports pitch and floodlit training facilities at Cherry Hinton Recreation Ground. In the absence of on-site communal open space provision, the contributions sought are considered adequate in mitigating the likely impact of the development.

- 8.42 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and is compliant with Cambridge Local Plan (2018) policy 50.
- 8.43 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 48 dwellings proposed for the wider site, two are proposed to be M4(3) – this equates to 4.16%. Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 48 dwellings is only required to provide 20 affordable dwellings, and this would require just 1 M4(3) unit. It is not considered appropriate to insist upon more M4(3) units as a result of over-provision of affordable housing. If permission were to be granted, a condition should be attached to ensure this provision is secured.
- 8.44 The Police’s Designing Out Crime Officer has confirmed that they have been involved in early conversations with the applicants on this scheme and have raised no objection to the proposal. The Officer also states that he is awaiting a ‘Gold’ standard application to be forthcoming from this development, meaning a high level of security would be achieved.
- 8.45 Officers consider that the layout and design would not only result in a safe standard of accommodation for future residents, but also for users of the open spaces provided which would benefit from a good level of natural surveillance.
- 8.46 It is noted that a representation has raised concerns over balconies overlooking the High Street not being good although it is not clear what the actual concern is. If it with regard to the quality of these spaces, it is worthy of note that the buildings are set back significantly from the High Street and so the balconies would be afforded some protection from noise and air pollution associates with vehicles using the High Street.
- 8.47 Subject to the imposition of the condition suggested earlier, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.48 The proposed refuse storage arrangements are shown to be of a logical layout, with internal bin stores servicing Block A and Block B. The houses within Block C would have bins located to the front of their properties which are to be presented on collection day. 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.
- 8.49 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 8.50 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.51 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. A Transport assessment has also been submitted. The Highway Authority has been consulted as part of the application and they have not raised any concerns.
- 8.52 Conditions have been suggested and these have been added these to the list of conditions at the end of this report accordingly.
- 8.53 The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
- 8.54 The Transport Assessment Team Officer is content that the proposal is acceptable.
- 8.55 Concerns have been raised about the conflict between vehicles and pedestrians that would be created by the new accesses to

the car parking areas proposed. Whilst these would be new accesses, they would not create an alien relationship between pedestrians and vehicles with crossovers, access roads commonplace in urban environments of this ilk.

8.56 Officers consider that, subject to the imposition of conditions as outlined above, the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.57 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

8.58 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.

8.59 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 and not more than 2 spaces per dwelling (for 3 bedrooms)

8.60 The proposal provides a total of 29 parking spaces for the 48 dwellings – a ratio of 0.60:1, which complies with policy 82. Two of these spaces would be a disabled parking bay and this would be allocated to the M4(3) unit.

8.61 Eight of the 29 parking spaces would have active electric charge points with the remainder having the infrastructure to allow for future connection.

8.62 The site is in a sustainable location, and is in close proximity of bus stops. The level of parking provided is considered to adhere to the spirit of the policy whilst also actively encouraging more

sustainable forms of transport. The proposal, therefore, complies with the requirements set out above.

8.63 The Council's Environmental Health Officer has requested 50% of all spaces to have active slow-charge points, with all remaining spaces having passive provision.

8.64 Policy 82 states that where appropriate and viable charging point, or the infrastructure for these, should be provided. There is no stipulation afforded within the policy for quantum.

8.65 The level of provision proposed, and outlined above, is considered in accordance with Local Plan policy 82, and a condition to secure this level of provision has been recommended.

Cycle Parking

8.66 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.

8.67 The standards set out that one cycle space should be provided per bedroom for dwellings. It is stated that cycle parking should not, where possible, be located at basement level.

8.68 Block A and Block B would have internal cycle stores at ground floor level whilst the houses within Block C would have their own private stores. In total, the proposal provides 84 residential cycle parking spaces, one greater than the minimum requirement.

8.69 A further 14 spaces are provided externally for visitors of both the residential and commercial units.

8.70 It is considered that the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.71 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report was submitted with the application.
- 8.72 The site is located within Flood Zone 1, indicating a low level risk of flooding.
- 8.73 The Drainage Team and Local Lead flood Authority have both advised that the strategy provided is acceptable. Conditions are recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured, as well as details for foul water drainage. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2021) and policy 31 of the Cambridge Local Plan (2018).

Trees and Ecology & Biodiversity

Trees

- 8.74 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.75 The Arboricultural Impact Assessment identifies that a number of C category trees would require removal in order to facilitate the proposed development.
- 8.76 The Council's Tree Officer has been consulted on the proposal although no comment has been received. It is considered prudent, in the event of permission being granted, to condition the provision of an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.
- 8.77 It is noted that the proposal includes new tree and hedge planting which Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.
- 8.78 Officers consider that the proposal complies with policy 71.

Ecology & Biodiversity

- 8.79 The application has been supported by an Ecological Impact Assessment. The report identifies that the site has the potential to provide habitat for foraging bats, hedgehogs and breeding birds, and makes recommendations for ensuring such species are not harmed during the construction process. The document identifies a number of opportunities for biodiversity enhancement.
- 8.80 The Council's Nature Conservation Officer has been consulted on the proposal and he has requested a condition securing details of bird boxes to be added. Officers consider additional condition seeking compliance with the Ecological Impact Assessment and a scheme demonstrating 10% biodiversity net gain are also prudent.
- 8.81 The proposal would, subject to the conditions recommended, be in accordance with Policies 57 and 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

- 8.82 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:
- PV panels
 - Green roofs
 - EV charging points
 - Gas free development
 - Electric air Source Heat Pumps
 - Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
 - BREEAM Very Good commercial units
- 8.83 The application has been supported by an energy statement and a sustainability statement.
- 8.84 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 66.2% reduction.

- 8.85 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, water efficiency measures, and BREEAM certification.
- 8.86 I have no reason to consider the information submitted differently to the Sustainability Officer and have recommended the suggested conditions accordingly.

Affordable Housing

- 8.87 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.
- 8.88 The proposed development is for a scheme of 48 dwellings with all of these being for affordable housing – the exact breakdown of tenures to be secured by S106 agreement.
- 8.89 The securing of these dwelling for affordable housing purposes will form part of the S106 agreement in the event of a resolution to grant permission being arrived upon.

Public Art

- 8.90 A public art strategy and delivery plan has been provided as part of the application submission. A budget of £25,000 is set out within the document. The public Art Officer has been consulted on the proposal and no comments have been received.
- 8.91 The applicant has subsequently requested that the strategy and delivery plan be removed from consideration as the financial contributions requested from County and City Council Officers with regard to S106 contributions is significantly greater than expected, and requested on the scheme to the east of the site on Colville Road (19/1034/FUL). The applicant has calculated that the financial contributions per dwelling on the previously approved scheme amounted to £999 per dwelling, whilst the current scheme is being asked to provide £2,853 per dwelling.
- 8.92 Whilst it is unfortunate that the document has been withdrawn, and whilst Officers acknowledge that the provision of public art would be a public benefit, the harm of the non-provision needs to be weighed up against the other public benefits provided by

the scheme. Given the significance of these – including 100% affordable housing provision – Officers consider that the non-provision of public art is, in this instance, acceptable.

S106 Contributions

8.93 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.

8.94 In bringing forward recommendations in relation to the Planning Obligation for this development Officers 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. The Heads of Terms are summarised below.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	£13,328 towards the provision of and/or improvement of/and/or access to Informal Open Space facilities at Cherry Hinton Recreation Ground
Provision for children and teenagers	£13,552 towards the provision of and/or improvements of the children's play area facilities at Tenby Close Play Area
Indoor sports	£11,060 for the provision of and/or improvement to indoor sports facilities and equipment at Cherry Hinton Village Centre
Outdoor sports	£15,064 for the provision and/or improvement of sports pitched and floodlit training facilities at Cherry Hinton

	Recreation Ground
Community facilities	No contributions sought
Affordable housing	100% provision on site
County Council – Education / Refuse	
Early years	£52,323 towards additional Early Years places in Colville catchment
Primary School	No contributions sought
Secondary School	£30,214 towards as new secondary school at Land North of Cherry Hinton
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Monitoring	No contributions sought

8.95 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

Third Party Representations

8.96 Many of the third party representations have been discussed in the above commentary. The remainder are covered below.

Concerns over displaced tenants

8.97 This is not a material planning consideration, although the Council's Housing Team would be required to have a decant strategy to ensure that disruption to existing residents is minimised, and interim housing is provided.

The use of the development under construction to the east along Colville Road as justification for the increased massing on this site by the Urban Design Officer

8.98 The approved scheme to the east of the site is a material consideration in the determining of this planning application. The likelihood of the development being realised impacts upon

the weighting that this can be afforded. In this instance, the development has commenced and therefore has a high probability of being realised, and is therefore a significant material consideration.

Consideration being given to developer profit in determining acceptability of a scheme by the Urban Design Officer

- 8.99 The Urban Design Officer has made mention in her comments that adding additional lift cores would add additional cost to the build, and would impact, therefore, on the viability of the scheme. The comments were made in relation to seeking solutions for single aspect units – with particular mention given to ventilation and overheating. It is accepted that the reduction in single aspect units would be favourable, however, issues of ventilation and overheating have been addressed adequately through the provision of Mechanical Ventilation and Heat Recovery (MVHR) and the submission of an overheating Assessment which demonstrates adequate solutions.

9.0 CONCLUSION

- 9.1 The proposal is for the development of the site involving the erection of 48 new dwellings (100% affordable), and the provision of replacement commercial units.
- 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 application has been considered against the relevant policies, and upon assessment, Officers 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 a S106 in accordance with paragraph 8.94 and the following conditions and informatives:

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

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

4. Notwithstanding the plans hereby approved, two dwellings shall be constructed to meet the requirements of Part M4(3) '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).

5. 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, incorporating where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are 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).

6. Prior to first occupation of any dwelling, the manoeuvring and car and cycle parking areas required for that purpose 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).

7. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. Wherever proposed inter vehicle visibility splays intersect land that is outside the adopted public highway, the land encompassed by the splays shall be maintained free from any obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development. Thereafter, they shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway in perpetuity.

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

9. All proposed metaled surfaces are to be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. 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.

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

10. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory

undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Foul And Surface Water Drainage Strategy prepared by Create Consulting Engineers Limited (ref: 02/001-B) dated 28th July 2021 and shall also include:

- a) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Permissions to connect to a receiving watercourse or sewer;

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

11. No development, including preparatory works, shall commence until details of measures indicating how additional surface water

run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

12. No development hereby permitted shall be commenced 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 be based upon the principles within the agreed Colville road phase 3, Cambridge - Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers dated June 2021 and shall also include:

- a) Full results of the proposed drainage system modelling for the 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- d) Full details of the proposed attenuation and flow control measures;

- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) 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

13. Finished ground floor levels are to be set in accordance with Colville road phase 3, Cambridge - Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers dated June 2021

Reason: To reduce the risk of flooding to the proposed development and future occupants.

14. No development shall commence until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority. Development shall take place in accordance with the approved details.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

15. No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

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.

16. 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).

17. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

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

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

19. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

20. If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

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).

21. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

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

22. Demolition and construction shall be carried out fully in accordance with the methodology, proposed mitigation and monitoring as specified within the following documents:

1. Create Consulting Engineers Ltd "Demolition/construction noise and vibration assessment - revision B" report dated June 2021 (ref: BD/CS/P21-2225/06 rev B).
2. Create Consulting Engineers Ltd "Demolition dust

management plan - revision B" dated 27th May 2021 (Ref: NP/CS/P21-2225/04 Rev B).

3. Create Consulting Engineers Ltd "Construction dust management plan - revision B" dated 27th May 2021 (Ref: NP/CS/P21-2225/05 Rev B).

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

23. The noise insulation scheme and mitigation requirements as stated within the Create Consulting Engineers Ltd "noise impact assessment - revision B" report dated 3rd June 2021 (Ref: SW/CC/P21-2225/02 Rev B) shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

24. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

25. The Class E use shall not be open outside the hours of 07:00 and 23:00 hrs.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

26. Use Class E(b) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

27. Use Classes E(b), E(d) & E(f) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.

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

28. 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 - GN01/20 (or as superseded).

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

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

29. No development (or phase of) shall commence until a Phase 3 Remediation Strategy based on the findings of the Phase 2 Report (Phase 2 Geo-Environmental Assessment by Create Consulting Engineers Ltd, ref: TB/CS/P21-2225/03, dated June 2021) has been submitted to and approved in writing by the Local Planning Authority:

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

30. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing CVLPH3-EV01 (Colville Road Phase 3 Electric Vehicle Charging Space Plan 09.06.21) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter. The charge points associated with the commercial units shall be operational prior to first use.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

31. All service collections / dispatches from and deliveries to the approved development, including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 07:00 to 13:00 on Saturdays. Service collections / dispatches from and deliveries to the approved development are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

32. Within 6 months of commencement of development, or as soon as is reasonably practicable, 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 at least 3 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

33. Prior to the use or occupation of the development hereby approved, or within 6 months of occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

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

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

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

35. The development, hereby permitted, shall not be used or occupied until the approved approach to the energy strategy set out in the RIBA Stage 2 Energy Assessment Colville Road Phase 3 (Eight Associates, 28/5/2021 Issue 2) has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully

operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

36. Prior to the commencement of above ground works, with the exception of demolition, a scheme for the provision of nest boxes on site shall be submitted 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).

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

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction

activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

38. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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

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

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

40. 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 (or subsequent replacements), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

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

41. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The submitted plan shall include details of:

- monitoring of any standing water within the site temporary or permanent
- sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operations-safety/).
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/) * See next page for information *
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

42. Hard and soft landscaping: No development above ground

level, other than demolition, shall commence until remaining 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 (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, 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)

43. Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:
- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
 - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
 - c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or

escape in case of emergency,

d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,

e) Where solar panels are proposed, bio-solar 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).

44. Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development

Reason: To ensure that the appearance of the external surfaces

is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Insert relevant Local Plan Policies e.g Cambridge Local Plan 2018 policies 55 and 57)

45. Notwithstanding the plans hereby approved, the north-most windows at first and second floor levels on the eastern elevation of Block B shall be fitted with obscure glass, and shall be non-openable to a height of 1.70m above the finished floor level of the rooms they serve. The windows shall be retained as such thereafter.

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

46. Prior to above ground works, with the exception of demolition, details of privacy screens to be fitted to the north facing balconies at first and second floor levels on Block B shall be submitted to, and approved in writing by, the Local Planning Authority. The screens shall be installed prior to first occupation of the north units within Block B associated with the north facing balconies, and retained as such thereafter.

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

47. The development shall be carried out in accordance with the findings and recommendations set out in the Preliminary Ecological Appraisal by Geosphere Environmental dated 01 June 2021 (report Number 4821,EC,AR/PEA/RS,RF,KML/01-06-21/V3)

Reason: To ensure the development is carried out in accordance with best ecological practices and to comply with Policy 70 of the Cambridge Local Plan (2018).

48. Prior to above ground works, a scheme demonstrating a biodiversity net gain of a not less than 10% shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out not later than the first appropriate planting period (species dependent) after first occupation of the site. The improvements shall be retained and maintained thereafter in perpetuity.

Reason: To maximise biodiversity gains, in accordance with Policy 57 of the Cambridge Local Plan (2018).

INFORMATIVES

1. Green Roofs:

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

2. Pollution Control:

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

3. To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

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