

Application Number	21/02052/FUL	Agenda Item	
Date Received	4th May 2021	Officer	Aaron Coe
Target Date	3rd August 2021		
Ward	Newnham		
Site	Land South of Wilberforce Road Cambridge		
Proposal	Demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping.		
Applicant	St John's College N/A c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The principle of student accommodation in this location is considered acceptable and in accordance with Cambridge City Local Plan 2018 policy 46. - The form, layout, design, scale and massing is considered to be acceptable - The proposal will not harm the amenity of nearby properties.
RECOMMENDATION	APPROVAL

0.0 This full planning application was previously on the agenda to be presented at the 1st December 2021 planning committee. However, prior to the committee meeting it was realised that the incorrect ownership certificate had been submitted and notice had not been served on the relevant land owners within the red line site boundary. In line with the Town and Country Planning (Development Management Procedure) Order 2015, Article 13 the correct ownership has now been submitted and notice has been served on the land owners.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located to the south of Wilberforce Road and Adams Road. The site abuts the car park which serves the University Sports Ground which consists of the athletics track, sports pavilion and all weather pitches. The north east of the application site adjoins the rear gardens of No's 9 and 10 Adams Road. To the south and south east of the site is Herschel Road and Clare Hall West Court Buildings.
- 1.2 As existing the site is predominantly undeveloped scrubland, with one bungalow sited in the south-eastern section. In terms of site constraints the southern and eastern part of the site fall within the West Cambridge Conservation Area whilst the north western element falls just outside. The site abuts the Cambridge Green Belt which is to the west of the site. The site lies within Flood Zone 1 (low risk), however, the land to the south east of the site are within Flood Zones 2 and 3 due to the proximity to Bin Brook. There are a number of trees within the site, those within the Conservation Area have statutory protection and those outside are subject to a tree preservation order (TPO). The western part of the site is allocated for student accommodation (120 units) in the adopted Local Plan.

2.0 THE PROPOSAL

- 2.1 The application proposes the demolition of the existing bungalow and the erection of 39 units which will provide 245 rooms (4 x accessible houses (6 bed) 27 x townhouses (7 bed) 8 x townhouses (4 bed) with landscaping and access. The scheme also proposes a single storey Porters' Lodge.
- 2.2 The proposed buildings would be for students with a limited number of accommodation for academic staff. The layout proposed consists of linear rows of townhouses which generally follow the east-west contours of the site. The proposed development will deliver approximately 8,600m² of gross internal floor space (GIA), across eight terraces. The scheme proposes 3 storey buildings. Facing south the typical townhouses rise a full 3 storeys, while on the north side, lower eaves lines and dormers appear as lower, 2.5 storey buildings (2 full storeys with accommodation in the roof). The smaller houses on Herschel Road are 2.5 storeys.

2.3 The application proposes a single vehicular route through the site with bollards proposed at both ends. A total of 16 car parking spaces are proposed in total, 8 of these are proposed to be blue badge disabled car parking spaces and 250 cycle parking spaces, all of the cycle parking is proposed to be provided via Sheffield Stands.

3.0 SITE HISTORY

No relevant site history.

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	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, 5 19, 27 28, 31, 32, 33, 34, 35, 36, 46, 50, 51 55, 56, 57, 59, 61, 70, 71, 80, 81, 82

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

Central Government	National Planning Policy Framework 2021
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Guidance	<p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p>
Previous Supplementary Planning Documents	<p>Sustainable Design and Construction (Jan 2020)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council</p> <p>Cambridge City Nature Conservation</p>

	Strategy (2006)
	<u>Area Guidelines</u> West Cambridge Conservation Area Appraisal (2011)

6.0 CONSULTATIONS

The applicant has gone through a pre application process and consultations with relevant specialists. The scheme has been presented to the Design and Conservation Panel.

Cambridgeshire County Council (Highways Development Management)

As Submitted

6.1 Objection-

- A stage 1 RSA will need to be completed for the Adams Road/Wilberforce Road and Cotton path junction. For continuity of response and given the high level of cycle flow the Highway seeks that the audit is undertaken by the County Councils internal team.
- The submission has failed to show the proposed junction modifications will accommodate a 12.3m long refuse vehicle. Swept path diagram is required.
- The proposed design appears constrained and the applicant should provide a written statement of how the design complies with LTN 1/20 in particular the widths of the cycle lanes. There are no written dimensions, but the cycle element of the Cotton Path is 3m, which means that were the lane is bifurcated it cannot be more than 1.5m in width. This is the absolute minimum that LTN 1/20 suggests. As the applicant owns land to the south of the path, it would be practical for them to provide a better solution, which may be required as it is likely that a significant proportion of the 245 students who are proposed to live within the development will travel towards JJ Thompson Ave etc. either on foot or by cycle.

- The only drawing showing the proposed works within the adopted public highway is figure 6.18 within the Transport Statement. As this document will not form part of the approved documents within any Decision Notice that the Planning Authority is minded to grant, the Highway Authority seeks that a separate stand-alone drawing showing these works be provided, so it can clearly be referred in any approval that may be issued.

As Amended

- 6.2 Drawing number 332210130/01 submitted by the applicant showing a proposed left hand cycle slip to the Coton Path is acceptable to the Highway Authority and overcomes the request that the application be refused. Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the proposed highway amendments shown on drawing number 332210130/01 be fully implemented and open for use prior to the first occupation unless the applicant can demonstrate that the works being proposed by the Greater Cambridge Partnership have been approved for construction.

Cambridgeshire County Council Transport Assessment Team

- 6.3 No objection subject to a Travel Plan being secured via condition and Highways Development Management Officers being satisfied with regards to the Coton footpath/ Adams Road junction arrangement.
- 6.4 Condition required to secure:
-Travel plan

Environmental Health

As submitted

- 6.5 The proposed development is acceptable subject to the following conditions:
- Plant noise
-Contaminated land (prelim, remediation strategy, remediation implementation, completion report, material management, unexpected contamination.)

- Construction hours
- Collection during construction
- Construction, demolition noise, vibration and piling
- Dust
- Phase 1 desk study
- Phase 2 site investigation and Phase 3 remediation
- Remediation
- Verification report
- Unexpected contamination
- Material management plan
- Lighting condition
- EV charging

As Amended

The proposed development is acceptable subject to the following conditions:

- Construction hours
- Collection during construction
- Piling
- Dust
- Unexpected contamination
- Acoustic compliance
- Validation of remediation
- Material management plan
- Lighting condition
- EV charging

Sustainable Drainage Engineer

As submitted

6.6 Further information required:

Flood risk- Building H proposed to be located very close to the surface flood zone. Proposed ground floor finish floor level and surface water levels details required.

Surface water drainage-

- Infiltration tests in accordance with BRE365 required.
- Details of outfalls and receiving watercourse/ swale are required.
- Hydraulic calculations
- Confirmation of a 300mm freeboard between the critical 1:100 year event (+40%) and to points of potential entry to buildings.

As amended

- 6.7 Acceptable subject to conditions:
- Surface water drainage strategy
 - Foul water drainage details

Lead Local Flood Authority

As submitted

- 6.8 1. Gravel Used for Permeable Paving

Any proposed gravel surfacing should be modelled as impermeable surfacing. Gravel can be subject to compaction over time, reducing the ability for water to drain through its voids. The gravel area should therefore be included as part of the total impermeable area. Gravel areas should be maintained regularly to prevent long-term compaction. An alternative material is used for the paving that is permeable, however, if this is not possible then you will need to provide a robust maintenance strategy to ensure that the gravel does not compact and the water is still able to filtrate through.

2. Impermeable Area Discrepancy

It is not clear whether the submitted drainage strategy (prepared by Smith and Wall Work Engineers) has included areas of permeable paving within the drainage strategy. The overall impermeable area used to calculate the required volume of storage should include any areas of permeable/porous paving as these will be positively drained into the system

As amended

Acceptable subject to conditions securing detailed design of surface water drainage strategy and method of managing additional surface water during construction works.

Tree officer

- 6.9 Tree Removals

- AIA plans indicate the removal of a total of 45 trees and 6 tree groups. (11 category B trees and one category B group). However, with appropriate species selection and placement, the loss of overall numbers would not necessarily result in a reduction in the overall arboricultural contribution the sites makes to amenity.

Impact on retained trees

- Management of retained trees will be required to accommodate construction and maintain reasonable distances.
- Given the limited space for construction and numerous 'pinch points' a phased and detailed arboricultural method statement will be essential to the successful protection of the trees shown to be retained.

Replacement planting

- Detailed soft landscaping proposals including trees species and placement will need to be conditioned.

Conditions:

- Compliance with tree removal plan
- Pre commencement site meeting
- Tree protection methodology
- Replacement planting (5 years)

Landscape officer

6.10 Visual Impact

Early in the pre-app process, appropriate computer generated images were produced which evidenced that visual impact from the sensitive west edge of Cambridge would not be affected.

Detailed design

The detailed architectural design, landscape design and layout of the site has progressed to create what is anticipated to be a scheme that can be supported from a landscape perspective. The scheme has responded to its suburban/countryside edge context with its form and use of materials albeit much denser than the single large houses within large plots. It has also picked up on the archaeological presence of a Roman Road diagonally across the southern part of the site and has allowed relatively generous landscape areas with integrated sustainable drainage. However, there are some areas of detail that are of concern that will need to be better explained through conditions.

Existing ditch/ swale

- Clarification required on the proposed works to the existing swale.

Recommended conditions

- Hard and soft landscape
- Groundworks

Cambridge City Council Urban Design officer

6.11 Summary:

The proposals are generally well designed and are supported in design terms. The proposals would meet the design objectives set out in Chapter 12 of the 'National Planning Policy Framework' (2021) and Policies 50, 51, 55, 56, 57 and 82 of the 'Cambridge Local Plan' (2018).

Conditions are recommended to secure details of materials, sample panels and cycle parking.

Character, Layout and Density

-The scheme responds well to the character of West Cambridge through appropriate layout, massing and height, architectural language and landscape treatment.

-Following the pre-application meetings, the proposals have been revised to show a reduction in the number of houses in several areas (reduce from 52 to 39 dwellings, 245 bedrooms in total) and a reduction in footprint and density. Three main types are proposed: a typical 7-bed townhouse, a 6-bed accessible townhouse with a lift, and 4-bed 'family' houses.

-The amount of green space proposed is generous and would help integrate the proposed housing layout into the site, reflecting the site context, i.e. the surrounding area is characterised by houses in large plots with generous gardens. Officers welcome the siting of the buildings.

- The proposed parking spaces are arranged in small clusters near the northern entrance and the Herschel Road housing cluster to minimise vehicular movement along the main spine road and impact on the public realm. This parking layout is considered appropriate.

Heights

-The height of the townhouses ranges from 2.5-storey to 3 storeys. The majority of the blocks are 3 storeys in height which are considered acceptable. Appropriate separating distance are maintained between houses to ensure privacy and good natural lighting. The scale and height of the Porters' Lodge (single storey) is also considered appropriate.

Appearance and materials

-The proposed architectural language is considered appropriate. All the houses will have pitched roofs with dormer windows and chimneys. Asymmetrical pitched roofs are

proposed for the typical townhouses, this would help maximise the daylight to the shared gardens. The houses on Hershel Road will have a symmetrical roof with a flat ridge. The rows houses present their gable ends to the lane. These gables are designed with variety and articulation which is supported. The cladding on Hershel Road houses are changed from brick to hung clay tiles following the pre-app meetings to distinguish them in character and create further variety in materiality. Greater variety and articulation are introduced along the central lane through the site which is welcome. The indicative materials: predominantly comprising red brick, clay tiles, reconstituted stone, timber and metalwork elements are considered acceptable.

Cambridge City Council Conservation officer

- 6.12 The proposals were submitted for pre-application advice and the Conservation Team were generally supportive.

The site is partially within the West Cambridge Conservation Area. The West Cambridge Conservation Area Appraisal notes that the development of this area came mostly after 1870 and until then it was used for agriculture, playing fields or college gardens. In 1882 the law changed, allowing dons to marry and with the growing need of the colleges, the area was rapidly developed. This conservation area is notable for its spacious residential streets lined with large, often detached, houses of the late 19th or early 20th century. Many of these houses are now owned by the colleges and are used as student accommodation. There is a prevalence of red brick facades, many with hanging tiles on the front elevation for interesting detail.

- 6.13 There is a bungalow on the site which has a neutral impact on the conservation area. Its loss can be supported if the new development preserves or enhances the character or appearance of the conservation area. There is a lot of vegetation in the local area in the form of mature trees and hedgerows and this forms an important part of the character and appearance of the conservation area. The existing site is mainly overgrown with trees and shrubs, especially where there has not been any previous development.

- 6.14 The proposed development is supported in Conservation terms as it has a lot of soft landscaping, the proposed materials take their cue from those in the local area, red brick and clay tiles, and the scale and massing of the new buildings is appropriate to the conservation area. A number of the mature trees will remain and these will help to mitigate the impact of the new development.
- 6.15 As well as the new terraced properties and their layout, the articulation of the gable ends which face the lane is supported as adding some variety to this part of the scheme which is the main route through the development. This works well with the single storey lean-tos and the Porters Lodge which adds variety in scale and design. The structural brick chimneys also add to the character of the area. The brick walls along the lane are perforated by lower walls with railings on the top, and brick arches for the main entrances to the shared gardens. The walls help to distinguish between the public and private spaces and create interest rather than barriers.
- 6.16 Taking the above into account, consider that the proposal will preserve or enhance the character or appearance of the conservation area. The proposals will comply with Local Plan policy 61. With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 190 would apply. Recommend sample panel condition.

Sustainability Officer

- 6.17 From an energy perspective the scheme will benefit from very high performing fabric- Passivhaus standard. Heating demand will be reduced by 74% compared to a Building Regulation compliant scheme. 78% reduction in emissions. 40% reduction in potable water use.
- 6.18 Acceptable subject to conditions securing:
-Passivhaus Certification
-Water efficiency calculation submission (BREEAM Wat01).

Nature Conservation Officer

As submitted

- 6.19 - BNG assessment has been submitted and am content with the survey effort provided.

- The current proposal identifies a 6.27% habitat net gain but unconvinced that a measurable net gain will be secured. In particular the evidence that assessed the scrub and woodland to currently be in poor condition and this may impact significantly on the BNG scores.
- Requests further evidence on the baseline conditions assessments that informed the BNG metric.
- If minded to approve conditions should be imposed to secure the following:
- LEMP and Construction Ecological Management Plan.

As amended

- The additional details on the baseline are accepted.
- Conditions required to secure overseeing of the site clearance works and lighting design strategy.

Environment Agency

6.20 No objection in principle to the proposed development, offer advice on relevant consultees and informatives.

Anglian Water

6.21 No objection or conditions recommended.

Designing out crime officer

6.22 Fully supportive of the application.

Cadent Gas

6.23 Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Development Contributions Monitoring Officer

6.24 Given the scale of the proposed development (which includes eight 4-bed 'family' units) on this site, and in line with the funding formula set out in the Council's Planning Obligations Strategy 2010, a specific S106 contribution of £10,112.00 (plus indexation) toward the provision of and/or improvement of the play area equipment and facilities at Penarth Place play area.

This proposed development is within 500m of Penarth Place play area and within the Newnham ward boundary.

Cambridge City Council Policy Team

6.25 Acceptable subject to conditions.

The proposal is for 245 student rooms in shared town houses, of these 32 will be for use by Academic staff attached to the University of Cambridge.

The application form indicates these, like the student accommodation will be Use Class Sui Generis. The Local Plan makes no specific mention of the treatment of academic staff accommodation. The most recent approved planning proposal involving academic staff accommodation (Planning Ref. 17/0928/FUL Mount Pleasant House) allowed a 25% cap on the proposed quantum of student accommodation.

Part of the site is allocated for 120 student rooms. By subtracting this allocation from the total number assumes the windfall site would deliver 125 units. By applying the 25% academic staff cap, this would mean a total of 32 academic staff units will be permissible.

Given the collegiate nature of the scheme, it is unlikely to be suitable to meet the housing needs beyond its intended academic staff and therefore some form of control should be considered, assuming approval is deemed appropriate as part of the scheme. This will control how these units will be occupied if they are not occupied by the intended academic staff.

Furthermore, whilst there is specific reference to the affordable housing requirement not being applicable to planning applications for student accommodation, there is no specific exemption for academic staff accommodation. To clarify how this particular sui generis use is not treated tantamount to C3 residential use, assuming approval is deemed appropriate as part of the scheme, the occupation of these units should be controlled. These controls prevent their sub-division to allow these to be sold on the open market and, or occupied independently from the student accommodation, and subject to time-limited occupancy controls.

The proposal is considered acceptable from a policy perspective, subject to suitable restrictions. These should include how the proposed units will be occupied and controlled to ensure these units, are only used by their intended occupants and not treated or sub-divided for Use Class C3 residential occupancy or use, without planning consent.

County Archaeology

- 6.26 The development is acceptable subject to conditions: heritage path details and archaeological mitigation.

Design and Conservation Panel (full meeting minutes are available on the application file via public access)

- 6.27 The scheme was reviewed by Design and Conservation panel on Wednesday 12th August 2020 and received a majority green light support. (See appendix 1)
- 6.28 The overall approach is to be applauded, not least the retention of the high-quality trees, the boundary screening to the west and south, as well as the orchard trees. These are all regarded as important features of the site. This scheme has the potential to be a high quality development. The Panel considers an appropriate balance has been achieved between the volume of build versus tree retention and the provision of open space. The Panel would encourage the adoption of a less rigid site layout in places, so as to create richer spaces between the buildings, and to explore opportunities for variation within the built form of the terraces. Re-examining the hard spaces between the houses might also better integrate them into the landscaping scheme. Further capacity for rainwater harvesting could enhance the scheme's exemplary environmental aspirations.

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 objecting to the application:

- 14 Adams Road
- 19 Adams Road
- 9 Wilberforce Road

The owners/occupiers of the following addresses have made neutral representations in response to the application:

- 2 Hedgerley Close

- 30 Wilberforce Road (North Newnham Residents Association)
- 2 Adams Road

7.2 The representations can be summarised as follows:

- Concerned by the impact on the highway network and safety of the junction between Adams Road, Wilberforce Road and the Coton Footpath. Also the junction between Herschel Road and Grange Road
- Concerned by additional light pollution
- Concerned by the number of vehicle movements generated by the application.
- Concerned the scheme is overdeveloping the site
- Concerned that the development exceeds the allocation of 120 rooms.

7.3 The owners/occupiers of the following addresses have made representations in support of the application:

- St Johns College, CB2 1TP
- Clare Hall, Herschel Road
- Lucy Cavendish College, CB3 OBU

7.4 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 the main issues are as follows:

1. Principle of development
2. Affordable housing
3. Context of site, design and external spaces (and impact on heritage assets)
4. Residential amenity
5. Landscape
6. Trees
7. Ecology
8. Carbon reduction and sustainable design
9. Light pollution, noise, vibration, air quality, odour and dust
10. Highway safety

11. Car and cycle parking
12. Inclusive access
13. Refuse arrangements
14. Water management and flood risk
15. Public art
16. Planning Obligations (s106 Agreement)
17. Third Party Reps
18. Conclusion

Principle of Development

Principle of student accommodation (undergraduates and postgraduates)

- 8.2 The western half of the application site is allocated in the Cambridge Local Plan (reference U3) for 120 student units. The application site has included additional land (windfall site) to the east of the allocation to increase the number of student rooms proposed within the site and the overall proposal includes 245 rooms with 108 of these rooms being located within the allocated site area (U3).
- 8.3 The relevant key policy to assess the proposed erection of student accommodation is policy 46. Policy 46 of the Cambridge Local Plan 2018 states that student accommodation developments will be permitted if they meet identified needs of an existing educational institution to provide housing for students attending full time course of one academic year or more. The application will need to:
 - a. Demonstrate there is a proven need for student accommodation to serve the institution
 - b. Demonstrate no loss of market or affordable housing as part of the proposal
 - c. Be in a location which is appropriate to the institution it serves
 - d. Being close to sustainable transport links
 - e. Having appropriate management arrangements to prevent student bringing cars into Cambridge
 - f. The rooms and facilities being adequate
 - g. Where appropriate, being warden controlled to minimize anti-social behaviour

8.4 The criteria set out above is assessed below:

- a) As set out in the documents supporting the application and the data within the Cambridge Student Accommodation Study (2017) there is sufficient evidence to demonstrate there is a need for additional student accommodation in the City to help satisfy the growth in students attending Cambridge University. A S106 agreement will ensure the occupancy of the student units are restricted to students of the University of Cambridge.
- b) Within the eastern half of the application site there is a small bungalow which is proposed to be demolished to accommodate the development. Whilst the Cambridge Local Plan 2018 seeks to resist the loss of residential units, it is acknowledged that the existing bungalow could be converted to an HMO for between three and six people under Permitted Development Rights and could thus be used for college accommodation. Additionally, the proposal would bring forward an alternative form of residential accommodation for which there is a need in the City. Therefore, on balance the issue of a loss of market housing in this instance is considered acceptable.
- c) The application site is immediately adjacent to Clare Hall (West Court) and very close to Robinson College as well as Churchill College, Selwyn College and all the centrally located colleges. It is also immediately adjacent to the University Sports Ground and close to West Cambridge and many University buildings.
- d) The application site is in a sustainable location, within easy walking and cycling distance of both the centre of Cambridge and West Cambridge.
- e) The application includes provision for disabled car parking and parking for servicing arrangements. The s106 agreement will include an obligation which will ensure students do not keep cars in Cambridge.
- f) The design of the scheme will accord with all relevant space and design requirements. The supporting information advises that the scheme has been developed in partnership with St John's College to meet their requirements.
- g) The proposal includes a porters' lodge which will form part of the management of the site. It is considered that the scheme would include appropriate measures to minimise the risk of antisocial behaviour. It is considered appropriate and necessary to impose a management plan condition to secure the final details of the management arrangement for the site to ensure anti-social behaviour is minimised.

- 8.5 The scheme also proposes the provision of accommodation for 'academic staff' which would be defined as 'a person with a contract of employment with the University of Cambridge and/ or Affiliated Institution, to undertake teaching and/ or research' which is the same definition that was given within the Mount Pleasant house scheme (17/0928/FUL). The Cambridge Local Plan 2018 makes no specific mention of the treatment of academic staff accommodation. The most recent approved planning proposal involving academic staff accommodation (Planning Ref. 17/0928/FUL Mount Pleasant House) allowed a 25% cap of the proposed quantum of student accommodation.
- 8.6 The applicants have stated that there is no policy justification for a cap on the amount of staff accommodation to be provided within the site. Initially officers considered that given part of the application site is allocated for 120 student rooms, it was considered necessary to subtract this allocation from the total number to be restricted. Therefore, the windfall site would deliver 125 units and it was considered reasonable to apply a cap of 25% for academic staff on the units outside of the allocation. In total this would equate to a total of 32 academic staff rooms and 213 student rooms. However, following further analysis and discussions with the City Council Planning policy team it was decided that there is no policy basis for the 25% cap on academic staff and that the windfall site could be occupied by either students or academic staff subject the inclusion of an obligation within the S106 agreement which ensures the units are occupied for a maximum period of 3 years.
- 8.7 The details of the scheme have been discussed with the City Council Policy Team and it is considered that whilst there is specific reference to affordable housing not being applicable to planning applications for student accommodation, there is no specific exemption for academic staff accommodation. The occupation of these academic staff units will be controlled in terms of occupants and time limits will be imposed. These controls prevent their sub-division to allow these to be sold on the open market and, or occupied independently from the student accommodation, and subject to time-limited occupancy periods. These controls will prevent their sub-division and ability to be sold on the open market and or occupied independently from the student accommodation.

- 8.8 The application site would house a mixture of undergraduate, postgraduate students and a limited number of academic staff units. The principle of development is considered to comply with adopted policies within the Cambridge Local Plan 2018. The use of the allocated site (reference U3) and the adjacent windfall site for student accommodation is considered acceptable. The existing need for purpose built student accommodation is significant and weighs in favour of the proposed development. The Planning Policy Team raised no objection to the application. In consideration of the above points, it is considered the principle of development to be acceptable subject to the other material considerations set out below.

Affordable Housing

- 8.9 The application proposes student accommodation and as such does not require any affordable housing provision. In respect of Policy 45 (Affordable Housing) is silent on the academic staff element as the scheme is not considered to be an employment development scheme.

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

Character and Layout

- 8.10 The scheme responds well to the character of West Cambridge through appropriate layout. The layout proposed consists of linear rows of townhouses which generally follow the east-west contours of the site. The scheme includes eight separate blocks of townhouses with shared external garden spaces. Following the pre-application meetings, the proposals have been revised to show a reduction in the number of houses in several areas (reduce from 52 to 39 dwellings, 245 bedrooms in total) and a reduction in footprint and density. Three main types are proposed: a typical 7-bed townhouse, a 6-bed accessible townhouse with a lift, and 4-bed 'family' houses. The amount of green space proposed is considered to be well integrated into the proposed housing layout.

Scale, massing and heights

- 8.11 The height of the townhouses range from 2.5-storey to 3 storeys. The majority of the blocks are 3 storeys in height which are considered acceptable. The distance between properties is

considered appropriate and will ensure an acceptable level of privacy and natural lighting for the future occupiers. The proposed scale and massing is supported by both the Urban Design and Conservation team as well as the Design and Conservation Panel.

Appearance and materials

- 8.12 Each of the townhouses will have pitched roofs with dormer windows and chimneys. Asymmetrical pitched roofs are proposed for the typical townhouses which helps to maximise the daylight and sunlight to the shared garden spaces. The houses on Hershel Road will have a symmetrical roof with a flat ridge. The rows of houses are proposed to present their gable ends to the lane. These gables are designed with variety and articulation which is supported. The cladding on Hershel Road houses has been altered from brick to hung clay tiles following the pre-app meetings to distinguish them in character and create further variety in materiality. The indicative materials: predominantly comprising red brick, clay tiles, reconstituted stone, timber and metalwork elements are considered acceptable. The elevations and detailing are considered to be acceptable subject to a materials and sample panel details which will secure the finer details to ensure a high quality development is achieved.

Impact on the Conservation Area

- 8.13 In terms of impact on the Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Paragraph 194 of the NPPF states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. [...] As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.' The statutory objective of preserving the character or appearance of an area is achieved either by a positive contribution to preservation or through development which leaves character or appearance unharmed sufficiently for it to be considered that the character is preserved.

8.14 The application site is partially within the West Cambridge Conservation Area. There is an existing bungalow on the site which has a neutral impact on the conservation area. From a conservation perspective the loss can be supported if the new development preserves or enhances the character or appearance of the conservation area. The proposed development is supported in Conservation terms as the proposed materials take their cue from those in the local area, red brick and clay tiles, and the scale and massing of the new buildings are appropriate to the character of this part of the conservation area. The layout, articulation and types of properties proposed (terraced) add some variety to this part of the conservation area. The scheme has been assessed by the Councils Conservation team and is supported subject to a materials condition. Subject to the imposition of this condition the scheme is considered to comply with Cambridge Local Plan 2018 policy 61 and the NPPF 2021.

Residential Amenity

8.15 In terms of the impact on residential amenity, the application site is set back a significant distance from neighbouring properties. Block B is proposed to be sited approximately 80m from the rear of 10 Adams Road. Whilst it is acknowledged there will be views towards the rear element of the garden space at 10 Adams Road from the first and second floor windows within Block B, given the depth of the garden serving this property and the large separation distance from the habitable rooms within this property the impact is considered to be acceptable in this instance.

Amenity for future occupiers of the site

8.16 The accommodation proposed is to be used as student accommodation and as a result of this, policy 50 which sets minimum space standards is not relevant as this relates to C3 residential units and not purpose built student accommodation. The proposed rooms are considered to provide adequate amenity for the future student users of the site. The proposed rooms are considered to be of an adequate size with sufficient access to communal facilities and would be finished to a high quality. Large landscaped shared gardens are proposed to serve the purpose built student accommodation. The bedroom sizes vary from 11.5m² to 13.5m² and have access to private ensembles.

- 8.17 Overall the proposal provides a high-quality living environment and an appropriate standard of amenity for future student occupiers, and it is considered that the scheme is compliant with Cambridge Local Plan (2018) policy 46.

Landscape

- 8.18 The submitted information has been assessed by the Councils landscape and officers and considered acceptable subject to conditions.
- 8.19 The detailed architectural design, landscape design and layout of the site has progressed to create what is anticipated to be a scheme that can be supported from a landscape perspective. The scheme has responded to its suburban/countryside edge context with its form and use of materials albeit much denser than the single large houses within large plots. It has also picked up on the archaeological presence of a Roman Road diagonally across the southern part of the site and has allowed relatively generous landscape areas with integrated sustainable drainage. The landscape conditions are considered acceptable subject to conditions relating to hard and soft landscaping and groundworks details. Subject to these conditions the development is considered to be in accordance with Cambridge City Local Plan 2018 policy 59.

Trees

- 8.20 The submitted details have been assessed by the Councils Tree officer. The submitted information proposes to remove 41 trees and 5 groups are to be removed as a result of the scheme and a further 7 trees are proposed to be removed for arboricultural reasons. This has been assessed by the council's tree officer and it is considered that the loss of overall numbers would not necessarily result in a reduction in the overall arboricultural contribution the site makes to amenity. The development is considered acceptable and in accordance with Policy 71 subject to conditions relating to compliance with the tree removal plan, pre commencement site meeting, tree protection methodology and replacement planting (5 years).

Ecology

8.21 The submitted details have been assessed by the Councils Ecology officer. During the course of the application further details were submitted to clarify the baseline of the site which have been used to establish the overall Biodiversity Net Gain percentage on the site. The scheme will secure a 6.27% habitat net gain and a 278.9% increase in “hedgerow units”. This has been considered acceptable by the City Council Nature Conservation officer subject to conditions securing a CEcMP, Landscape Ecological Management Plan, the overseeing of the site clearance works and a lighting design strategy. The Council’s ecology officer has reviewed the CEcMP submitted and agreed the details are acceptable subject to a compliance condition. In respect of the Biodiversity Net Gain, whilst it is acknowledged that the Environment Act 2021 has been passed which requires development to achieve a minimum 10% biodiversity net gain. The act is not yet in statutory force and given that the current adopted local and national planning policies require a net gain the proposal is considered acceptable as it does achieve this.

Sustainability

8.22 The proposed development has been assessed by the Councils Sustainability officer and considered to meet the requirement of Cambridge Local Plan policy 28. The scheme will benefit from very high performing fabric- Passivhaus standard and heating demand will be reduced by 74% compared to a Building Regulation compliant scheme. The proposal involves a 78% reduction in emissions and 40% reduction in potable water use. Subject to conditions securing passivhaus certification and the submission of a water efficiency calculation (BREEAM Wat01) the development is considered acceptable.

Light pollution, air quality, noise, vibration and dust

8.23 The Environmental Health Officer has reviewed the submission and has no objection to the proposal subject to conditions regarding construction hours, collection during construction, dust, unexpected contamination, acoustic assessment compliance, validation of remediation, material management plan, lighting and EV charging details.

8.24 Subject to the conditions above the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35 and 36.

Highway safety and Transport impact

8.25 The scheme has been assessed by the County Highways Engineer and the County Transport Assessment Team. The County Highways Team have confirmed the proposed addition of a left hand slip lane to the Coton path is acceptable and overcomes the concerns initially raised and a condition will be imposed to ensure the works are carried out in accordance with the submitted drawing and open for use prior to the first occupation of any unit. A condition has also been recommended by the Transport Assessment Team to secure a travel plan. This is considered reasonable and necessary. Subject to these conditions the proposal is compliant with Cambridge Local Plan (2018) policies 80 and 81.

Car and Cycle Parking

8.26 A total of 16 car parking spaces are proposed, 8 of these are proposed to be blue badge disabled car parking spaces, and 250 cycle parking spaces, all of the cycle parking is proposed to be provided via Sheffield Stands. The number of car parking spaces proposed is considered acceptable for disabled students and visitors and pick up/ drop off servicing arrangements. An obligation within the S106 will be imposed to prevent all students other than disabled students from keeping cars. The plans have demonstrated there is sufficient space to provide the proposed amount of cycle parking, however, it is considered necessary to impose a condition for the finer detail of the storage arrangements. Subject to conditions the development is considered to comply with Cambridge Local Plan 2018 policy 82.

Inclusive Access

8.27 229 bedrooms are designed to M4(2) standard and 16 accessible bedrooms designed to achieve M4(3), equivalent to 6.5% of the total number of bedrooms. The 16 fully accessible bedrooms are in 4 dedicated townhouses with lifts located adjacent to parking and drop-off points. The levels across the site have been manipulated to provide level access to all areas and facilities within the application site. The scheme is

considered acceptable and in accordance with policies 56 and 57 of the Cambridge City Local Plan 2018.

Refuse Arrangements

- 8.28 There is sufficient room within the site for refuse collection vehicles to enter and exit the site in forward gear. Sufficient bin storage facilities are proposed serving each main block of accommodation. Details of the design of these storage facilities will be secured by condition.
- 8.29 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57

Water management and flood risk

- 8.30 The City Council Sustainable Drainage Engineer and the Lead Local Flood Authority have reviewed the proposals and considered the development to be acceptable subject to conditions.
- 8.31 It is considered that the applicants have suitably addressed the issues of water management and flood risk, and subject to meeting the requirement of the conditions imposed the proposal is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Public Art

- 8.32 No information has been provided up front regarding public art. Officers are satisfied that it will be possible to include an element of public art within the site. A condition requiring a public art delivery plan is recommended to ensure the delivery of public art to comply with policy.
- 8.33 Subject to condition the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010

Planning Obligations (S106)

- 8.34 The Developer Contribution Monitoring team has recommended that a contribution of £10,112.00 (plus indexation) be made towards the provision of and/or improvement towards the provision of and /or improvement of the play area equipment

and facilities at Penarth Place play area. The application site is within 500m of Penarth Place play area. Given that the number of units proposed to be occupied by academic staff is unknown at this stage it is considered reasonable and necessary to include a clause within the S106 agreement that prior to the occupation of the 90% of the units a detailed breakdown of the occupancy details including the number of academic staff occupying the units shall be submitted to the Local Planning Authority to enable a financial contribution towards the improvement of play facilities to be calculated.

8.35 An obligation will be imposed to ensure the academic staff accommodation is restricted in terms of maximum length of occupancy. The maximum period will be three years.

Third Party Representations

8.36 A number of the third party representations have been addressed in the above section of the report. However, other comments are addressed below:

Representation	Response
Concerned by the impact on the highway network and safety of the junction between Adams Road, Wilberforce Road and the Coton Footpath. Also the junction between Herschel Road and Grange Road	- Addressed at paragraph 8.25
- Concerned by the number of vehicle movements generated by the application.	- Addressed at paragraph 8.25
Concerned the scheme is overdeveloping the site	- Addressed at paragraphs 8.10-8.14.
Concerned that the development exceeds the	-Addressed at paragraphs 8.2-8.8

allocation of 120 rooms.	
Concerned by additional light pollution	-As set out in paragraph 8.23 a condition will be imposed to secure an external lighting and mitigation scheme (as requested by City Council Environmental Health Officer).

9.0 CONCLUSION

9.1 The proposed development would provide a high-quality purpose built student accommodation development that respects the character of the area and would not have an adverse impact upon the occupiers of neighbouring properties.

10.0 RECOMMENDATION

10.1 Approval is recommended subject to the following conditions and the completion of the S106 agreement.

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

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

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

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

3. 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 unless with prior written approval of the Local Planning Authority.

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

4. 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 unless with the prior written approval of the local planning authority.

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

5. In the event of piling, no development shall commence except for site investigations, site clearance (including removing vegetation/trees) and demolition, until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

6. No development except for site investigations and site clearance (including removing vegetation/trees), shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

7. The plant / equipment operational noise levels and noise mitigation scheme hereby approved shall be installed /

implemented fully in accordance with the operational noise levels and noise mitigation scheme measures as specified in the submitted 'Noise Survey Report' (Ref:16200010376 Version b) produced by Ramboll and dated July 2021 and shall be fully maintained and retained thereafter.

Reason: To protect the amenity of properties from noise in accordance with Policy 35 (Protection of human health and quality of life from noise and vibration) of Cambridge Local Plan 2018

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

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

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

9. 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).

10. The development (or each phase of the development where phased) shall not be occupied until a Verification/Validation Report demonstrating full compliance with the Remediation Strategy detailed in 'Site Investigation Report' (Ref:C15091) produced by Ground Engineering and dated October 2020 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).

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

(i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

(ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

The scheme shall be carried out as approved and shall be retained as such.

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

12. Prior to the occupation of the development the proposed electric vehicle charge points as detailed in the Transport Assessment Rev D (July 2021) shall be provided in accordance with these details and retained thereafter. The EV charge points must include the following:

1. Eight slow electric vehicle charge points with a minimum power rating output of 7kW

2. Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for seven car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required

3. The electric vehicle charge points shall be designed and installed in accordance with BS EN 61851 or as superseded.

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

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

13. Prior to the first occupation of the development the highway improvement works as shown on drawing number 332210130/01 shall be fully implemented and open for use. The scheme shall subsequently be implemented and shall be retained in accordance with those details unless the improvement works at the junction associated with the development at West Cambridge are implemented and completed beforehand.

(Reason: to ensure that the highway network is adequate to cater for the development proposed in accordance with Policies 80 and 81 of the Cambridge City Local Plan 2018)

14. No occupation of any building shall take place until a Travel Plan in accordance with Travel Plan revision C by Stantec dated April 2021 has been submitted to and approved in writing

by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

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

15. No development shall take place above ground level, except for site investigations, site clearance (including removing vegetation/trees) and demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include photographs of the materials detailing the specification and manufacturer. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 and 61).

16. No brickwork above ground level shall be laid until a sample panel of at least 1m x 1m has been prepared on-site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

17. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the

development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82).

18. The tree removals required as part of the facilitation works shall be carried out in accordance with the details shown on the submitted Tree Removal Plan (submitted 1st December 2021) and BS 3998.

Reason: To ensure compliance with approved facilitation works and tree removal plan (Policy 71).

19. Prior to commencement of development and before equipment, machinery or materials are brought onto the site for the purpose of development (excluding enabling works, site investigations and site clearance) 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. 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, access, storage of materials, ground works, installation of services 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.

20. Prior to the commencement of site clearance (including removing vegetation/trees) a pre-commencement site meeting shall be held and attended by the site manager and retained arboricultural consultant to discuss details of the approved

AMS. A report of this meeting will be provided to the LPA for approval.

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.

21. The approved tree protection methodology will be implemented throughout the construction of 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.

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 agreed in writing with 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.

23. No demolition works shall commence on site until a demolition traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

24. No construction works shall commence on site until a construction traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

25. The development shall not be occupied until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

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

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

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

26. No development above ground level, except for site investigations, site clearance (including removing vegetation/trees) and demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These

details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including 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;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

27. No development shall take place except for site investigations, site clearance (including removing vegetation/trees) and demolition, until the details of all groundworks and soil movement relating to the development are submitted and approved by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general

landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary). All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

28. No archaeological investigations shall take place until a method statement has been submitted and approved by the local authority. Details should include assurance that the topsoils and subsoils shall be stored separately and formation levels will be protected against compaction where future landscape will be located.

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

29. No development shall commence above ground level except for site investigations, site clearance (including removing vegetation/trees) and demolition, until a scheme for the design, interpretation and long-term management of the straight route of the NE-SW 'Roman Road Path' within the site shown on Site Plan - Ground Floor, drawing 20014_07_000 rev A has been submitted for approval by the Local Planning Authority. The scheme should include:
- (i) the materials for the surface treatment for the hard section of the path through the living space and soft section of the path through the woodland;
 - (ii) the design and materials for suitable waymarking along the path
 - (iii) an outline for the scheme of heritage interpretation for displaying in the Porter's Lodge and on the local accommodation or College website,
 - (iv) integration of the long-term management of the straight route of the 'Roman Road Path' within the Landscape

Management Plan for the development.

Reason: To interpret and conserve the straight line of the Roman Road (Akeman Street, Margary Road 23a) legibly within the landscape of the new development for long term public benefit.

30. No development shall commence except for site investigations, site clearance (including removing vegetation/trees) and demolition, until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI), which 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 under the provisions of the agreed WSI, which shall include:

- a) The statement of significance and research objectives;
- b) The programme, methodology and timetable of fieldwork and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) Implementation of fieldwork;
- d) A post-excavation assessment report (to be submitted within six months of the completion of fieldwork);
- e) A post-excavation analysis report, preparation of the physical and digital archaeological archives ready for deposition at accredited stores approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork).

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

31. Site clearance (including removing vegetation/trees) shall proceed in accordance with the Construction Ecological Management Plan (ref 19-2169.03) produced by Delta Simons and dated 26 November 2021 which includes the works being

overseen by an appropriately competent ecological clerk of works or ecologist. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To ensure that before any development commences ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

32. Prior to occupation an ecological sensitive lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive to light disturbance for bats and invertebrates
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory
 - c) Demonstrate through building design, material and lighting specification that internal lighting spill from the new development will not adversely impact the areas / features identified as sensitive.

All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that before any development commences ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

33. No development shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and

objectives.

e) Prescriptions for management actions.

f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed. (Cambridge Local Plan 2018 policy 57).

34. The four units (16 rooms) as shown on page 143 of the design and access statement which are identified as meeting the requirements of M4 (3) accessible units of the building regulations shall be installed in accordance with these details and retained as such thereafter.

Reason: To ensure provision for disabled students in accordance with policy 46 of the Cambridge Local Plan 2018.

35. The accommodation buildings hereby permitted shall be designed in accordance with the Passivhaus standard. Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

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

36. No development except for site investigations, site clearance (including removing vegetation/trees) and demolition, 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 Grange Lane College Accommodation, Situated South of Wilberforce Road, Cambridge- Flood Risk and Drainage Strategy report prepared by Smith and Wallwork engineers rev P02, dated 11/03/2021 and Drainage Addendum-Doc reference 000278-SAW-ZZ-ZZ-CO-C-001 dated 05/07/2021 prepared by Smith and Wallwork 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 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) Full details of the proposed attenuation and flow control measures;
 - d) Site Investigation and infiltration test results in accordance with BRE365;
 - 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 (Cambridge Local Plan 2018 policy 31).

37. No building hereby permitted shall be occupied until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details

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.

38. No development, except for site investigations, site clearance (including removing vegetation/trees) and demolition but 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.

39. The development hereby permitted shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to approved in writing by the local planning authority. The specification shall demonstrate the achievement of at least 3 credits for water efficiency (Wat01) and that the development will 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)

40. Prior to the first occupation of the development the detailed design of the proposed refuse storage arrangements shall be submitted and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity. (Cambridge Local Plan 2018 policies 57).

41. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

INFORMATIVES

1. To satisfy and discharge Environmental Health conditions relating to construction / demolition and operational artificial lighting, contaminated land, noise / sound, air quality (including Electric Vehicle Charging) and odours / fumes / smoke, any impact assessment and mitigation as required, shall be in accordance with the scope, methodologies and requirements of relevant sections of the 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)' <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution (pages 76-144) and the following associated appendices:

- 3: Gas Fired Combined Heat and Power (CHP)- Advice note for developers in Cambridge and South Cambridgeshire on reducing the impact on Air Quality (pages 194-198)
- 6: Requirements for Specific Lighting Schemes (pages 205 -207)
- 7: The Development of Potentially Contaminated Sites in

Cambridge and South Cambridgeshire: A Developers Guide
(pages 208-229)

- 8: Further technical guidance related to noise pollution
(pages 230-256)

Due regard should also be given to relevant and current up to date Government / national and industry British Standards, Codes of Practice and best practice technical guidance.