



22/01966/S73 - Land North of Cherry Hinton, Coldhams Lane, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cherry Hinton Ward

Proposal: Section 73 application to vary conditions 5 (Compliance with Plans), 13 (Accessible and Adaptable Dwellings), 14 (Wheel Chair User Dwellings) and 17 (Sustainability Statement) of S/1231/18/OL (Outline Planning Application (all matters reserved except means of access in respect of junction arrangements onto Coldhams Lane Cherry Hinton Road and Airport Way) for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3)) a local center comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2 primary and secondary schools community facilities open spaces allotments landscaping and associated infrastructure) to allow for a variation to the approved parameter plans and to amend condition wording

Applicant: Bellway Latimer Cherry Hinton LLP

Presenting officer: Rebecca Ward, Principal Planner

Reason presented to committee: Application raises special planning policy or other considerations

Member site visit date: No

Key issues: 1. Design and Layout

2. Housing standards

3. Sustainability

Recommendation: Approve subject to conditions and S106

22/01967/S73- Land North of Cherry Hinton, Coldhams Lane, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Teversham Parish

Proposal: Section 73 application to vary conditions 5 (Compliance with Plans), 13 (Accessible and Adaptable Dwellings), 14 (Wheel Chair User Dwellings) and 17 (Sustainability Statement) of S/1231/18/OL (Outline Planning Application (all matters reserved except means of access in respect of junction arrangements onto Coldhams Lane Cherry Hinton Road and Airport Way) for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3)) a local center comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2 primary and secondary schools community facilities open spaces allotments landscaping and associated infrastructure) to allow for a variation to the approved parameter plans and to amend condition wording

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1. Executive summary

- 1.1 Outline planning permission was granted on the site in December 2020 for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure. Three principal access junctions to the site were also approved in full. The applicant now seeks to make a series of minor material amendments to these approved details.
- 1.1 The proposals have been discussed with the Councils officers as part of detailed pre-application work which was undertaken since summer 2021 along with a series of public engagement sessions.
- 1.2 The key changes include:
- An amendment to Condition 5 (Compliance with Parameter Plans) amongst other things to improve and enhance open spaces and connections through the site.
 - An amendment to Condition 13 (M42 Accessible and Adaptable Homes) to allow for a new 'coach house' housing typology to be introduced.
 - An amendment to Condition 14 (M43 Wheel-chair user dwellings) to allow for an amendment to the percentage required.
 - An amendment to Condition 17 (Sustainability Statement) to allow for an alternative approach to be taken to carbon reduction on site.
- 1.3 The proposed changes are acceptable, and the development as proposed would continue to comply with the relevant policies in the Cambridge City Local Plan and South Cambridgeshire Local Plan and the details secured under the outline consent. The only exception to this is Condition 14 (M42). Whilst officers note there would be a deviation from the normal application of Policy 51 of the Cambridge Local Plan, given the scale of the development scheme of up to 1,200 homes and the need for a mix of housing types/styles, officers consider the amendment as proposed would be acceptable.
- 1.4 Officers recommend that the Joint Development Control Committee approve the amendments.

2.0 Site Description and Context

- 2.1 The Site is a parcel of land approximately 56 hectares in size which is located on the eastern side of Cambridge, to the north of Coldhams Lane and Cherry Hinton. It is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council.
- 2.2 The majority of the Site (approximately 32 hectares) falls within Cambridge City (Cherry Hinton Ward). The village of Teversham, which is within South Cambridgeshire District, is situated to the north/north-east of the Site.
- 2.3 To the west and north of the Site is Cambridge Airport and associated land. The southern side of the Site borders existing dwellings along Teversham Drift, March Lane, Reilly Way and Church End. The eastern boundary of the Site is formed by Cherry Hinton Road and Airport Way. To the immediate north of the Site is agricultural land which is within the Cambridge Green Belt. Coldhams Lane forms the southern Site boundary.
- 2.4 The Site includes arable fields and semi-improved grassland. Large open arable fields are supported on the north-eastern side of the Site, some of which are bounded by fragmented hedgerows and scattered hedgerow trees. The west and south-western side of the Site comprises airport land and is managed as open grassland. This part of the Site includes an existing building associated with the airport activities, which is connected by a track to Cambridge Airport.
- 2.5 A public right of way crosses the Site in a south to north direction, connecting Teversham and Cherry Hinton.
- 2.6 The Site generally falls in a north-westerly direction with highest elevations in the south-west and south-east corners. There is a shallow ridge to the east, where land slopes north-eastwards towards Airport Way and land west of the ridge slopes north-westwards towards a watercourse.

3.0 The Proposal

- 3.1 Outline planning permission was granted on the site in December 2020 for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure. Three principal access junctions to the site were also approved in full. The applicant now seeks to make a series of minor material amendments to these approved details.

- 3.2 The section 73 applications were submitted to both Cambridge City Council and South Cambridgeshire District Council on 26 April 2022. Formal amendments were made to the application in June 2022 which included some minor alterations to the parameter plans following consultee comments and the inclusion of condition 14 (Wheelchair user dwellings) to the application. We formally re-consulted on these amendments. Further additional information was then submitted in relation to the 'coach house' typology and responding to questions on the sustainability statement following the Joint Development Control Committee meeting. Although two separate applications have been submitted, this is to reflect the cross-authority boundary nature of the proposed development and is for administrative purposes only.
- 3.3 The proposals have been discussed with the Councils officers as part of detailed pre-application work which was undertaken since summer 2021. As part of this dialogue there have been a number of developer led public exhibitions held in the local community. Prior to the submission of the applications, a developer presentation was also made to the Joint Development Control Committee (JDCC) on the 16 March 2022.
- 3.4 The Applications seeks approval for variation of outline permission consents. In summary the following conditions and details have been amended:

Conditions 5 (Compliance with Plans)

- Reposition primary pedestrian and cycling movement network.
- Amendments to the geometry of the street network most noticeably around the Village Green.
- Increased quantum and diversity of public open space.
- Adjust location of the retail uses to become for visible.
- Simplification of proposed character areas, to 3 distinct areas formed around a central village green
- Adjustment to school boundaries

Condition 13 (Accessible and Adaptable Dwellings)

- Amend the condition wording to read that 'At least 95% of all residential dwellings within each reserved matters phase shall be designed to meet the accessible and adaptable dwellings M4(2)'. This is a reduction from that previously secured where the provision was 100%

Condition 14 (Wheel-chair User Dwellings)

- Amend the condition wording to read that '5% of the Affordable Housing within each reserved matters phase shall be designed to meet M4(3)'.

Condition 17 (Sustainability Statement)

- To deviate from the requirement for a small number of homes to meet Passivhaus standard and replace with the requirement to provide heat pump technology to all dwellings, enabling a 70% carbon dioxide reduction when compared to Building Regulations Part L and several Fabric First enhancements.

3.5 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
16/5256/PREEIA and S/2105/16/E2	Request for a Scoping Opinion, Proposed Urban Extension including approximately 1200 dwellings, primary school, secondary school and local centre.	Joint Scoping Opinion issued October 2016
18/0481/OUT and S/12231/18/OL	Outline planning application (all matters reserved except for means of access in respect of junction arrangements onto Coldhams Lane, Cherry Hinton Road and Airport Way) for a maximum of 1200 residential dwellings (including retirement living facility (within Use Class C2/C3)), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.	Approved December 2020

Table 1 Relevant site history

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **South Cambridgeshire Local Plan 2018**

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

SS/3 – Cambridge East

CC/1 – Mitigation and Adaption to Climate Change

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

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

HQ/2 – Public Art and New Development

NH/2 – Protecting and Enhancing Landscape Character

NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity

NH/6 – Green Infrastructure

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

H/8 – Housing Density

H/9 – Housing Mix

H/10 – Affordable Housing

H/12 – Residential Space Standards

SC/7 – Outdoor Play Space, Informal Open Space & New Developments

TI/2 – Planning for Sustainable Travel

TI/8 – Infrastructure and New Developments

TI/9 - Education facilities

TI/10 – Broadband

5.3 **Cambridge City Local Plan 2018**

Policy 1: The presumption in favour of sustainable development
 Policy 2: Spatial strategy for the location of employment development
 Policy 3: Spatial strategy for the location of residential development
 Policy 4: The Cambridge Green Belt
 Policy 5: Sustainable transport and infrastructure
 Policy 8: Setting of the city
 Policy 13: Cambridge East
 Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
 Policy 29: Renewable and low carbon energy generation
 Policy 31: Integrated water management and the water cycle
 Policy 32: Flood risk
 Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
 Policy 45: Affordable housing and dwelling mix
 Policy 50: Residential space standards
 Policy 51: Accessible homes
 Policy 55: Responding to context
 Policy 56: Creating successful places
 Policy 59: Designing landscape and the public realm
 Policy 68: Open space and recreation provision through new development
 Policy 69: Protection of sites of biodiversity and geodiversity importance
 Policy 70: Protection of priority species and habitats
 Policy 71: Trees
 Policy 80: Supporting sustainable access to development
 Policy 81: Mitigating the transport impact of development
 Policy 82: Parking management
 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Land North of Cherry Hinton – Adopted October 2018
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 Cambridge East Area Action Plan 2008

- 5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
 Landscape in New Developments SPD – Adopted March 2010
 District Design Guide SPD – Adopted March 2010
 Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.6 **Other Guidance**

5.7 Greater Cambridge Housing Strategy 2019 – 2023

6.0 **Consultations**

Parish Council

6.1 Teversham Parish Council - No objection

County Highways Development Management

6.2 1st comment - No objection.

County Transport Team

6.3 1st comment - No objection.

County Education

6.4 1st comment - No objection to adjustments in school site boundary.

County Definitive Map Officer (Public Right of Way)

6.5 1st comment - No objections.

County Lead Local Flood Authority

6.6 1st comment - No objection.

Environment Agency

6.7 No comments received.

Urban Design

6.8 2nd comment - No objection. The variations to condition 5 and condition 13 on the existing outline permission are supported in urban design terms. We have suggested a change to the condition wording to reflect the uplift strategy for the coach houses.

Sustainability Officer

6.9 1st comment - No objection. The amended proposal represents a significant improvement in energy and carbon performance for all the homes on the site and as such it is considered that this provides

justification to move away from the original solution to only provide a small number of homes meeting an enhanced standard. Condition wording 17 should be amended.

Landscape Officer

- 6.10 2nd comment - No objection. The proposed changes are in line with the recent and ongoing pre-application discussions and will enhance and improve the masterplan. The submission includes an addendum to the Environmental Statement Landscape Visual Impact Assessment. The proposed changes are considered to have a minor impact of the verified views in this assessment.

Ecology Officer

- 6.11 1st comment - No objection.

Cambridgeshire Quality Panel Meeting of December 2021

- 6.12 The Panel were encouraged by the steps taken to tweak the masterplan and generally improve the consented outline scheme. The tweak in design to the area outside the primary school to include the green and community hub works much better and will be a nicer space for people to meet and greet.
- 6.13 The change from providing a small number of homes to Passivhaus standard and the rest to regulatory compliance, to one of enhancing all homes to a higher standard was broadly supported.
- 6.14 A copy of the review letter is attached in full at [appendix 1](#).

7.0 Third Party Representations

- 7.1 Two representations have been received.
- 7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance, and scale
- Density and overdevelopment
- Residential amenity impact (noise and disturbance, light pollution)
- Construction impacts
- Highway safety
- Loss of biodiversity
- Impact on and loss of trees
- Drainage and flooding

8.0 Member Representations

8.1 None made.

9.0 Local Groups / Petitions

9.1 Cambridge Past Present and Future has made a representation supporting the application on the following grounds:

- The new alignment of the primary route will support the viability of the central square and have lesser impact on the amenity of the village green.

9.2 Cambridge Group, Ramblers has made a representation objecting to the application on the grounds:

- The proposed variation shows multiple interactions between the proposed development and the footpaths.
- No plans have been made to keep the footpaths open during the development/construction.

9.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

Principle of Development

10.1 The principle of the development was agreed through the allocation the site for housing in Policy 13 of the adopted Cambridge Local Plan 20218 and Policy SS/3 South Cambridgeshire Local Plan 20118 and the subsequent outline planning permission that was granted on the site in December 2020. The principle of the development has therefore been established and is not being re-visited by this application. The application is to solely make a series of minor material amendments to the approved plans and condition details.

Environmental Impact Assessment – Update

10.2 The application has been re-screened under the EIA Directives and Regulations given this is a new application for planning permission. The developer has also submitted an EIA Addendum Report with the application.

10.3 When considering the alterations to the development proposed within the Section 73 applications, the change would not result in environmental effects to the extent that they would require an updated assessment. The only technical issue which was deemed to require further assessment was

the Landscape and Visual Impact (LVIA) for which a more detailed assessment has been reviewed by officers in the relevant section of this report.

10.4 In summary the following conclusion was made in the 2019 Environmental Statement:

‘Overall, the Permanent Adverse landscape and visual effects are considered to be limited to changes to the character of the Site itself and its immediate context; and to those visual receptors in close proximity to the Site.’

This is considered to remain valid. Officers are satisfied that there are no resultant material changes to the finding of the original 2019 Environmental Statement and this continues to remain relevant.

Condition 5 - Amendment to Parameter Plans

10.5 The outline planning permission fixed the key principles for development on the site. The parameter plans securing these principles were included within Condition 5 - Approved Plans. The applicant now wishes to make some minor material amendments to the parameter plans following subsequent discussions on the Design Code.

10.6 This Section 73 applications are accompanied by a comprehensive design statement which provides a clear and thorough justification of the rationale for the proposed revisions to the original parameter plans.

10.7 The changes to the parameter plans have been developed collaboratively with officers. The key changes to the parameter plans were presented to the Cambridgeshire Quality Panel on 7th December 2021 who were supportive of the revisions. The following paragraphs highlight the key changes.

10.8 Proposed Land use Parameter Plan

10.9 The changes to the landuse parameter plan establish a high-level spatial structure that creates a better connected and integrated network of strategic green infrastructure throughout the site, in comparison to the approved outline application parameter plan. The number of smaller open spaces and equipped play areas remains consistent with the approved outline parameter plan, with only a slight adjustment to the locations of the ‘small’ and ‘medium’ open spaces proposed so that they are more central to the neighbourhoods, which are considered to be more clearly defined. An overlay has been provided with the application to demonstrate the differences (see drawing CHE-PTE-ZZ-XX-DR-A-10040 rev C1).

10.10 The refinement to the extent of the residential landuse area around the northern secondary access point has the potential to produce a more coherent building frontage along the eastern boundary. The open space

that was previously set back at the entry to the secondary street location has been redistributed along the eastern edge, resulting in the strategic open space here increasing in depth.

- 10.11 The adjustment to the western boundary and northern boundary of the primary school is supported which creates the potential for a more continuous residential frontage along the primary street and for residential uses to back onto the western edge of the primary school site. The adjustments have also been agreed by the County Council Education department.
- 10.12 The adjustments to the mixed use/local centre area are positive and create a more spatially contained primary square. The adjustments to the alignment of the secondary street (discussed further below) allows for the new Primary School to terminate key views and become a civic focal point with the local centre. The variation to this plan is therefore supported.
- 10.13 Proposed Movement and Access Parameter Plan
- 10.14 The proposed new indicative alignment of the Primary Street through the local centre establishes a car free frontage for the Primary School strengthening the relationship with the central open space and primary square. The realignment also removes cars from the key place where important active travel routes converge between the primary school and primary square.
- 10.15 The north-south cycle pedestrian route linking the existing community to the secondary school, is greatly enhanced over the existing parameter plans, with the principle of informal open space now integrated with this key route. The submitted Design Code fixes this green link as a car free route through the eastern part of the site.
- 10.16 The Public Right of Way (PROW) is retained through the centre of the development site as per original plans. The indicative layout does show one crossing point with the Primary Road, but this has not changed since the outline applications were approved. Subsequent Reserved Matters applications will provide a more detailed layout.
- 10.17 Officers consider that the proposed strategic greenways in this application have been enhanced in a holistic way bringing together the green, blue and movement networks. The variation to this plan is therefore supported.
- 10.18 Proposed Building Heights
- 10.19 There are no changes proposed to the overall heights of each parameter zone, with only minor adjustments proposed to the boundaries of the areas. The overlays demonstrate that the proposed new boundaries for the 5 different height parameter zones, follow the extent of the original approved parameters, except for a small area around the northern eastern

secondary access point (south of the secondary school) and minor adjustments at the north western and most northerly corner.

- 10.20 Most of the developable edges of these building height zones have therefore not moved closer to the site boundary. The refinements to the locations of the strategic open spaces along the western edge are considered by officers to be unlikely to significantly alter the massing envelope of LVIA Viewpoint 3 that was modelled as part of the original outline permission.
- 10.21 It is considered that the proposed adjustments will have little or no impact outside of the development over what was approved at the outline application stage. The variation to this plan is therefore supported.
- 10.22 Proposed Landscape and Green Infrastructure Parameter Plan
- 10.23 The changes to the parameter plans establish a much greener high level spatial structure to LNCH (Land North of Cherry Hinton), which creates an improved green and blue network that is better connected and integrated throughout the site. The Public Open Space provision will increase from 15.2ha to 16.5ha and therefore offer additional space for biodiversity, trees and hedgerows to establish. These are positive changes that will help the site be more climate change resilient and offer more green space for health and wellbeing. The variation to this plan is therefore supported.
- 10.24 Urban Form Proposed Parameter Plan
- 10.25 The Urban Form parameter plan has been refined to reflect the changes made to the other thematic parameter plans and continues to bring together in one place key spatial design principles. The variation to this plan is therefore supported.
- 10.26 Conclusion
- 10.27 Overall, the proposed development is an enhancement of the outline scheme originally approved and will continue to have potential to be a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposals therefore comply with policies 13, 55, 56, 57 and 58 of the Cambridge Local Plan, policy SS/3 and HQ/3 of the South Cambridge Local Plan, the Cambridge East AAP, the LNCH SPD and the NPPF.
- 10.28 Officers therefore agree to the variation of Condition 5 to refer to the updated plans (**Condition 5 – Plans**).

Condition 13 - M4(2) - Category 2 - Accessible and Adaptable dwellings

- 10.29 Condition 13 of the outline planning permission required 100% of all homes on site to meet M4(2) 'Accessible and Adaptable dwellings'. The

proposed variation seeks to amend this provision to 95% with the remaining 5% meeting a bespoke housing type 'the coach house' as set out in submitted document Section 73 - Coach House design 13 July 2022.

- 10.30 Policy 51 of the Cambridge Local Plan requires that all housing developments should be of a size and configuration to enable Building Regulations requirement of M4 (2) to be met. South Cambridgeshire Local Plan Policy H/9, requires significantly less at 5%. The main aim of this policy is to ensure homes support the changing needs of residents raising children through to mobility issues faced with old age or disability.
- 10.31 In this instance, the proposal seeks to introduce a small number of 'coach houses' as part of a wider toolkit of housing types. These will form a maximum of 5% of the total number of homes across the site (approx.60 homes) and will be fully compliant with M4(2) standards except for providing a WC on the ground floor and a habitual room on the ground floor. This housing type will effectively form an apartment or a maisonette over garages that serve both the coach house and neighbouring homes.
- 10.32 These types of units can be commonly found across the city on sites including Eddington and Marleigh. The Urban Design Officer has advised that they play an important to the creation of a new community facilitating car free frontages, links and public spaces which work to establish a low traffic neighbourhood. They also appeal to the lower price bracket of the housing market in being small but at the same time giving owners their own front doors and access to private outdoor terrace areas. If this coach house type was not included, the units would need to be within apartment blocks with lift access, and would thus potentially limit the housing stock on offer.
- 10.33 As such, whilst there would be a deviation from the normal application of Policy 51 of the Cambridge Local Plan, given the sheer scale of the scheme of up to 1,200 homes and the need for a mix of housing types/styles officers consider this amendment to be acceptable based on the remaining 5% meeting the enhanced standards set out in the submitted document (**Condition 13 - M4(2)**). As such there will continue to be a range of homes of offer to support changing needs to future occupiers as per the main aim of the Policy 51.

Condition 14 - M4(3) Category 3 - Wheelchair User Dwellings

- 10.34 Condition 14 of the outline planning permission required 5% of all homes on the site to meet M4(3) 'Wheel-chair Accessible' standard. The proposed variation seeks to amend this provision back to 5% all affordable homes on site to meet M4(3), as set out in Policy 51(b) of the Cambridge Local Plan. South Cambridgeshire Local Plan is silent on a fixed requirement for M4(3) homes.

- 10.35 Policy 51(b) is underpinned by National Planning Policy Guidance (paragraph 9) which states that Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. However, in the interest of creating mixed and balanced communities the policy encourages developers to also build wheelchair accessible homes.
- 10.36 In this instance the developer wishes to revert to the the policy compliant scheme. In their opinion, this approach would make better use of the space on the site, reducing the requirement for several homes having to need very large redundant hallways and store areas.
- 10.37 In this instance, the amendment of the condition 14 back to meet the criteria of Policy 51(b) of the Cambridge Local Plan is considered acceptable (**Condition 14 – M4(3)**). Whilst the Council's Accessibility Officer continues to encourage the developer to deliver a higher percentage onsite, they have remained neutral on this point given that the policy context does not require provision beyond 5% of affordable homes.

Condition 17 - Carbon Reduction and Sustainable Design

- 10.38 Policy CE/28 of the Cambridge East AAP requires proposals to include exemplar projects in sustainable development, including energy efficiency measures. The original outline application included an addendum to the Sustainability Statement which secured the commitment to delivering a portion of residential units to Passivhaus standard as the exemplar project. This was secured in Condition 17 of the planning permission.
- 10.39 The variation to the condition now requested has been developed collaboratively with the Councils Sustainability Officer and has included a presentation to the Cambridgeshire Quality Panel.
- 10.40 The Section 73 application is supported by a Sustainability Statement Addendum and Design Statement setting out the applicants new preferred scenario (scenario 2) which is to apply enhanced fabric standards and air source heat pumps to all homes. This is appraised against the original scenario (scenario 1) of building 100 homes to Passivhaus with the remainder being built to comply with policy from the Cambridge East Area Action Plan.
- 10.1 Whereas scenario 1 delivers average carbon reduction of 32% compared to Part L 2021, scenario 2 delivers an average of 72% carbon reduction compared to a Part L 2021 compliant baseline. This represents a significant improvement in energy and carbon performance for all the homes on site and as such it is considered that this provides justification to move away from a situation where only a small number of homes would benefit from enhanced standards.

- 10.2 The original outline scheme was modelled against Part L 2013, and as such only required a 19% improvement in carbon emissions and utilised gas boilers for heating and hot water. The revised scheme is now using the Part L 2021 requirements, which as a baseline requires a 31% improvement on Part L 2013. The energy strategy proposed as part of this S73 application improves upon this baseline requirement, delivering, as referenced above, an average of 72% reduction in carbon emissions. This is primarily achieved by taking an all electric approach to heating, using air source heat pumps. The fabric specification has also been improved which will include noticeable improvements to all home's ground flooring, external walls, roofs, air permeability and ventilation. The specification will achieve over and above that required in the current Part L (2021).
- 10.3 It is also noted that the Design Statement refers to ongoing monitoring of building performance being undertaken, an approach that will help to ensure that the buildings and associated energy strategy are performing as intended. This approach is welcomed and will be secured within the condition wording.
- 10.4 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is in accordance with policies 28, 29, 30 and 31 of the Cambridge Local Plan, policies CC/1, CC/2, CC/3, CC/4 and CC/5 of the South Cambridgeshire Local Plan, policies CE/22, CE/24, CE/25, CE/27 and CE/28 of the Cambridge East AAP, the LNCH SPD and guidance contained in the Greater Cambridge Sustainable Design and Construction SPD (**Condition 17 – Sustainability Statement**).

Biodiversity

- 10.5 The applications have been subject to formal consultation with the Councils Biodiversity Officer, who raises no objection to the proposed variations. The proposals will therefore continue to be compliant with policy NH/14 of the South Cambridgeshire Local Plan, Policy 69 of the Cambridge Local Plan and Circular 06/2005.

Drainage

- 10.6 The applications have been subject to formal consultation with the Councils Drainage Officer in terms of future adoption and the Lead Local Flood and Water Authority, who raise no objection to the proposed variations. The proposals will therefore continue to be compliant with policy CC/8 and CC/9 of the South Cambridgeshire Local Plan and policy 31 and 32 of the Cambridge Local Plan.

Highway Safety and Transport Impacts

- 10.7 The applications have been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposed variations. The

proposals will therefore continue to be compliant with policy HQ/1 and TI/2 of the South Cambridgeshire Local Plan and policy 55 and 81 of the Cambridge Local Plan.

Third Party Representations

10.8 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Principle of development	Established at outline stage. Not being re-considered in this Section 73 application.
Amount and density of the development	Established at outline stage. Not being re-considered in this Section 73 application.
Scale, Design and Appearance	The design and appearance of the units will start to be established through the Design Code, but the main detail will come through the Reserved Matters applications which will follow. This is not a consideration in these Section 73 applications.
Highway Impact	Established at outline stage. Not being re-considered in these Section 73 applications. Mitigation measures (including contributions towards cycle-way improvements) secured will continue to apply. No additional impact as a result of the changes.
Public Right of Way	<p>The indicative route of the PROW will only cross a road at a single point within the village green. There will be some interaction with footways and cycle routes in the village green area, but this would not give rise of any safety concerns. Detailed proposals will be secured at Reserved Matters stage.</p> <p>Construction phasing will be considered as part of Condition 4 (Phasing) and Condition 52 (Construction Environmental Management Plan). It is not a detail that is being considered in this Section 73 application.</p>
Open Space	The open space provision has improved since the original outline consent. The developer now seeks to secure 16.6ha (compared to the previous 15.2ha). This leaves more room for

	trees, biodiversity and hedgerows. The revised parameter plans are an improvement in this regard.
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10.9 Other Matters

10.10 A Deed of Variation is required for these applications to the original S106 agreement to remain in place but to change the Land Use plan. (informative X).

10.11 Officers note that some of the planning conditions on the outline planning permissions have already been approved. As such the following conditions will be compliance conditions to those agreed details:

Outline application reference S/12231/18/OL:

Condition 16 Archaeology - Part 1 Approved

Condition 52 Traffic Management Plan - Approved

Condition 65 Contamination Preliminary Investigation - Approved

Condition 66 Contamination Completion Preliminary Scheme - Approved

Condition 67 Contamination Site Wide Remediation - Part Approved

Condition 68 Contamination Site Wide Monitoring - Part Approved

Outline application reference 18/0481/OUT:

Condition 16 Archaeology - Part 1 Approved

Condition 52 Traffic Management Plan - Approved

Condition 65 Contamination Preliminary Investigation - Approved

Condition 66 Contamination Completion Preliminary Scheme - Approved

Condition 67 Contamination Site Wide Remediation - Part Approved

Condition 68 Contamination Site Wide Monitoring - Part Approved

10.12 Planning Balance

10.13 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.14 The proposed amendment to the parameter plans condition 5 'Compliance with Parameter Plans' are an enhancement to the outline planning permissions. The changes will improve connections through the site and enhance the open spaces and would therefore be of a benefit.

10.15 The proposed amendment to condition 13 M4(2) 'Accessible and Adaptable dwellings' would be a deviation from the normal application of Policy 51 of the Cambridge Local Plan given that the scheme would provide 95% M42 dwellings rather than the 100% required by policy. The remaining 5% of the total number of homes will be secured as a bespoke housing type which will be fully compliant with M4(2) standards except

from providing a WC on the ground floor and a habitual room. As set out in this report, there are placemaking and adds additional housing type to this site which both have benefits from. As such given the scale of the development proposals and the need for a mix of housing types/styles officers consider that it is acceptable to depart from the normal application of policy and would overall be of a benefit.

- 10.16 In terms of the proposed amendment to condition 14 (M4) 3 'Wheel-chair User Dwellings' whilst there would be a reduction in the number of units that would need to be provided on site, the amended requirement would still comply with the requirements of Policy 51 of the Cambridge Local Plan. 5% of the affordable homes would therefore be built to this standard.
- 10.17 The proposed amendment to condition 17 Sustainability Statement would continue to comply with Policy CE/17 of the Cambridge East AAP which requires an exemplar project in sustainability to be secured. The amendment would secure air source heat pumps and fabric enhancements across all of the dwellings on the site rather than just the few seeing an improvement from 31% carbon reduction (on the Part L baseline 2021) to 72% carbon reduction (on the Part L baseline 2021). This is a significant benefit to the scheme achieving beyond the policy requirements and that secured at outline stage.
- 10.18 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.
- 10.19 **Recommendation**
- 10.20 **Approve** application reference 22/0196/S73, subject to:
- (i) The conditions and informatives set out below in this report; and
 - (ii) With authority delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.
- 10.21 Approve application reference 22/01967/S73, subject to:
- (i) The conditions and informatives set out below in this report; and
 - (ii) With authority delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

11.0 Planning Conditions

See appendix 2 with draft list of planning conditions.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
Cambridge City Local Plan 2018
Cambridge City SPDs