



Planning Committee Date	Wednesday 5 th October 2022
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/01995/FUL
Site	Aylesborough Close, Cambridge
Ward / Parish	Arbury
Proposal	Demolition of existing buildings and hardstanding and erection of 70 new homes, car parking, landscaping, bin and bike stores, substation and associated works.
Applicant	Cambridge Investment partnership (CIP)
Presenting Officer	Ganesh Gnanamoorthy
Reason Reported to Committee	Third party representations Land within ownership of the Council Application submitted by a member or officer of the Council
Member Site Visit Date	N/A
Key Issues	1. Context of site, design and external spaces 2. Car and cycle parking 3. Affordable housing 4. Amenity impact
Recommendation	APPROVE subject to conditions and S106

0.0 BACKGROUND

- 0.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership founded in 2017. The original purpose of the partnership was to deliver 500 net new Council rented homes across the City using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target.
- 0.2 Since its inception, the partnership has received permission for approximately 1000 homes, with in excess of 600 being Council rented. Of the homes that have received permission, more than 850 have either been completed, occupied or under construction on site.
- 0.3 Having met its original aims, the partnership has decided to extend the drive to build more housing.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of existing buildings and hardstanding and erection of 70 new homes, car parking, landscaping, bin and bike stores, substation and associated works.
- 1.2 The development would increase the amount of affordable housing that helps to meet an identified demand within the local area;
- 1.3 The proposed development would provide a high quality, sustainable development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;
- 1.4 The proposed development would provide a well designed sustainable development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;
- 1.5 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions and the completion of a S106 agreement.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	

Local Neighbourhood and District Centre		Article 4 Direction	
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- 2.1 The proposed development site comprises a 0.23 hectare, irregularly shaped parcel of land which is currently in residential use, with three 2-storey terraces running north to south at the northern end of the site, and one 4-storey block running north to south along the central and eastern parts of the site. The four buildings house a total of 36 dwellings. Open spaces associated with the residential properties are also evident on site.
- 2.2 To the east of the site is Verulam Way, to the south is Fordwich Close, Jermyn Close to the south-east, and Aylesborough Close to the north-west.
- 2.3 There are residential properties in all directions directly adjoining the site.
- 2.4 Vehicular access to the site is from Fordwich Close to the south.
- 2.5 The site does not fall within a conservation area, and there are no listed buildings on the site, or in the immediate vicinity.

3.0 The Proposal

- 3.1 This application proposes the demolition of all existing buildings and hardstanding and erection of 70 new homes, car parking, landscaping, bin and bike stores, substation and associated works.
- 3.2 The proposed dwellings would be housed in 3 blocks, which this report will refer to as blocks A, B and C. Blocks A and C would be 4-storeys tall with have a connecting 3-storey element, and block B would be 3-storeys tall.
- 3.3 The main vehicular access to the site would be from Fordwich Close, although a secondary vehicular access would be provided from Jermyn Close, although this will be bollard controlled, and only accessible to refuse vehicles, cyclists and pedestrians.
- 3.4 Block A would contain 29 dwellings (13x 1bed, 15x 2bed and 1x 3bed), block B would house 15 dwellings (10x 1bed, 2x 2bed and 3x 3bed), and block C would comprise 26 homes (14x 1bed and 12x 2bed).
- 3.5 All dwellings would have their own private amenity space in the form of terraces for ground floor properties and balconies for those on the upper floors. A 250sqm communal garden is also provided to the north of the site, between blocks A and B.
- 3.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 3.7 The proposal has been amended since submission to take on board comments and concerns from statutory consultees.

3.8 The application is accompanied by the following supporting information:

- Energy Assessment;
- Daylight, Sunlight and Overshadowing Assessment;
- Design and Access Statement;
- Flood Risk and Drainage Strategy Report;
- Phase 1 and 2 Geo-Environmental Assessment;
- Planning Statement;
- Preliminary Ecological Appraisal and BNG Assessment;
- Statement of Community Involvement;
- Sustainability Statement;
- Thermal Comfort Assessment;
- Transport Statement;
- Tree Survey and Arboricultural Impact Assessment;
- Utility Assessment

4.0 Relevant Site History

Reference	Description	Outcome
N/A	N/A	N/A

4.1 There is no relevant planning history on this site

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 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 8: Setting of the city
Policy 28: 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 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
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 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings and the skyline in Cambridge
Policy 68: Open space and recreation provision through new development
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

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

Not applicable

6.0 Consultations

6.1 County Highways Development Management

- 6.2 The Highways Officer originally requested an adoption plan to be provided to further inform his comments. This was provided and an objection raised. Following this, a meeting was held between the applicant and the Highways Officer, with a way forward agreed. At the time of writing this report an amended plan is being produced for reconsultation with the Highways Officer. An update on this will be produced prior to committee.

6.3 County Transport Team

- 6.4 No comments have been received.

6.5 County Growth Officer

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

6.7 Urban Design Officer

- 6.8 The Council's Urban Design Officer has been involved in pre-application discussions on this site.

- 6.9 The Officer had raised concerns over the 'secured' nature of the open space, and requested that this be made more accessible. This aside, the officer confirmed that the scheme was acceptable with regard to urban design, subject to a condition securing full details of materials. The applicant reviewed the open space in question and has removed the proposed fob access so that the open space is more widely accessible.

6.10 Landscape Officer

- 6.11 The Council's Landscape Officer had requested amendments and clarification on a number of points, but confirmed that these being resolved would make the scheme acceptable subject to conditions. The applicant has made the requested amendments and the Officer has confirmed support of the scheme subject to conditions.

6.12 Tree Officer

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

6.14 Local Lead Flood Authority (LLFA)

6.15 The LLFA had issued an objection to the proposal, and sought clarification on a number of points. The applicant provided additional information and the LLFA Officer has subsequently removed their objection subject to the imposition of conditions.

6.16 Sustainability Officer

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

6.18 Environmental Health Officer

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

6.20 Environment Agency

6.21 The Environment Agency have raised no objections to the proposal.

6.22 Cambridge Airport

6.23 The consultee have raised no objections to the proposal.

6.24 Development Contributions Monitoring Officer

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

6.26 Ecology Officer

6.27 No objection subject to conditions.

6.28 Anglian Water

6.29 No objection raised.

6.30 Cadent

6.31 No objection raised.

6.32 Fire Authority

6.33 No objection raised subject to securing fire hydrants.

6.34 NHS

6.35 No objection subject to financial contributions to local facilities – these are detailed later in this report.

7.0 Third Party Representations

7.1 Representations have been received from three addresses.

7.2 Those in objection have raised the following issues:

- Density and overdevelopment
- Too much affordable housing
- Residential amenity impact (impacts on enclosure and privacy)
- Construction noise impacts
- Highway change impacts
- Car parking and parking stress
- Impact on and loss of trees

8.0 Member Representations

8.1 None received.

9.0 Local Groups / Petition

9.1 None received.

9.2 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

10.1 Principle of Development

10.2 The proposal involves the demolition of existing residential dwellings, and their replacement with new residential buildings.

10.3 Policies 3 relates to new residential development of the Cambridge Local Plan (2018) is of relevance in determining the acceptability of the principle of this development proposal.

10.4 Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities.

10.5 The proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and is on land which already has a residential use.

10.6 With the above in mind, it is considered that the proposal is in accordance with policy 3.

10.7 The principle of development is therefore considered acceptable subject to the acceptability of other material planning considerations.

10.8 Housing Provision

10.9 Policy 45 of the Cambridge Local Plan requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD).

10.10 Policy 45 states developments should include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing, which is further detailed on Cambridge's draft Affordable Housing SPD (June 2014).

10.11 The proposed development is for a scheme of 70 dwellings with all of these being for affordable housing –all for council rent.

10.12 It is noted that a third party? representation has raised concerns over the amount of affordable housing being provided, preferring a more mixed split between private and affordable. It is noted that the policy requirement of 40% is a minimum provision, and not a target. The provision of 100% affordable housing is considered acceptable, and is policy compliant.

10.13 The securing of these dwelling for affordable housing purposes will form part of the S106 agreement in the event of a resolution to grant permission being arrived upon.

10.14 Officers are satisfied that the level of affordable housing accords with Policy 45 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

10.15 Design, Layout, Scale and Landscaping

10.16 Policies 55, 56, 57, 58, 59 and 60 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.17 The immediate site context comprises a range of building styles and heights. A pattern that is repeated around the immediate area is one of 4-storey flat blocks in close proximity to 2-storey houses. These relationships are often uncomfortable and provide a degree of discord between the two.

10.18 This proposal would see the introduction of three flat blocks, two 4-storeys in height and connected by a 3-storey linking element, and a 3-storey block. The scheme has been designed to provide active frontages to

Aylesborough Close, Verulam Way, Jermyn Close and Fordwich Close. All buildings would have flat roofs.

- 10.19 Parking for the site would sit somewhat centrally and is accessed from Fordwich Close.
- 10.20 Open spaces are provided to the west and north of the site, and a communal garden space is provided between blocks A and B to the northern part of the site. The northern open space would contain play along the way features.
- 10.21 Block C is a 2-storey terrace which would ensure that the transition from the taller built form of Block B to the existing terrace of dwellings to the south is a successful one.
- 10.22 The Council's Urban Design and Landscape Officers were both involved in pre-application discussions and changes have been made both prior to the application being submitted, and during the life of the application. During the life of preapp discussions, heights of – and distances between - buildings, as well as layout of open spaces were interrogated and amended in accordance with officer advice. The Officers have been consulted on this application. No objections have been raised by the Urban Design Officer subject to various conditions relating to materials, boundary treatments, and cycle parking appearance. The Landscape Officer has requested amendments and these have been provided. The Officers have set out conditions that would be necessary and these are reflected at the end of this report.
- 10.23 Concerns have been raised regarding the alterations to the road layout which would see a connection between Jermyn Close and Fordwich Close. This connection will solely be for cyclist and pedestrians, and to allow for a refuse truck to access and egress the site safely. There would be bollards in the road which would be controlled only by the refuse vehicle drivers.
- 10.24 The proposal would undoubtedly alter the built form on the site, and this will change the experience of some nearby residents as well as people walking through and around the site. The tallest building on site at present is 4-storeys, and the proposal would see no buildings greater in height than this.
- 10.25 Policy 60 seeks to ensure that proposals for structures that break the skyline and/or are significantly taller than the surrounding built form should be assessed against a very specific set of criteria to ensure their acceptability both in the immediate vicinity, but from wider views. Although the tallest proposed buildings are the same number of storeys as the tallest building on site at present, the proposed building would be taller due to the more generous floor to ceiling heights required for new builds. However, the increase is considered modest, and does not warrant an assessment against policy 60. The applicants have, however, produced

views and a 3D model was interrogated during the pre-application process and both Planning Officers and Urban Design Officers are content.

- 10.26 It is noted that a representation has been received which raises concerns over whether this proposal constitutes an overdevelopment of the site. Based on the layout, spaces between buildings, appearance, massing and scale, the proposal is considered to be appropriate in terms of level of development, although other material considerations also need to be adequately addressed.
- 10.27 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59.

10.28 Trees

- 10.29 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.30 The application was accompanied by a tree survey and arboricultural impact assessment.
- 10.31 The Arboricultural Impact Assessment identifies that existing trees on site are 4x category A, 16x category B, 13x category C and 2x category U. A total of 14 trees (4x B category trees, 8x C category trees and 2x U category trees) would require removal in order to facilitate the proposed development. A total of 54 new trees and shrubs are proposed to be planted.
- 10.32 The Council's Tree Officer has been consulted on the proposal although no comment has been received. Officers are of the view that although the proposal would result in the loss of some existing trees, the proposal would allow for a significantly greater number of new tree planting than that lost which, in time, could increase canopy cover in the City. It is considered prudent, in the event of permission being granted, to condition the provision of an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.
- 10.33 It is noted that the proposal includes new tree and hedge planting which Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.
- 10.34 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

10.35 Carbon Reduction and Sustainable Design

Sustainable Design and Construction

- 10.36 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 10.37 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 10.38 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 10.39 The application is supported by an Energy Statement and a Sustainability Statement.
- 10.40 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:
- Passivhaus standard
 - PV panels
 - Green roofs
 - EV charging points
 - Gas free development
 - Air source heat pumps
 - Water efficiency measures
- 10.41 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations.

Overheating and Ventilation

- 10.42 Twenty-two of the dwellings provided will be single aspect, although none of these would be north facing. Single aspect dwellings, through poor design, often experience problems with overheating and adequate ventilation, and this has been carefully considered by the applicant, and interrogated during the pre-application process.

10.43 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the Thermal Comfort report. She has confirmed that the use of louvred panels and recessed windows would provide secure natural ventilation, whilst the use of brise soleil on southern elevations would minimise overheating. The officer raises no objection to the proposal subject to conditions.

10.44 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.45 Biodiversity

10.46 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

10.47 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG).

10.48 The PEA identifies a number of ecological enhancements including swift and bat box provision. The Officer is content with the approach taken subject to conditions to secure further details of these.

10.49 The BNG identifies some areas on site where biodiversity can be improved although the document identifies a need for off-site grassland improvements to be made in order to meet and exceed the required 20% biodiversity net gain.

10.50 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends conditions securing the ecological enhancements while the BNG can be secured by way of S106.

10.51 In consultation with the Council's Ecology Officer, subject to appropriate conditions and the completion of a S106 agreement to secure off site biodiversity net gain improvements, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain.

Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

10.52 Water Management and Flood Risk

- 10.53 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.54 The site is located within Flood Zone 1, indicating a low level risk of flooding.
- 10.55 The applicants have submitted a Flood Risk and Drainage Strategy Report.
- 10.56 The Local Lead flood Authority had originally raised some concerns, and sought clarification on a number of matters including groundwater levels and infiltration through made ground. The applicant provided additional information and clarification, and the LLFA have advised that the strategy provided is acceptable. Conditions are recommended and these are attached to the end of this report. Officers consider that the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2021) and policy 31 of the Cambridge Local Plan (2018).
- 10.57 Anglian Water has raised no objections to the proposal.
- 10.58 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

10.59 Highway Safety and Transport Impacts

- 10.60 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 10.61 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.62 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority has been consulted as part of the application and they had raised some concerns having seen a highway adoption plan.

- 10.63 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority. The Highway Authority raised concerns with proposed adoption arrangements for some parts of the site.
- 10.64 A meeting was held between the Highways Officer and the applicant, and at the point of writing this report, an amended plan is awaited for reconsultation with the Highways Officer. An update on this will be provided in due course.

10.65 Cycle and Car Parking Provision

10.66 Cycle Parking

- 10.67 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 10.68 Block A and Block B would have internal cycle stores at ground floor level whilst Block C would have a secured external store. In total, the proposal provides 110 residential cycle parking spaces, three greater than the minimum requirement. The parking provision will take the form of Sheffield stands, whilst there would also be provision for the storage of cargo bikes.

- 10.69 A further 12 spaces are provided externally for visitors.

10.70 Car parking

- 10.71 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 10.72 The proposal provides a total of 27 parking spaces for the 70 dwellings – a ratio of 0.39:1, which complies with policy 82. Three of these spaces would be disabled parking bays and these would be allocated to the M4(3) units. All parking spaces are to be allocated.
- 10.73 The applicant has submitted a parking survey which has been carried out in accordance with the widely used Lambeth Methodology. The surveys undertaken found that there was approximately 48% available capacity, equating to approximately 147 spaces.
- 10.74 The site is in a sustainable location, and is in close proximity of bus stops, railway stations and local amenities. The level of parking provided is considered to adhere to the spirit of the policy whilst also actively encouraging more sustainable forms of transport. The proposal, therefore, complies with the requirements set out above.
- 10.75 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. OR# 1 per 1,000m² of floor space for fast charging points; 1 per 2 spaces for slow charging points and passive provision for the remaining spaces to provide capability for increasing provision in the future.
- 10.76 Fourteen of the 27 parking spaces would have active electric charge points with the remainder having the infrastructure to allow for future connection.
- 10.77 Subject to conditions including provision of the parking spaces before units are occupied and the provision of EV charging points, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

10.78 Amenity

- 10.79 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 10.80 Neighbouring Properties:
- Block A
- 10.81 Block A sits to the north west of the site and will be 4-storeys in height. It would be connected to block C by a 3-storey linking element. The nearest residential properties to this block are located to the north of the site (in excess of 21m away) and to the west (in excess of 15m away). These

distances are considered to provide acceptable relationships with regard to overlooking, and would not be overbearing.

Block B

- 10.82 Block B sits to the north east of the site and will be 3-storeys in height. The nearest residential properties to this block are located to the north of the site (in excess of 15m away) and to the south (in excess of 5m away). The distance to the properties to the north is considered to provide an acceptable relationships with regard to overlooking, and would not be overbearing. Regarding the properties to the south, the building has been designed so that it has a stepped elevation alongside the flank of these properties, with the distance growing from 5m closest to the rear elevations of the dwellings, and stepping away to more than 9m as the building projects further west. The locations of windows on this elevation, as well as the rooms the windows serve, have been carefully considered to ensure that this relationship is an acceptable one.

Block C

- 10.83 Block C sits to the south west of the site and will be 4-storeys in height. It would be connected to block A by a 3-storey linking element. The nearest residential properties to this block are located to the west of the site (in excess of 18m away) and to the south (in excess of 22m away). These distances are considered to provide acceptable relationships with regard to overlooking, and would not be overbearing. It is also noted that a mature belt of trees exist to the west of block C and these trees are to be retained, and these will provide some screening between block C and the properties to the west.
- 10.84 The applicant has provided a Daylight, Sunlight and Overshadowing Assessment and this demonstrates that the proposal would, overall, have an acceptable impact on sunlight and daylight receipt of existing properties, as well as an acceptable impact with regard to overshadowing.
- 10.85 Officers consider that there would be no significant adverse impact with regard to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 10.86 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.
- 10.87 Future Occupants:

10.88 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

10.89 The gross internal floor space measurements for units in this application are shown in the table below:

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)
1bed, 2person	1	50	50
2bed, 3person	1	61	61
2bed, 4person	1	70	70
3bed, 5person	1	86	86

10.90 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.

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

10.92 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed.

10.93 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

10.94 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 70 dwellings proposed, three are proposed to be M4(3) – this equates to 4.28%. Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 70 dwellings is only required to provide 28 affordable dwellings, and this would require just 1.4 M4(3) unit. It is not considered appropriate to insist upon more M4(3) units as a result of over-provision of affordable housing. If permission were to be granted, a condition should be attached to ensure this provision is secured.

10.95 The application has been accompanied by a Thermal Comfort study which demonstrates that measures have been taken in order to ensure that the proposed dwellings would not overheat. South facing windows have been designed with brise soleil on southern facing windows to further minimise overheating risk. All dwellings would have mechanical ventilation and heat

recovery so as to ensure that ventilation can be adequately achieved. The ground floor dwellings would have louvred balcony doors and windows to allow for safe natural ventilation. The study demonstrates that the measures proposed would be adequate for the dwellings proposed.

- 10.96 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58#.

10.97 Third Party Representations

- 10.98 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
Applicant consultation was poor	This is not a material planning consideration in the determination of a planning application although it is known that the applicant held public consultation events. The lack of response to emails to specific individuals during the public consultation process is not a factor in determining this application.

10.99 Planning Obligations (S106)

- 10.100 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

- 10.101 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

- 10.102 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

- 10.103 It is noted that the proposal would result in an increased demand on local facilities and service by virtue of an increase in population. Where these provisions have not been provided on site, the relevant consultees have been asked for a commuted sum to allow for provision nearby.

10.104 Heads of Terms

10.105 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	£15,851 towards the provision of and / or improvement of and / or access to Informal Open Space facilities at St Albans Recreation Ground
Provision for children and teenagers	Play equipment to be provided on site
Indoor sports	£17,619.50 for the provision of and / or improvement to indoor sports facilities and equipment at North Cambridge Academy Sports Centre, Arbury Road
Outdoor sports	£15,589 for provision of and / or improvement of the outdoor sports facilities (including grass and artificial pitches and courts) at North Cambridge Academy, Arbury Road
Community facilities	No contributions sought
Affordable housing	100% provision on site
Biodiversity Net Gain	Scheme for a minimum 20% net gain including off-site provision
Monitoring	£2,200 towards the administration and monitoring of the section 106 agreement, and a further fee of £500 <u>for each obligation</u> where the Council is required to confirm compliance of an obligation
County Council – Education / Refuse	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	£38,421 towards the expansion of either Chesterton Community College or North Cambridge Academy
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Monitoring	£150
NHS	
	£42,000 towards Huntingdon Road Surgery (inc branch site in Girton) / Arbury Road Surgery

10.106 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the

development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).

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

10.108 Other Matters

- 10.109 Refuse and recycling

- 10.110 Policy 57 requires refuse and recycling to be successfully integrated into proposals.

- 10.111 The proposed refuse storage arrangements are shown to be of a logical layout, with underground 'iceberg' bin stores located close to the front of each block. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling. The location of the bin stores are logical and would provide future occupiers with ease of access, with minimal distances from the front doors of each block. Planning Officers and Urban Design officers are content with the layout proposed.

- 10.112 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.

- 10.113 For the reasons given above Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

10.114 Planning Balance

- 10.115 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).

- 10.116 Summary of harm

- 10.117 It is acknowledged that the proposal would involve the loss of some existing trees on site. Some weight should therefore be given to the environmental harm caused by the loss of trees.

- 10.118 Summary of benefits

10.119 The proposal would result in economic and social benefits through an increase in affordable housing in the City, and by providing a sustainable form of development. The proposal would result in a greater number of trees than those lost, and would promote sustainable forms of transport. These can all be given moderate to significant weight.

10.120 Overall the proposed development will bring significant economic, environmental and social public benefits that accord with the three dimensions of sustainable development as set out in the NPPF. The balance of these benefits are considered to weigh in favour of granting planning permission, outweighing any harms in terms of loss of trees that the proposed development will cause.

10.121

10.122 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, subject to conditions and the prior completion of a S10 agreement.

10.123 Recommendation

10.124 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

11.0 Planning Conditions

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

- 3 Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and

adaptable dwellings' of the building Regulations 2010 (as amended 2016).

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

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

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

- 4 Notwithstanding the plans hereby approved, three dwellings shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

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

- 5 Prior to first occupation of any dwelling the manoeuvring and car and cycle parking areas required for that purpose shall be provided as shown on the drawings hereby approved and retained free of obstruction.

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

- 6 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Aylesborough Close, Phase 2, Cambridge Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Limited (ref: SG/VL/P21-2433/04 Rev C) dated 15/08/2022 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

- 7 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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

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

Reason To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

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

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

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

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

- 11 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).

12 Plant noise condition

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

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

13 Artificial Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

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

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

14 Electric vehicle charging point scheme

The electric vehicle charge points and associated infrastructure as detailed in Section 8.4 'Electrical Vehicle Charging' of the design and Access statement (Ref: AYC-BPTW-XX-XX-DO-A-0650-C01-A3) and dated April 2022 and section 8.4 'Pollution: air Quality' of the Sustainability Statement (Ref: 20593.R3 Rev D) produced by QODA and dated April 2022 shall be fully installed and operational before final occupation of the residential units and shall be 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 (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 15 No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning Authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. The development shall be carried out in accordance with the approved details only.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

- 16 No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period 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.

- 17 Passivhaus principles

The development hereby permitted shall be designed and constructed in accordance with the approved Energy Statement (Qoda, 20593.R1 Rev A) and Sustainability Statement (Qoda 20593.R3 Rev D) and follow Passivhaus principals. The renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the Local Planning Authority before the development is first occupied.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 29 and Greater Cambridge Sustainable Design and Construction SPD

- 18 Water Efficiency

Water efficiency standards for the whole scheme shall be carried out in accordance with the water efficiency specification set out in the Energy Statement (Qoda, 20593.R1 Rev A), which sets out the measures to be implemented to achieve no more than 100 litres per person per day. The development shall be carried out in accordance with the agreed details, and any amendments to there specification shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan Policy 29 and Greater Cambridge Sustainable Design and Constrcution SPD 2020).

- 19 Prior to the commencement of above ground works, with the exception of demolition, a scheme for the provision of nest boxes on site shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

- 20 Green (biodiverse) Roofs:

Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

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

g) Evidence of installation shall be required in photographic form prior to handover.

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

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

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

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

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

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

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

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

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

- 25 Hard and Soft Landscaping

No development above ground level, other than 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, as well as those relating to the pictorial meadow and bioswales); 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 including the pictorial meadow and bioswales.

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

26 Play areas

No development above ground level, other than demolition, shall commence until details of all play areas have been submitted to and approved in writing by the Local Planning Authority. These details shall include all proposed play equipment layouts and specifications, surfacing treatments, boundary treatments, signage, and lighting.

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

27 Materials

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

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

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

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

28 Cycle Parking

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).

29 Substation

The development, hereby permitted, shall not be occupied or the use commenced, until details of the substation in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the elevational design and materials. The substation shall be designed and constructed 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 and 57).

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

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

INFORMATIVES:

1. Green Roofs:

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

2. Pollution Control:

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

3 Plant noise insulation informative

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the **application boundary** having regard to neighbouring premises.

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

4 SPD informative

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

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

5 Substation Informative

Electricity substations are known to emit electromagnetic fields. The Public Health England (PHE) Radiation Protection Service has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

6 The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.

7 Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The

applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered
