



22/04989/REM – Lots M4 & M5 Eddington Land Between Madingley Road & Huntingdon Road Cambridge Cambridgeshire CB3 0DL

Application details

Committee Date: 05 April 2023

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Castle Ward

Proposal: Reserved Matters approval for appearance, landscaping, layout and scale for 160 dwellings, access roads, cycle and pedestrian routes, cycle and car parking, landscaping, utilities and associated ancillary structures at Lots M4 and M5, North West Cambridge Development following outline planning permission 11/1114/OUT as varied by ref:13/1402/S73.

Applicant: Durkan Latimer Eddington LLP and University of Cambridge

Presenting officer: Guy Wilson

Reason presented to committee: The application is for 100 dwellings or more.

Member site visit date: N/A

Key issues:

1. Compliance with the outline planning permission
2. Layout, scale, massing, and appearance
3. Landscape, and Trees
4. Access, movement, and parking

Recommendation: **Approve** this reserved matters application 22/04989/REM subject to conditions and informatives as detailed in this report, with delegated authority 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.

Part approve details reserved by condition pursuant to outline planning permission 13/1402/S73, in relation to this reserved matters only:

- 1 – Layout, scale, appearance, and landscaping
- 8 – Design code compliance
- 10 – Play provision
- 12 – Arboricultural assessment
- 13 – Tree Protection
- 20 – Distribution of market & keyworker housing
- 23 – Code for Sustainable Homes
- 27 – Detailed surface water drainage strategy
- 35 – Biodiversity survey & assessment
- 43 – Cycle parking details
- 50 – Noise attenuation / insulation
- 51 – Lighting details
- 55 – Waste & recycling details
- 64 – Public art
- 65 – Fire hydrants

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1.0 Executive Summary

- 1.1 The application seeks reserved matters approval for the layout, scale, appearance, and landscaping of 160 dwellings, a secondary street, internal streets, car and cycle parking, landscaping, and associated infrastructure.
- 1.2 The proposed development is considered to be in general compliance with the outline planning permission and parameter plans, as well as the Design Code and other associated site-wide strategies. The proposal does diverge from some of the specific guidance in the Design Code, specifically in relation to storey heights on parts of the site, and in relation to parking typologies and design of the green streets. The approach to the design and layout is however considered justified and is acceptable. Overall, the proposal is considered to represent a high standard of design.
- 1.3 The proposal will provide significant benefits including the provision of 160 open market dwellings in a mix of sizes and types. The dwellings will be accessible meeting the Lifetime Homes Standard, and will support sustainable travel with priority given to pedestrian and cyclists, and secure and convenient cycle parking provided. The dwellings are designed to Code for Sustainable Homes Level 5, exceeding the requirements of Building Regulations Part L, and have also been designed to mitigate the risk of overheating.
- 1.4 Whilst some trees and hedges will be removed as part of the development, valuable trees will be retained and there will be extensive compensatory planting, with the site also delivering a Net Biodiversity Gain. The proposals will mitigate the risk of flooding in accordance with the outline planning permission and manage water sustainably including through the integration of multi-purpose SuDS features such as rain gardens and attenuation basins. The site will also connect to the site-wide non-potable water network, with a design water efficiency of 80 litres per person per day.
- 1.5 Officers recommend that the Joint Development Control Committee approve the application.

2.0 Site Description and Context

- 2.1 Lots M4/M5 form a broadly triangular parcel of land on the eastern side of Eddington. The site is broadly flat, with levels varying from approximately 24m AOD towards the north-eastern corner and approximately 21.5m towards the eastern end of the site. There are a number of vacant and derelict buildings within the western side of the site, alongside a small

copse of largely self-seeded trees as well as some existing hedgerows. The majority of the site is unmanaged grassland/ scrub.

- 2.2 There is an informal path which extends along the north-eastern and north-western side of the site, as well as driveway which exits onto Huntingdon Road at the northern corner of the site.
- 2.3 The north-eastern boundary of the site borders residences along Huntingdon Road. These dwellings are typically in the form of substantial detached 2-2.5 storey dwellings set within generous gardens, with some buildings subdivided into flats. There are various business and commercial uses on the western side of the site, typically 2-storey.
- 2.4 There are open fields to the south of the site, with an avenue of chestnut trees east of the site. There is 2.5 storey office building to the south west of the site, which is proposed to be retained.

3.0 The Proposal

- 3.1 The application is for reserved matters approval for appearance, landscaping, layout, and scale for 160 dwellings together with associated access, parking, and landscaping. As well as the development parcel itself, the application also includes an access road from Eddington Avenue.
- 3.2 A loop road is proposed parallel to the north-east and north-west boundaries of the site, with a north-south link located centrally within the site. A row of 2-3 storey houses is proposed along the north-eastern and north-western boundary of the site; these are largely semi-detached with some terraces. Two courtyard blocks towards the centre of the site, which are typically 3-storey, with the eastern corner block stepping up to 4-storeys. 3 4-storey pavilion blocks are proposed along the southern side of the site, fronting Storey's Field. The existing copse is proposed to be partially retained alongside a play area and other landscape features.
- 3.3 The dwellings are proposed to be in a mix of buff, red, and brown/grey brick types, with grey or bronze coloured windows, and flat roofs.
- 3.4 The application has been amended to address representations and further consultations have been carried out as appropriate.
- 3.5 The application is accompanied by the following supporting reports and key plans:
 - Planning Statement
 - Design Code Compliance Statement / Design & Access Statement
 - Proposed Plans
 - Landscape Statement
 - Landscape Plans
 - Vehicle tracking diagrams
 - Fire Hydrant and Utilities plans

- Transport Note
- Environmental Noise Survey and Acoustic Design Statement
- Sustainability & Energy Statement
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
- Biodiversity Survey and Assessment
- Biodiversity Net Gain Assessment
- Drainage Strategy
- Lighting Design Information

4.0 Environmental Impact Assessment

4.1 Condition 6 of the outline planning application (11/1114/OUT as amended by 13/1402/S73) requires development to be carried out in accordance with the Environmental Statement (ES) which accompanied the outline applications. The ES concluded that subject to appropriate mitigation measures secured by conditions and planning obligations, the development would not have any significant environmental impact. The topics covered within the ES are:

Socio-economic issues
 Landscape and visual issues
 Ecology and nature conservation
 Geological resources (SSSI)
 Archaeology
 Cultural heritage
 Agricultural circumstances
 Traffic and transport
 Noise
 Air quality
 Hydrology, drainage, and flood risk
 Geotechnical issues and contaminated land
 Utilities and services
 Sustainability considerations

4.2 The proposals comply with the parameters agreed through the outline planning permission and do not vary materially from the outline consent. The ES dates from 2012, however it is considered the development is not likely to result in significant effects in relation to environmental issues which haven't have not previously been considered. On this basis it is considered a new or revised Environmental Impact Assessment is not required as part of this reserved matters application.

5.0 Relevant Site History

Reference	Description	Outcome
S/1886/11 & 11/1114/OUT	Proposed development comprising up to 3000 dwellings Up to 2000 student	Granted 22.02.2013

	bedspaces 100000 sq.m. employment floorspace of which: up to 40000 sq.m. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60000 sq.m. academic floorspace (Class D1) up to 5300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2000 sq.m. net floorspace) Senior Living up to 6500sq.m. (Class C2) Community Centre Indoor Sports Provision Police Primary Health Care Primary School Nurseries (Class D1) Hotel (130 rooms) Energy Centre and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd) pedestrian cycle and vehicle routes parking drainage open spaces and earthworks	
S/2036/13/VC & 13/1402/S73	Section 73 applications to vary condition 69 (Drawing Numbers) of S/1886/11 & 11/1114/OUT	Granted 25.11.2013 & 21.11.2013
13/1402/NMA1 & S/1220/18/NM	Non-material amendment to S/2036/13/VC & 13/1402/S73 to amend condition 34 (Site Wide Biodiversity Strategy) to allow changes to the approach to monitoring and the provision of bird nest boxes in place of the originally proposed artificial badger set	Granted 20.04.2018
S/1716/18/NM & 13/1402/NMA2	Non-material amendment to Condition 44 (Parking Management Arrangements) on applications S/2036/13/VC & 13/1402/S73. The Car Park Management Plan has been revised so that the scheme for pay and display parking enforcement can be operated on private land, by a contractor that is a member of the British Parking Association	Granted 08.06.208 & 29.05.2018
S/0227/20/PO	Modification of planning obligations in relation to Keyworker housing allocations	Granted 20.01.2020
S/2036/13/NMA1 & 13/1402/NMA3	Non-material amendment to planning permission S/2036/13/VC & 13/1402/S73 to amend wording of condition 5 (Phasing Plan) of the consent, to read "The development	Granted 17.02.2021

	shall be carried out in accordance with the North West Cambridge Phasing Plan, dated December 2020.", such as to allow an alternative sequence for the delivery of development plots within the scheme	
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- 5.1 Outline planning permission for Eddington was granted in 2013, with joint applications submitted to South Cambridgeshire District Council and Cambridge City Council. The approval was amended the same year with changes to the parameter plans to facilitate an increase in height limits within the local centre.
- 5.2 Reserved matters approval has been granted for a number of development parcels around the local centre, including for residential, student accommodation, commercial, and community uses, alongside supporting infrastructure including streets and open space. This application is the first substantive reserved matters application to be submitted for development on the eastern side of the site.

6.0 Policy

6.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

6.2 North West Cambridge Area Action Plan

NW1: Vision
NW2: Development Principles
NW3: Implementing the Area Action Plan
NW4: Site and Setting
NW5: Housing Supply
NW6: Affordable Housing
NW7: Balanced and Sustainable Communities
NW11: Sustainable Travel
NW17: Cycling Provision
NW18: Walking Provision
NW22: Public Art
NW23: Open Space and Recreation Provision
NW24: Climate Change & Sustainable Design and Construction
NW25: Surface Water Drainage
NW26: Foul Drainage and Sewage Disposal
NW27: Management and Maintenance of Surface Water Drainage Systems
NW28: Construction Process
NW29: Strategic Landscaping
NW31: Infrastructure Provision

6.3 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable 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 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 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 42: Connecting new developments to digital infrastructure
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 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
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

6.4 Cambridgeshire & Peterborough Mineral & Waste Plan 2021

6.5 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

7.0 Consultations

7.1 County Highways Development Management –No Objection

7.2 Streets within the development are not proposed to be offered for adoption. A condition is recommended requiring details of the future management and maintenance of streets to be submitted for approval.

7.3 Lead Local Flood Authority –No Objection

7.4 Comments 08.12.2022 – Object to a) use of pumped disposal of surface water – justification and pump modelling is required b) surcharging being shown in the 2 year storm event.

7.5 Comments 25.01.2023 – The LLFA require certainty that the network which will received pumped flows has capacity, and that there is confidence the temporary pump will be removed.

7.6 Comments 27.02.2023 – Surface water will be managed through permeable paving, rain gardens, attenuation tanks and basins. Surface water will be temporarily pumped, but this will be decommissioned in the future and the system will connect to the wider gravity network. We no longer object, subject to a condition requiring removal of the temporary pump once the wider surface water network has been delivered.

7.7 Environment Agency – No objection

7.8 The Environment Agency have no comments on the application

7.9 Urban Design and Conservation Team – Object / No Objection

7.10 Comments 04.01.2023 - The proposals are compliant with the parameter plans for the site. There are some deviations from the Design Code including the green street typology, the use of pavilion blocks, the 4 storey block E and 3 storey house along the development edge. The deviations from the Design Code are considered justified and are accepted.

7.11 The overall site layout, massing, and elevation design is supported.

7.12 There are concerns/ clarification is needed in relation to a number of detailed design issues including the height/design of some of the houses on the development edge, design of cycle stores and cycle parking, the design of some apartments including those on internal corners and single-aspect units.

7.13 Comments 24.02.2023 – The additional drawings demonstrate the scale and massing will not cause any significant harm and no amendments are considered necessary.

7.14 Amendments to Block D, the provision of off gauge cycle parking in the Courtyard Blocks, and provision short term cycle parking provision are all acceptable.

7.15 Further overheating analysis has been undertaken demonstrating acceptable levels of solar gain.

7.16 Concerns remain about the daylighting levels of apartments on the internal corners of Blocks A and E. It is unclear by what margin these units fail to meet the relevant standards. Amendments to layouts of Blocks A and E are recommended.

7.17 Comments 21.03.2023 – The revised plans result in all flats achieving acceptable daylighting levels, and do not have a negative impact on the streetscape or architectural quality of the scheme. Substantial changes

would be required to further increase sunlight levels. The revised scheme is considered acceptable.

7.18 Senior Sustainability Officer –No Objection

7.19 Comments 02.01.2023 - The submitted documents set out how the development will be constructed to be well insulated, connect to the district heating network, and include roof-top photovoltaics. The development will achieve Code for Sustainable Homes Level 5. The proposals are supported from a sustainability perspective.

7.20 Comments 01.03.2023 – I have reviewed the submitted overheating analysis. A sample of 38 units, located on the west through to south facades have been assessed. The assessment shows all units to pass, complying with Building Regs Part O. As such the application is supported from a sustainable construction perspective.

7.21 Landscape Officer – No objection but further information required

7.22 Comments 05.01.2023 – The SuDS basin should be relocated away from the RPA of trees in the copse. Play features should be located on the edge of the basin, not within it, to ensure they are usable. Further information and detail is required on a number of areas including the courtyards.

7.23 Comments 28.02.2023 – Details of tree pits are requested where trees are above attenuation crates. Details in relation to play are required to release condition 10 of the outline permission. Details plans sections and planting schedules are required to release outline condition 11.

7.24 Comments 22.03.2023 – Information required under parts b), d), e), and g) of condition 11 remain outstanding. Further information or amendment is also required in relation to the proposed tree planting mix, and in relation to tree sizes.

7.25 Ecology Officer –No Objection

7.26 The surveys works are acceptable and proposals are in accordance with the site wide Biodiversity Strategy. A condition is recommended to secure submission of a Construction Ecological Management Plan.

7.27 Natural England –No Objection

7.28 Natural England have no comments on the application

7.29 Environmental Health –No Objection

7.30 Comments 22.12.2022 - Outline planning condition 53 (Construction Method Statement) will need to be discharged prior to commencement. Condition 50 (noise insulation) is satisfied. Some information has been submitted in relation to condition 51 (artificial lighting) although further information is needed to discharge the requirements of this condition. A materials management condition is recommended by the Environmental Health officer.

7.31 Comments 08.03.2023 – Further lighting information has been submitted. However, further details are required, including any external lighting to dwellings themselves. As such condition to secure details of external lighting is still recommended.

7.32 Police Architectural Liaison Officer –No Objection

7.33 It appears safety and security has been considered in the proposed design. It would be helpful to see details of lighting to private area. Access controls to buildings, cycle stores, gardens etc. should be designed to appropriate guidance. Front doors should not be recessed more than 60cm. Planting should be managed to allow good surveillance through the site.

7.34 Fire Authority –No Objection

7.35 Acceptable subject to fire hydrants being secured.

7.36 Strategic Housing Officer – No objection

7.37 No comments to make on the proposals.

7.38 Conservation – No objection

7.39 The application has been assessed and it is considered that the proposal would not give rise to any heritage harm.

7.40 Shared Waste Service – No objection

7.41 The bin set on the eastern junction of the loop road should be moved further from the junction. Bins should not be located next to visitor parking spaces

7.42 Access Officer Pre-application Meeting of 26 September 2022

7.43 Support homes meeting Lifetime Homes Standard. Concern about not all flats having lift access.

- 7.44 Concerns about how people with visual impairments will navigate shared spaces.
- 7.45 No units to M4(3) are proposed. Whilst not required by the outline planning permission, this is something we would like to see if possible.
- 7.46 Query about visitor parking and how this will be managed.

7.47 Design Review Panel Meeting of 18 August 2022

- 7.48 Eddington M4&M5 will be an exciting development that benefits from a strong masterplan, sustainable location, climate ambition and the ability to be a very sociable place to live, however, the scheme would benefit from greening up and introducing larger species of trees because of concerns about the amount of hard surface proposed.
- 7.49 Specific recommendations include considering seamless cycle journeys, consider how the site could adapt and respond to changing resident needs, maximise soft landscaping and integration of larger trees, care is needed with detailing including bricks and undercrofts, consider the massing on the southwest corner further.
- 7.50 A copy of the review letter is attached in full at **appendix 1**.

8.0 Third Party Representations

- 8.1 6 representations have been received from the following addresses:

189 Huntingdon Road, Cambridge
Flat 8, 193 Huntingdon Road, Cambridge
191 Huntingdon Road, Cambridge
161 Huntingdon Road, Cambridge
6 Bradrushe Fields, Cambridge
197A Huntingdon Road, Cambridge

- 8.2 The following issues have been raised in the comments received:

- Concern about impact of 3 storey dwellings backing onto Huntingdon Road (overlooking, impact on character)
- Concerns about 4 storey dwellings (Block E) on properties on Huntingdon Road (overlooking, impact on character)
- Buildings should be max 2 storey backing onto Huntingdon Road.
- Not in character with Huntingdon Road properties
- Concern about impact on wildlife
- Lack of solar panels being provided.
- All garden lighting should be directed down to avoid light pollution
- Concerns about the blocky design and heights adding to the scale and massing

- Higher density than indicated in Design Code - which suggested detached properties with pitched roofs.
- Houses bordering Huntingdon Road should be no higher than the existing properties.
- There should be no high level lighting on houses bordering Huntingdon Road
- Every effort should be made to preserve the Chestnut Avenue
- There should be no public access to the rear of gardens of existing properties
- There is considerable seasonal flooding in gardens of existing properties
- The development should include effective surface water drainage
- The road cuts across the Eddington Parkrun course, which would make the event untenable.
- Query over who would be responsible for maintaining the boundary hedge.

8.3 The Council's case management system indicates that comments have been registered from 134 Hinton Way, Great Shelford, however no comments appear to have been received. The occupiers of this dwelling have however commented on another application near to them (22/04303/REM). As such this appear to be an administrative error.

8.4 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.

9.0 Member Representations

9.1 No comments have been received from members.

10.0 Planning Background

10.1 Outline planning permission (S/1886/11 & 11/1114/OUT) was granted for development of the site in February 2013 for up to 3,000 dwellings (split 50/50 between open market housing and keyworker housing for University Staff), 2,000 student bedspaces, up to 100,000sqm of academic/ research floorspace, 6,500sqm of senior living accommodation, a local centre, open space, and other associated infrastructure. The conditions of this outline permission were subsequently varied under application, S/2036/13/VC & 13/1402/S73, primarily to amend the parameter plans in relation to building heights.

10.2 A number of development lots within the site have received reserved matters approval, including the majority of the central first phase of development and areas of open space.

10.3 Under the outline planning permission, all reserved matters applications are required to be submitted by February 2023, with the exception of applications for academic/ research and student accommodation. As such

this application will be the final residential parcel submitted under the existing outline permissions.

11.0 Assessment

12.0 Principle of Development and compliance with the outline planning permission

Parameter Plans

12.1 The parameter plan requirements relevant to this site are:

- Parameter Plan 2 – Access – The access parameter plan show a secondary street to be provided along the southern boundary of Lots M4 & M5, connecting into Eddington Avenue in the west and continuing east beyond the Horse Chestnut Avenue - **compliant**
- Parameter Plan 3 –Open Land and Landscape Areas –
- The Horse Chestnut Avenue is shown to be retained as a landscape corridor – **compliant**.
- Parameter Plan 4 – Land Use – The site is zoned for residential uses within classes C3 and C4 – **compliant**.
- Parameter Plan 5 – Building Zones – the site is within 3 Building Zones. Blocks A-C, the western courtyard, and western development edge are within zone P, the eastern courtyard block and Block E are in Zone Q, and the north-eastern development edge is within Zone S:

Parameter Plan Zone	Parameter Plan Requirement	M4/M5 Proposals
Building Frontage		
P	4-180m	6.5-52m
Q	4-115m	11-50m
S	4-20m	6.5-10m
Building Depth		
P	4-25m	12-20m
Q	4-25m	9-15m
S	4-25m	10-12m
Building Height		
P	3-15m	8.7m-12.9m
Q	3-15m	8.7-12.9m
S	3-10m	6-8.9m

- As can be seen in the table above, the proposals are **compliant** with Parameter Plan 5
- Parameter Plan 6 – Building heights – The maximum building height permitted across the southern boundary is 38.5m AOD, with a maximum of 36.25m AOD proposed. The maximum

building height on the rest of the site is 34m AOD with a maximum of 33.5m AOD proposed – **compliant**

12.2 On the basis of the above, the proposed development is considered to be compliant with the parameter plans.

12.3 The proposal is also compliant with the approved demolition plan which shows all buildings within Lots M4 and M5 to be removed.

Design Code

12.4 The Design Code for Eddington sets out a detailed set of requirements and guidance ranging from defining character areas, block typologies, to details such as indicative planting mixes. There are a number of areas where the proposals do diverge from the Design Code, with the Design Code permitting non-compliance where this is clearly justified. Compliance with the Design Code is discussed further in the relevant sections below.

Conditions

12.5 There are a number of planning conditions attached to the outline planning permission which set requirements for reserved matters applications. Those relevant to this site are:

Condition	Recommendation
1 – Layout, scale, landscape, and appearance	Approve
8 – Design Code Compliance Statement	Approve
10 – Play provision	Approve
11 – Hard and Soft Landscaping	Not Approve
12 – Arboricultural Survey	Approve
13 – Tree protection	Approve
20 - Distribution of Market & Keyworker Housing	Approve
23 – Code for Sustainable Homes	Part Approve (design stage assessment only)
27 – Detailed Surface Water Drainage Strategy	Approve
35 – Biodiversity Survey & Assessment	Approve
43 – Cycle Parking Details	Approve
50 – Noise Attenuation/ Insulation	Approve
51 – Lighting Scheme	Approve
55 – Waste & Recycling Details	Approve
64 – Public Art	Approve
65 – Fire Hydrants	Approve

- 12.6 Compliance with these conditions is discussed further in the relevant sections below.

Green Belt

- 12.7 National policy sets out that most forms of development are inappropriate within the Green Belt, and should only be approved in very special circumstances. Engineering operations and local transport infrastructure are potentially appropriate within the Green Belt provided they preserve its openness and do not conflict with its purposes.
- 12.8 The majority of the site is outside of the Green Belt, however the western part of the access road crosses an area of land which was not removed from the Green Belt with the rest of the site when it was allocated for development, and which is intended to act as a green buffer between Cambridge and Girton. The principle of this route was established through the outline planning permission and it is shown on the approved parameter plans. The access road has been designed to balance functional requirements with limiting the visual impact on this green buffer, including through the use of relatively short (6m) lighting columns and a narrow width to the street. As such the proposals are considered to represent appropriate development in the Green Belt.
- 12.9 On the basis of the above, the principle of development is acceptable and the proposals are considered to be in general compliance with the outline planning permission.

13.0 Housing Provision

Tenure

- 13.1 The outline planning permission for the site allows for 3,000 dwellings, split 50:50 between open market housing, and 'keyworker' housing for employees of the University of Cambridge and associated institutions, in lieu of conventional forms of affordable housing. Provision for housing for older people and 2,000 postgraduate rooms is also made under the outline planning permission.
- 13.2 No 'keyworker' housing is proposed within this parcel. The main requirements of the outline permission in relation to housing mix are set through the outline planning permission and specifically condition 20 which requires details of the distribution of market and 'keyworker' housing to be provided within any residential reserved matters application, and that 'keyworker' housing should be in clusters of up to 25 dwellings, with no corresponding limit specified for market housing. Whilst NWCAAP Policy

NW7 encourages market and 'keyworker' housing to be intermingled, no development proposals within Eddington have been for a mixed tenure, other than a reserved matters scheme on Lot 4 which has since been superseded. On this basis, the development of Lots M4 and M5 for market housing is considered acceptable.

Housing Mix

13.3 Policy NW7 of the NWCAAP sets out that a mix of housing should be provided to achieve a mixed and balanced community.

13.4 The proposed mix is set out in the table below:

	Number of units	Percentage (rounded)
1 bed apartments	43	27%
Studio / 1 bed 1 person	5	3%
1 bed 2 person	38	24%
2 bed apartments	45	28%
2 bed 3 person	1	1%
2 bed 4 person	44	28%
3 bed houses	39	24%
3 bed 5 person	16	10%
3 bed 6 person	23	14%
4 bed houses	33	21%
4 bed 7 person	10	6%
4 bed 8 person	23	14%
Total	160	100%

13.5 As set out in the table above, the development will provide a balanced mix of housing sizes and types, meeting the needs of households such as young professionals, families with children, and older people.

13.6 Officers are satisfied that the proposed development will provide a balanced mix of housing in accordance with the outline planning permission, NWCAAP Policy NW7 and Local Plan Policy 45.

14.0 Design, Layout, Scale and Landscaping

14.1 A detailed Design Code was approved under condition 7 of the outline planning permission which includes detailed guidance on the delivery of a sustainable mixed-use new community in North West Cambridge. The Design Code recognises that future designs may come forward which are not fully Design Code compliance, and that any areas of non-compliance should be clearly justified.

Site Layout

- 14.2 The site layout reflects the Parameter Plans and Design code, with the secondary street provided along the southern boundary, and a tertiary loop road providing vehicular access into the site. The proposals build on this by supporting pedestrian and cycling connectivity through the lane at the northern corner of the site, as well as to the Horse Chestnut Avenue. The site layout also seeks to retain the existing copse, and integrate this into the development.
- 14.3 The site layout reflects the block typologies for this part of Eddington as set out in the Design Code. This involves detached, semi-detached and terraced houses along the development edge, with hybrid blocks comprising the two central courts, and pavilion apartment buildings which address the primary site frontage on the southern boundary.
- 14.4 The hierarchy of the site layout is expressed in the individual blocks with more formal and consistent frontages to the pavilion buildings, and greater informality and variation to the layout and design of houses on the development edge. Houses and apartment buildings are designed to address the street, with shallow privacy strips, reflecting the Design Code and relatively urban character to Eddington.
- 14.5 The east-west section of the loop road has been designed to broadly reflect the Design Code, with shallow privacy strips, segregated pedestrian paths, a wide verge for landscaping and servicing, and a relatively narrow carriageway.
- 14.6 Whilst alternative designs for this street have been discussed through the pre-application process, such as a shared street, the proposed design is considered to provide a safe and high-quality environment for pedestrians and cyclists. It has also been designed to meet the functional requirements of refuse vehicles and other vehicles. As such the design of this section of street is considered acceptable.
- 14.7 The western side part of the loop road and the north-south link are proposed to have a different design approach which diverges more from the Design Code. This street design has emerged through the design process, and pre-application discussion with officers, as a means to integrate on-street parking, without it becoming a dominant feature. These streets use an asymmetrical design with a typically 8m wide landscape corridor containing planting, pedestrian paths and SuDS features. Rows of perpendicular parking are then interspersed with planting beds which, as they are located centrally within the street, can accommodate large tree species. A verge and privacy strip of typically 3-4m is proposed on the other side of the street. Overall, it is considered that these streets are well-designed, providing a safe environment for all users and with a distinct landscape led character, and the divergence from the Design Code is considered justified.

- 14.8 The site layout has been subject to extensive pre-application discussion, through which it has evolved significantly, and has been subject to formal consultation with the Urban Design officer, and is considered acceptable.

Scale, massing, and internal building layout

- 14.9 The development is fully compliant with the building height and other limits set out in the approved Parameter Plans. The Design Code envisages that development on the Storey's Field Frontage will be 4 storeys generally, with development in the centre of the site 2/3 storeys generally, and 2 storeys generally at the development edge. As such block A to C and the courtyard blocks are in compliance with this guidance.
- 14.10 Block E, located centrally, rises to 4 storeys. This block is located on the junction of the loop road and secondary street and faces onto an area of open space. The use of a 4 storey building here is considered appropriate to define the junction and manage the transition to the more suburban development edge by providing a clear step down to houses to the north. Although taller, it is not considered that this building will be unduly prominent or be visually obtrusive, with only very limited views through from Huntingdon Road, and properties along it. As such the height and massing of block E is considered acceptable.
- 14.11 Houses along the development edge are a mix of 2 to 3 storey dwellings with flat roofs. Where 3-storey dwellings are proposed these generally step down at the rear to 2-storeys, with dwellings at the eastern end of the site incorporating mansard-type roofs to reduce their perceived massing. This mansard design is similar to houses which have been previously approved along the development edge at Lots M1 and M2 (marketed as Athena/ Knights Park). 3 storey dwellings are also used as semi-detached or link-detached dwellings, with terraces being 2-storey, whilst frontages are also step forward and back along the street to further break up to the massing. As such, it is considered that whilst there is some exceedance of the Design Code guidance on storey heights, houses along the development edge will comply with the design intent of the Design Code for a suburban character to the development edge.
- 14.12 The character of existing development along Huntingdon Road is of very low density, with typically detached housing ranging from 2-3 storeys, with pitched roofs. Houses proposed along the development edge will be set back 20m from the boundary, which combined with the typically rear gardens of 50m or more to existing properties along Huntingdon Road will create a significant separation and as such it is not considered the proposals will significantly affect the character of Huntingdon Road.
- 14.13 A number of elements are used to break up the massing of buildings across the site. This includes using elements which step back or are set

forward, recessed balconies, and changes in brick along terraces and between different sections of buildings. More detailed features such as the use of patterned and recessed brick panels are used to further express the design of the buildings.

- 14.14 With regards to internal layout, all houses will be at least dual aspect, and provide a practical and versatile layout, with most houses having a dedicated study and utility room. The layout of the apartments is also generally well considered, with well-functioning layouts including adequate storage and usable private amenity space in the form of inset balconies and terraces.
- 14.15 All dwellings are designed to Nationally Described Space Standards, including providing dedicated storage. Single-aspect units have been minimised, with 14 units proposed. As discussed further below, all dwellings have been designed to comply with Building Regulations Part O to ensure overheating risk is minimised, and daylighting levels have also been carefully considered. Accessibility has also been considered, with all dwellings designed to Lifetime Homes Standard and are fully compliant with Building Regs M4(2), with the exception of 15 apartments in Blocks F1-3 which don't have lift access.
- 14.16 Following the advice of officers, some units in Block A and E have been redesigned to ensure adequate daylighting levels and improved layouts. Two ground floor apartments in Block D have also been reconfigured on officer advice to provide greater privacy to the bedrooms. Following these amendments, the layout and design of apartment buildings is considered acceptable.
- 14.17 The scale and massing of the development and internal layout of buildings has been subject to discussion at the pre-application stage and formal consultation with the Urban Design officer who, following amendments to the scheme, has no objection. The scale and massing is fully compliant with the Parameter Plans, and areas of divergence from the Design Code are justified and considered acceptable.

Landscaping, and open space

- 14.18 The outline planning permission requires details of landscaping to be submitted as part of any reserved matters application (outline condition 11).
- 14.19 A landscape statement and landscape masterplan have been submitted. Following comments from the landscape officer, additional details have been submitted including a detailed planting plan, tree planting plan, and typical tree pit details.

- 14.20 The landscape strategy seeks to incorporate existing landscape features, namely the copse and existing hedgerows and planting around the edge of the site. Alongside this a range of planting types and landscape features are proposed to be incorporated into the development to add to the distinct character of different parts of the site, as well as provide benefits in relation to biodiversity and water management.
- 14.21 The secondary street on the southern boundary of the site is proposed to be relatively formal, flanked by a 3m verge on either side and avenue of larger trees which will provide shading during summer once established. The two green streets will act as green corridors, connecting the copse into the wider site, and incorporating extensive landscaping including space for larger tree species, as well as including features such as rain gardens. The east-west element of the loop road will be more intimate than the secondary street, with an avenue of trees providing a sense of enclosure, and junctions marked by distinctive trees.
- 14.22 Privacy strips of 1-3m in front of houses and apartments will provide a soft edge to buildings as well as privacy.
- 14.23 Within Eddington, public and communal landscape areas are managed centrally through the University's estate management company, and it is anticipated this will extend to the site. **Condition 7** is proposed to secure details of the future management of landscape.
- 14.24 The proposals have been subject to extensive pre-application discussion and formal consultation with the Council's Landscape Officer, who has advised that the majority of the submitted details are acceptable, although some amendments are required in relation to the proposed tree mix and sizes, alongside some further details. As such it is proposed to withhold approval of outline condition 11 at this stage. Further conditions on hard surfacing details (**condition 6**), landscape management (**condition 7**), and implementation of landscape works (**condition 8**) are also proposed. Subject to this, the landscape proposals are considered acceptable.

Play Facilities

- 14.25 A Youth Facilities & Children's Play Strategy was secured under condition 9 of the outline planning permission. This strategy sets out that a Doorstep Play space indicates the provision of a doorstep play space aimed at 0-5 year olds towards the eastern end of the site.
- 14.26 Play elements are proposed to be integrated into the development. A dedicated play area is proposed, to be located in the copse, rather than at the eastern end of the site. This will move it away from traffic and into a larger landscape area, whilst remaining easily accessible, and as such is considered acceptable. Informal play features are also proposed including a discovery trail along the internal streets, and informal play elements

such as boulders and logs within the copse. A pergola with seating is proposed to provide a meeting point for older children/ teenagers. This is located in an area which is well-overlooked.

- 14.27 Informal play features such as logs and boulders are proposed around the edge of the attenuation basin in the copse, and this has been designed so that they will be usable other than during periods of high rainfall. These features will only be a minor part of the overall play and open space provision within the site, with a range of play features available year round.
- 14.28 Overall, the play features are well-integrated into the landscape strategy, and are not considered likely to have a significantly harmful impact on the amenity of residents. **Condition 13** is proposed to secure the specific details of the design of play features, and other features such as benches proposed as part of the youth and play strategy for the site.

Architectural design

- 14.29 The architectural design of the site takes influence from existing development at Eddington, as well as being influenced by development elsewhere in Cambridge. A 'rigid grid' of projecting beams and columns is used, primarily on the pavilion blocks, alongside an 'asymmetric grid.' The rigid grid also serves to integrate balconies and terraces as an intrinsic element of the building design. These create a clear rhythm, whilst also articulating the facade. This is combined with the use of recessed elements to further break up the massing. The western courtyard block adopts a more consistent façade pattern which references the formality of Cambridge courts. Housing along the development edge is proposed to have greater variation in recesses, heights, and materials. This seeks to create a more informal character, appropriate for the more suburban edge of the development.
- 14.30 Entrances to apartments blocks are proposed to be well defined, with angled walls to highlight the entrance. Undercroft parking is proposed to be well integrated, with openings for ventilation reflecting the pattern of windows above. Brick banding and other detailing is used to further express the design of the buildings.
- 14.31 In terms of materiality, four different brick types are proposed. These include a light buff and warm buff similar to elsewhere in Eddington. A dark grey is proposed, primarily for recessed elements, alongside an orange/red multi brick to add variation. The use of different brick types responds to the character of development along Huntingdon Road, where a range of materials and finishes are used. Windows and metal work are primarily proposed in dark grey, with some bronze elements.

- 14.32 Overall, the approach to architectural design and materiality is supported by officers. The specific brick choices and other detailing are crucial to the success of the scheme in design terms and as such conditions are recommended in relation to submission of material details (**Condition 4**) and brick sample panels (**Condition 5**).

Accessibility

- 14.33 The site has been designed to account for the varied needs of those with disabilities, including those with reduced mobility of visual impairments. Measures include providing direct and level pedestrian routes through the development, which are clearly demarcated and fully segregated from vehicles in higher traffic areas. Streets and 11 accessible parking spaces are proposed across the site, representing approximately 6% of residential parking spaces. Visitor parking bays are also proposed along the secondary street and loop road, providing parking for any visiting medical/care workers.
- 14.34 The site has also been designed to respond to the needs of different groups within the community, such as children and young people, for example through the provision of a wide range of housing types, and integration of seating and play features throughout the landscaping works.
- 14.35 As discussed in the amenity section below, the development has been designed to Lifetime Homes Standard, and that all dwellings will also meet Building Regulations optional standard M4(2), other than 15 apartments within Blocks F1, F2, and F3 which do not have lift access.

Public Art

- 14.36 A Public Art Strategy was secured as part of the outline planning permission, which will deliver a number of commissions across the wider site. This strategy does not envisage any major commissions being delivered within or close to Lots M4 & M5.

Cambridgeshire Quality Panel and Accessibility Review

- 14.37 The proposals were presented to the Cambridgeshire Quality and also presented to the Council's Access Officer prior to submission of the application. The scheme has been updated/ further information provided as part of the formal application submission to respond to the issues raised. A summary of comments and responses is set out in the table below:

Comment	Response
Cambridgeshire Quality Panel	
Consider seamless cycling journeys.	Cycle parking and cycles stores have been designed to be

Comment	Response
	conveniently located with easy access to routes into and out of the development.
Reduce hard surfacing and maximise green spaces.	The scheme will incorporate generous areas of soft landscaping, particularly in the copse, green streets and courtyards.
Consider how the undercroft parking can be made attractive.	Buildings with undercrofts will have active primary frontages, and openings for ventilation are well integrated into the building design, tying in with the window design above.
Develop the tree strategy further with fewer but more mature trees.	Alongside seeking to retain trees within the copse, the street layout and tree strategy seeks to incorporate larger tree species and ensure they have room to grow.
Consider post occupancy evaluations.	Earlier phases of Eddington have informed the design of this parcel, and Officers will continue to work with the University of Cambridge and its development partners when developing the remainder of the site.
Consider how homes might adapt in the future.	Homs have been designed to the Lifetime Homes standard, with almost all meeting M4(2). Efficient energy and water use, on site energy generation, and managing the risk of overheating have all been carefully considered in the scheme design.
Adopt a fabric first approach and consider how this connects with the district heating system.	Homes will be all be designed to have high levels of insulation and air tightness, and will be connected to the district heating system. This is detailed further below.
Ensure PV panels and roof parapets are designed together	PV panels should not be readily efficient, and the use of flat-roofs, with the PV panel layout expected to ensure the panels are efficient.
Bring untidiness into the landscape to enhance biodiversity gain.	The site is proposed to have a landscape network which contains a wide variety of habitats and

Comment	Response
	planting types to promote biodiversity.
The massing to the southern edge, in particular the SW corner, seems the most out of character.	The massing of Block A has been further refined, with more consideration given to how this will be perceived from west.
Use brick colours in a more playful way.	Brick types have been blended, for example where banded brick detailing is proposed.
Make sure the woodland character of the copse is retained	The landscape proposals for this area seek to retain the central copse as a more 'wild' area, with other areas acting as amenity green space.
How the hub (meeting point) will be used needs to develop further	The meeting hub is intended to have a simple and adaptable design for use as an informal meeting point, providing a sheltered area to sit, whilst also being well-overlooked and lit.
Consider where people are likely to stop and sit in designing sunny and shaded areas.	Streets are proposed to include extensive tree planting to provide shade. There are sunny spots to sit around the copse and elsewhere. Eddington also contains a number of large open areas.
Maintenance will be crucial for the success of the scheme	As with the rest of Eddington, communal parts of the scheme are expected to be managed by the Estate Management company.
Accessibility Officer	
Lift access should be provided to all apartments.	Lifts access is proposed to all apartments above ground level in Blocks A-E. Adding lifts to the flats in Blocks F1-F3 would add significantly to the service charge due to the small number of units served.
Could 5% of homes be designed to M4(3)?	The scheme exceeds the requirements of the outline in relation to accessible design.
Accessible parking spaces should be provided in convenient locations.	Accessible parking spaces are now shown located close to building entrances.
How will visitor parking be managed? This is important for anyone who needs care/health visits.	Visitor parking is proposed throughout the site. There is a site-wide strategy for managing visitor parking.

Comment	Response
How people with visual impairments navigate the site needs to be considered.	Pedestrian routes through the site either clearly segregated or in a contrasting colour to vehicular routes. Pedestrian crossings etc. will be level to minimise the risk of trips and falls.

Conclusion on Design

14.38 Overall, the proposed development represents high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with NWCAAP Policies NW2, NW22, NW23; Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59; and the NPPF.

15.0 Trees

15.1 The wider site was subject to a tree survey as part of the original planning application. This did not identify any trees or hedgerows that should be retained within Lots M4/M5, although the Horse Chestnut avenue to the east is to be retained other than where trees are required to be removed for access. The section of the Horse Chestnut avenue nearest Huntingdon Road subject to a Tree Protection Order.

15.2 The application is accompanied by an Arboricultural Impact Assessment which provides an update on the condition of trees and hedgerows within the site.

15.3 There are a number of trees within the western part of the site, including a small copse containing a mix of trees. Whilst the original masterplan did not seek to retain these, the applicant has looked at how some of these trees can be retained and integrated into the development. 16 trees in this area have been selected for retention based on their condition, life expectancy, and relationship to proposed built form.

15.4 Trees and hedges along the boundary of the site are proposed to be retained other than where individual trees or sections of hedging are required to be removed to provide access. Overall 66% of the existing tree stock is proposed to be retained, with no loss of Category A trees and the majority of those identified for removal considered to be of low arboricultural value.

15.5 The loss of trees and hedgerows within the site is proposed to be compensated by extensive tree planting, primarily along streets, as well as within the communal courtyard gardens. A diverse mix of tree species are proposed, including larger trees species to mark key junctions and vistas.

- 15.6 The outline planning permission includes conditions requiring tree protective fencing to be installed (outline condition 14), and details of services near retained trees to be provided (outline condition 15) prior to any works near to retained trees.
- 15.7 Subject to a condition requiring submission of an arboricultural method statement (**Condition 3**) it is considered the arboricultural impact of the development is acceptable in accordance with the outline planning permission, NWCAAP Policy NW2 and Cambridge Local Plan Policies 55 & 71.

16.0 Heritage Assets

- 16.1 Local Plan Policy 62 requires that if a proposal would harm a local heritage asset, a balanced judgement should be made having regard to the scale of any harm and the significance of the heritage asset.
- 16.2 The site is not within a Conservation Area and the development is not likely to materially impact the setting of any Listed Buildings. There are a number of Buildings of Local Interest along Huntingdon Road, including 183 Huntingdon Road which adjoins the site, and the NIAB on the north side of Huntingdon Road.
- 16.3 The Buildings of Local Interest along Huntingdon Road are generally early C20th and derive part of their significance through their suburban context, with a relatively uniform set back from the road and mature planting which establishes a semi-rural character. The proposed development would be at higher density than development along Huntingdon Road, and have a distinct character of its own. The proposed dwellings would however be set back over 100m from Huntingdon Road with limited views through. As a consequence it is not considered that the development is likely to materially detract from the setting of any of these heritage assets.
- 16.4 The wider site was subject to an archaeological assessment as part of the outline planning permission, and no further archaeological works are required at this stage.
- 16.5 The proposals have been reviewed by the Council's heritage officers, who have advised the proposals will not harm any heritage assets.
- 16.6 The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the NPPF and Cambridge Local Plan Policy 62.

17.0 Carbon Reduction and Sustainable Design

- 17.1 The outline application requires that all houses are built to Code for Sustainable Homes Level 5. A key component of this is a requirement to achieve an operational carbon emission reduction of 100% compared to

Building Regulations Part L 2012, and water use of 80l per person per day. The Code for Sustainable Homes has been withdrawn however it remains applicable to this site.

- 17.2 A number of site-wide sustainability measures are included in the outline planning application including a district heating system, non-potable water network, and a range of sustainable transport measures.
- 17.3 An Energy and Sustainability Strategy has been submitted, together with a Code for Sustainable Homes pre-assessment. This indicates that the development should meet the points required to achieve Level 5, with an operational carbon emission reduction of 102.45%. This is proposed to be achieved through improved insulation and air tightness (beyond the requirements of Part L 2021), heat provided by the district heating network, and installation of 291kWp of solar photovoltaics across the site.
- 17.4 The proposed development has been designed to minimise the risk of overheating including through the site layout and design of dwellings, including seeking to minimise single aspect units, and using low g-value glazing. Overheating assessments have also been undertaken, included detailed modelling using CIBSE TM59 for a sample of 38 apartments, including those apartments with highest exposure to the sun. This assessment shows that all houses and apartments will comply with Building Regulations Part O, with a low overheating risk.
- 17.5 The application has been subject to pre-application discussion and formal consultation with the Council's Sustainability Officer who raises no objection to the proposal.
- 17.6 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with NWCAAP Policies NW2 & NW24, Cambridge Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

18.0 Biodiversity

- 18.1 The site wide biodiversity strategy is secured under condition 34 of the outline planning permission. This sets out the principles for retained habitats and mitigation measures during construction, alongside a number of mitigation and enhancement measures. The primary enhancement measures are proposed within the western parkland, alongside general measures such as the installation of bird nesting features to at least 25% of buildings.
- 18.2 A Biodiversity Survey and Assessment has been submitted in support of the application. This identifies that one of the existing buildings within the site is used as a roost by a single bat. Bat roosts are proposed to be

created elsewhere within the wider development and 4 integrated bat boxes are proposed.

- 18.3 A number of other species including common toads, hedgehogs, and birds are likely to use the site. A Construction Ecological Management Plan (CEMP), tree protection measures, 'hedgehog highways,' and 96 bird boxes are proposed to mitigate any impact on existing species and to enhance biodiversity.
- 18.4 The submitted assessment includes a Biodiversity Net Gain assessment which sets out that a measurable net gain (a 0.78% increase in habitat units, and 16.61% increase in hedgerow units) is expected to be delivered within the site.
- 18.5 It should be noted that the outline planning permission and site wide biodiversity strategy do not require a biodiversity net gain to be delivered, and that the greatest opportunities for biodiversity improvements across the wider site are likely to be in strategic landscape areas. As such the biodiversity net gain proposed to be delivered on site is supported.
- 18.6 In consultation with the Council's Nature Conservation Officer, subject to **condition 2** to secure a CEMP, officers are satisfied that the ecological impact of the development would be acceptable and would achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with the outline planning permission and policies 57, 69 and 70 of the Cambridge Local Plan (2018).

19.0 Water Management and Flood Risk

- 19.1 The site is in flood zone 1 where there is a low risk of flooding from rivers. Environment Agency mapping also indicates that the site is generally at a low risk of surface water flooding, although land to the east on the other side of the Horse Chestnut avenue is shown to have a higher risk of surface water flooding.

Drainage

- 19.2 A site-wide drainage-strategy was secured as part of the outline planning application. This sets out how surface water will be captured through a range of drainage features within individual development parcels, then conveyed by gravity at an attenuated rate through a series of swales and pipes to the lakes in the western parkland, where it will be used to feed the non-potable water system. The site-wide surface water drainage system is designed to accommodate flows from 1 in 100 year storm with a 30% allowance for climate change, and to control the volume of water discharged into the Washpit Brook to reduce the risk of flooding downstream. Whilst the site wide network has been designed so that it could be adopted by Anglian Water in the future, the University of

Cambridge intends to retain management and maintenance responsibilities as part of its wider management of streets, open space, and infrastructure within the development.

- 19.3 A foul water drainage strategy has also been secured under the outline planning permission. This sets out how the site will use a partly gravity drained system, with 4no. pumped rising mains used to discharge to the public foul sewer network.
- 19.4 The application has submitted a drainage report. This sets out how the site has been designed in accordance with the site-wide strategy, with a series of drainage features including swales, basins, and attenuation tanks incorporated into the site design. Exceedance testing has also been undertaken to demonstrate that in an exceptional storm event beyond the capacity of the system, or in the event of a blockage, flows will be directed into streets and landscape areas and away from properties.
- 19.5 The site-wide drainage strategy would see both surface and foul flows from this parcel flow east initially. However, as this parcel is proposed to come forward ahead of other development in the eastern part of Eddington a temporary pumping station will be required to direct flows west, connecting into the existing site network near Eddington Avenue. The applicant has submitted information to demonstrate that there is sufficient capacity in this part of the system to accept flows. They have also demonstrated that on-site attenuation can accommodate flows in event of a pump failure, with the pumps designed to operate with active and standby pumps to reduce the risk of failure.
- 19.6 The Lead Local Flood Authority initially objected to the proposals on the basis of the use of the temporary pumping, and also the risk of surcharging. The applicant has provided clarification in relation to the risk of surcharging, and also in relation to the long-term resolution to drainage. Following this clarification, Local Lead Flood Authority has advised that they have no objection the proposed surface water drainage arrangements, subject to a condition requiring removal of the temporary pumping station once the wider surface water drainage network has been constructed (**Condition 12**).

Water supply

- 19.7 The outline planning permission also secured strategies for the supply of water under outline condition 29. This sets out how the design requirement under Code for Sustainable Homes Level 5 of potable water use of 80l/p/d will be achieved through the recycling of surface water and installation of efficient fittings and appliances.

- 19.8 Information submitted within the application sets out how the development will be connected to the non-potable water network and dwellings will be fitted with water efficiency measures such as flow restrictors.
- 19.9 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with NWCAAP Policies NW25, NW26, & NW27, Cambridge Local Plan policies 31 and 32, and the NPPF.

20.0 Transport, Access, and Parking

Site Access

- 20.1 The impact of the development on highway network was considered through the outline planning application, which secured the delivery of/ contributions towards a number of strategic transport projects including improved cycling and walking links. The density and mix of housing proposed on Lots M4/M5 is broadly in accordance with the original masterplan and is not considered likely to result in any additional impact on the local highway network.
- 20.2 There is currently a driveway access to the site from Huntingdon Road, next to the Premier Inn. Vehicular access to the site is proposed via a secondary street which will link into Eddington Avenue to the west. This street is intended to continue east in future phases and link to the southern end of Eddington Avenue via Garrod Street. This is in accordance with the outline planning permission.
- 20.3 The secondary street has been designed to accord with the Design Code with regular raised tables and pedestrian crossings to encourage low vehicle speeds. The secondary street includes a pinch point at the western corner of the site, where the University of Cambridge only controls a relatively narrow strip of land. This section of street has been designed to include a continuous footpath for pedestrians which, following amendment of the application, will be in a contrasting colour to the carriageway to provide a clear and safe route for pedestrians. The carriageway narrows to a single lane at this point, with vehicle activated illuminated signs and road markings to highlight this to drivers and indicate they need to proceed with caution. Given the likely volumes of traffic using this street, it is unlikely the section of single carriageway will result in excessive waiting times. A pedestrian priority crossing is proposed where the access road crosses an existing footpath. The design of this section of street is considered to be acceptable, providing safe access and prioritising the needs of pedestrians.
- 20.4 The existing driveway access to Huntingdon Road at the northern end of the site is proposed to be retained as a pedestrian/ cyclist only access,

and pedestrian and cyclists will also be able to use the Horse Chestnut Avenue.

20.5 Internal Streets

20.6 Internal streets within the site form a two-way loop which runs parallel to the northeast and northwest boundaries of the site. The site is also bisected by a north-south street, which has been designed to not provide through access for vehicles.

20.7 The general arrangement of streets is considered acceptable, and reflects the Design Code which indicates a tertiary street where the loop road is proposed, together with a service street within the site.

20.8 The design of the eastern part of the loop road broadly reflects the suggested design for tertiary streets as set out in the Design Code with a 5m carriageway and verges for landscape and servicing, pedestrian footpaths, and shallow privacy strips on both sides. Whilst at approximately 200m this section of street is relatively long, the narrow carriageway width, sense of enclosure created by the tree lined verges and changes in surfacing material will serve to create a low-speed environment.

20.9 The design of the green streets is discussed above. These routes also provided segregated pedestrian paths, and have also been designed to be safe for all uses, including through the central green street not having through access for cars, and the western green street using a curved section and strategic planting to encourage low vehicle speeds.

20.10 Overall, the streets in the development are considered to prioritise the needs of pedestrians and cyclists and support low vehicle speeds and create a safe environment for all users without being overengineered. A condition is recommended (**Condition 9**) to secure details of the future management and maintenance of streets to ensure they are maintained to a high standard.

Cycle Parking

20.11 The Design Code sets out that parking should be secure and conveniently located and be in accordance with the NWCAAP cycle parking standards of 1 space per bedroom for dwellings up to 3 bedrooms, 3 spaces per dwelling for 4-bed units, alongside unspecified visitor parking provision.

20.12 A total of 396 cycle parking spaces are proposed across the site for residents, a ratio of 1.04 spaces per bedroom, in compliance with the NWCAAP standard. These are all proposed to be provided as Sheffield standards within communal cycle stores or as spaces within garages.

Cycle parking for the pavilion blocks and houses with garages is considered to be secure, adequately sized, and conveniently located.

- 20.13 Houses without garages in courtyard blocks are proposed to use the communal cycle stores rather than have dedicated on-plot cycle parking. This has been subject to discussion with officers during the pre-application process and is intended to help foster a sense of community within the courtyard blocks, as well as providing convenient access from the street. Providing individual cycle stores to the front of dwellings has been considered but would require the loss of internal floorspace or a reduction in the effective street width, resulting in less space for landscape works. On this basis, the use of communal stores is considered acceptable. The application has also been amended to include a further 20 spaces outside these individual houses for use by residents and visitors, intended as short-stay cycle parking as an alternative to the cycle stores.
- 20.14 The application as submitted did not include any dedicated parking for cargo bikes or handcycles, although these can be accommodated within garages where available. In response to officer comments, the application has been amended to provide 12 oversized cycle spaces, within the communal cycle stores proposed for the courtyard blocks. Following this amendment, the amount and form of provision for oversized cycles is considered acceptable.
- 20.15 In addition to cycle parking for residents, Sheffield stands providing 58 visitor parking spaces are also proposed across the site. These are all in locations which are well-overlooked. The overall level of visitor cycle parking is supported.

Car parking

- 20.16 Condition 40 of the outline planning permission requires that car parking is provided in accordance with the standards in the NWCAAP, which sets a maximum parking level of 1 space for dwellings up to 2 bedrooms, and up to 2 spaces for dwellings with 3 or more bedrooms. The standards also recommend visitor parking provision of 1 space for every 4 dwellings, and for 5% of spaces to be accessible. The NWCAAP permits lower levels of parking provision where reduced car use can be controlled.
- 20.17 A car-club strategy was secured under condition 42 of the outline planning permission, with a number of car club spaces provided within the local centre. 2 further car club spaces are proposed the eastern side of Eddington, and it is anticipated these will be provided in future phases. There are also car club spaces nearby including at Darwin Green.
- 20.18 A total of 188 parking spaces for residents are proposed, against a maximum of 231 under the NWCAAP standard, with 11 accessible parking

spaces proposed against a requirement of 10. 14 visitor parking spaces are proposed, which is below the NWCAAP standard.

- 20.19 The overall level of car parking proposed will be below the maximum standards. Given the availability of cycle parking for residents and visitors as set out above; access to public transport, walking and cycling networks; and access to a range of everyday services in close proximity to the site, the level of parking is considered to be sufficient to serve the development, being unlikely to result in parking being displaced to surrounding streets, and as such is considered acceptable.
- 20.20 There is an established parking management scheme in place at Eddington, which forms part of the transport strategy developed through the outline planning permission, with on-street parking managed by the University's estate management company. **Condition 9** will secure details of parking management.
- 20.21 A range of parking typologies are proposed. This is broadly in accordance with the Design Code, other than with respect to parking within the green streets and the parking court within the eastern courtyard block.
- 20.22 As set out in the design section above, different options for integrating parking have been considered through the scheme development, including basement parking. Constructing a basement for parking would add significantly to the costs of the development, and have a significant environmental impact. Experience from elsewhere on Eddington also suggests relatively low parking demand, with existing basements underutilised, and lacking adaptability compared to surface parking which could be repurposed if no longer needed. The parking within green streets is considered well integrated so that parking will not be a dominant feature, and the proposed courtyard is also considered well screened. The design and amount of car parking across the site is considered acceptable.
- 20.23 Electric vehicle charging is proposed at a ratio of 1 charger per dwelling.
- 20.24 It is considered the proposals are designed to support the use of sustainable modes of travel, with adequate provision of car and cycle parking, and are consistent with the outline planning permission, Local Plan Policies 80, 81 and 82 and NWCAAP Policies NW11, NW17, and NW18.

21.0 Residential Amenity

Neighbour Amenity

- 21.1 The site Design Code requires provision of a 20m buffer between the boundary of neighbouring properties and buildings within the development along the development edge.

- 21.2 A number of comments have been received from neighbours raising concerns about the impact of the development on residential amenity, particularly in relation to the loss of privacy as a consequence of 3 storey dwellings proposed along the development edge.
- 21.3 The proposed application will comply with the 20m buffer requirement. Properties along Huntingdon Road have generous gardens, resulting in a minimum back to back distance of at least 58m. Some neighbours have outbuildings close to the boundary, but these do not overlook the site. The site boundary is generally defined by established hedging and mature trees which further limit the potential for overlooking. The existing hedgerows are proposed to be reinforced by supplemental hedgerow planting along the site boundary.
- 21.4 Given the distance to existing dwellings and proposed 20m garden length, and taking into account site topography and existing and proposed planting, it is considered that the proposals will not result in a harmful loss of privacy or unacceptable level of overlooking or overshadowing to existing dwellings or their gardens. It is also considered that the proposed development will not appear dominant or overbearing when viewed from neighbouring properties.

Future Occupants

- 21.5 Houses along the northeast development edge are all proposed to have 20m long gardens at a minimum. Gardens along the northwest development edge are small, the shortest being approximately 9m, although these gardens will not experience any significant overlooking from neighbouring buildings. There is a commercial building adjacent to the western edge of the site, however the nearest dwellings are proposed to be perpendicular to this building with no facing windows.
- 21.6 A reasonable separation distance is proposed between the pavilion apartment and courtyard blocks, of at least 18 metres between facing elevations, with most apartments having a second aspect with greater separation distances or outlook over open space. Where single-aspect apartments these also have greater separation distances to overlooking windows, of at least 30m. This is considered acceptable.
- 21.7 The two courtyards have been designed to provide a separation distance between facing elevations, with the narrowest distance being approximately 18m at the eastern end of the east court, and the narrowest point in the west court being 27m. Individual gardens will provide a privacy buffer to houses at ground level from the communal garden.
- 21.8 Ground floor apartments are proposed to be set back behind privacy strips in order to afford privacy to future residents.

- 21.9 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 (NDSS).
- 21.10 The gross internal floor space measurements for units in this application are shown on the submitted plans. These show that the development has been designed to accord with the NDSS, including for built-in storage, which is supported.
- 21.11 Following discussions with officers, the applicant has undertaken analysis of daylighting levels to apartments on the internal corners of Block A and B, as these units face north-westerly. Under the plans as initially submitted, these units are shown to achieve below BRE guidance for daylighting levels. The design of these block has been amended to essentially elongate these units to provide greater daylighting exposure. The applicant has submitted analysis to show that these amended units achieve acceptable levels of daylighting against BRE guidance using Spatial Daylight Autonomy methodology. Following these amendments, the development is considered to provide a good standard of amenity for future occupiers.

Garden Sizes

- 21.12 Houses along the development edge will benefit from private gardens, the smallest along the northwest edge being 60sqm, and the smallest along the northeast edge being over 150sqm. Houses around courtyards will have a private amenity space of at least 20sqm, as well as private balconies/terraces and use of the communal gardens.
- 21.13 All apartments are proposed to have a private balcony/terrace which would typically vary between 3-6sqm. Top floor apartments on blocks A-D will benefit from larger terraces.
- 21.14 The provision of gardens and balconies/ terraces is considered acceptable, providing a reasonable level of amenity for each form of dwelling, taking into account the provision of the two communal courtyards and public open space within the site and wider development.

Accessible design

- 21.15 Condition 22 of the outline planning permission requires at least 50% of dwellings to be built to Lifetime Homes standard. All dwellings are proposed to be built to Lifetime Homes Standard. Whilst not a requirement of the outline planning permission, Local Plan 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. All dwellings have been designed to meet this standard. The only area of non-compliance is that no lift access is proposed to apartments in Blocks F1-F3 (affecting 15 apartments in total). The developer considers it is not viable to provide lift access to these flats, given the small number of flats served, and that providing lift access would add significantly to the service charge for these units. Given this affects a small number of flats, and they are otherwise compliant with M4(2), as well as Lifetime Homes, this is considered acceptable.

- 21.16 Overall, the dwellings are considered to comply with the outline planning permission and provide an acceptable level of privacy and amenity to future residents, and have been designed to accommodate the needs of different groups including people with disabilities and families with children in accordance NWCAAP Policy NW2 and Local Plan 2018 Policies 50, 51, 55, 56, and 57.

22.0 Construction and Environmental Impacts

- 22.1 A site wide Construction Environmental Management Plan (CEMP) was agreed under Condition 52 of the outline planning application to address the environmental impacts of the construction phase, including in relation to noise, dust, and other potential pollution. Amongst other things, this sets out the approved construction working hours, dust suppression methods, and framework for liaison with local residents.
- 22.2 Condition 53 requires submission of a site-specific construction method statement to demonstrate compliance with the site-wide CEMP. A construction method statement has not been submitted as part of this reserved matters application, but will need to be submitted and approved prior to commencement.

Pollution and contamination

- 22.3 The potential for contamination to be present within the site has been considered through the outline planning application. The majority of Lots M4/M5 are undeveloped, however there is potential for contamination to be present associated with the existing buildings which are to be demolished.
- 22.4 Outline planning condition 49 requires that a contaminated land assessment is submitted for approval prior to commencement of development. The Environmental Health team have requested imposition of a standard Materials Management Condition which is proposed as **condition 11**.
- 22.5 Conditions 31 and 32 of the outline planning permission respectively control the infiltration of water and piling in order to ensure the protection of groundwater resources.

Noise

- 22.6 A noise assessment was undertaken in support of the outline planning application. This identified noise from the M11 in particular, as well as from the A14, Huntingdon Road, and internal site roads as likely to be the most significant sources of noise within the site.
- 22.7 A noise report has been submitted with the application, which included a noise survey undertaken in August 2022. This report shows that internal and external noise levels which comply with standards set through the outline planning application will be achievable with the use of standard double glazing and in-frame trickle ventilators. As such the proposed development is compliant with the outline application and no additional noise attenuation is required.

Artificial Lighting

- 22.8 Condition 51 of the outline planning permission requires details of lighting to be submitted. Details of lighting to the proposed secondary and internal streets have been submitted, and are considered acceptable and this condition can therefore be part discharged. Details of external lighting to dwellings themselves remains outstanding. As such a condition (**Condition 10**) is recommended to secure this outstanding detail and ensure any external lighting does not result in harm to residential amenity, in particular in relation to existing residences along Huntingdon Road.

Air Quality

- 22.9 Air quality has been considered on a site wide basis through the outline planning application. The primary sources of air pollution within the wider development are the district heating system, and vehicle emissions. The outline planning permission does not set in specific requirements to reduce vehicle emissions, however 1 no. electric vehicle charging point is proposed for each, which is supported by officers.

Waste and recycling

- 22.10 Eddington uses an underground waste collection system for recycling and residual waste, which will extend to this site, with bin points located along the secondary street along the southern boundary, as well as along the loop road. Vehicle tracking has been undertaken to demonstrate a refuse vehicle can safely navigate the site. The location of some bin points has been updated following submission in response to comments from the Shared Waste team, in order to ensure there is sufficient room for collections. The updated layout is considered acceptable.

- 22.11 The majority of dwellings will be within 30m of a bin point, with three units over 50m, with a walking distance of up to 70m to the nearest bin. The underground bin system for the site means that bins can only be located on streets which are accessible to refuse vehicles, in this case the secondary street and tertiary loop road. As such, reducing walking distances to bins would require changes to the central green street or loss of part of the copse, either of which are considered to detract from the character of the site. Whilst the guidance on walking distances is exceeded, bin points are conveniently located, allowing residents to drop off waste and recycling on their way to the local centre for example. Given the constraints of the site on the placement of bin points, and the limited exceedance of the guidance on walking distances, this is considered acceptable.
- 22.12 For houses with gardens, garden waste can be managed on plot through individual compost bin. Green waste from communal areas will be managed centrally. If food waste collections are extended to the site in the future, individual houses could be provided with individual caddies/ bins, with communal bins provided for flats.
- 22.13 Construction waste is managed under Condition 54 of the outline planning permission. The proposed development does not include any basements and the site is generally flat, with no significant regrading required.
- 22.14 The construction and environmental impacts of the development are considered to have been adequately assessed and, the development is acceptable in accordance with the outline planning permission; Local Plan Policies 33, 34, 35, & 36; and NWCAAP Policy NW28.

23.0 Third Party Representations

- 23.1 Most issues raised in third parties are addressed above. 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
There should be no public access to the gardens of existing neighbours.	Private gardens to houses are proposed along the northeast boundary with no public access. The existing boundary is proposed to be reinforced with additional hedgerow planting to provide a well-defined and secure boundary.
The proposed secondary street would cut across the Eddington Parkrun	The secondary street forms part of the original site masterplan and is shown on the approved Access Parameter Plan, and is necessary to provide vehicular access to Lots M4 and M5.

course which makes the route untenable.	Any changes to the Parkrun route necessitated by the development are not a consideration for this application and will need to be resolved by the organisers in consultation with the University of Cambridge and any other relevant landowners.
Responsibility for maintaining the boundary hedge.	The hedge would be in the gardens of dwellings proposed along the boundary and the owners/occupiers of these dwellings would be responsible for maintaining the hedge within their plot.

24.0 Other Matters

Telecommunications

- 24.1 A site-wide broadband strategy was secured under Condition 21 of the outline planning permission, to ensure all occupants have access to super-fast internet on occupation. The submitted plans show Openreach ducting to be provided to each dwelling, as well as ancillary areas in accordance with the site-wide strategy
- 24.2 Public Wi-Fi is also proposed to be provided in the meeting point to the east of the copse.

Fire Safety

- 24.3 Cambs Fire and Rescue have recommended a condition relating to details fire hydrants, which is addressed through outline planning condition 65. Utilities plans submitted with the application show the proposed location of fire hydrants, which are considered acceptable and sufficient to discharge condition 65.

Safety and security

- 24.4 The site has been designed to take account of Secure by Design principles. This includes ensuring that public areas are lit and overlooked, and boundaries between public and private/communal areas are clearly defined.
- 24.5 The Police Architectural Liaison Officer has commented on the application, making recommendations on a number of detailed security measures including lighting to private areas, and measures to ensure accesses are secure. These issues are considered to have either been adequately addressed through the application, or are covered within Building Regulations Part Q.

Public Sector Equality Duty

- 24.6 Under the Equality Act 2010, all public authorities, including Local Planning Authorities, must have due regard in exercising its functions for the Public Sector Equality Duty under s149 of that Act.
- 24.7 The development will contribute to the delivery of a range of types of housing to meet the needs of different groups of people across Eddington. The need for the development to respond to the range of needs of people with disabilities has also been considered in the design and assessment of the scheme.

25.0 Planning Balance

- 25.1 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).
- 25.2 The assessment of this application is limited to the reserved matters relating to layout, scale, landscaping, and appearance, to compliance with the outline planning permission. The reserved matters are considered in the context of the outline planning consent, and development plan policies and other material considerations where applicable.
- 25.3 The development is considered to be in general compliance with the outline planning permission and the approved Design Code. Whilst there are some areas where the proposals do diverge from the Design Code, as discussed above, the divergence is considered justified and the proposals represent a high standard of design, which responds positively to the emerging context of the new North West Cambridge neighbourhood and will not harm the existing character of the area.
- 25.4 The development is designed to be highly sustainable, minimising energy use with all dwellings built to Code for Sustainable Homes Level 5, supporting sustainable modes of transport. The site will deliver a demonstrable biodiversity net gain, and incorporates sustainable water management including SuDS features and an estimated potable water use of 80 litres per person per day. The development will provide a mix of high quality and accessible housing which all complies with the Nationally Described Space Standards, Lifetime Homes, and has been designed to mitigate the risk of overheating, adding to the diversity of housing provision at Eddington and supporting the development of a new community. The proposals have been designed to minimise the potential impact of the amenity of existing nearby residences. A small number of dwellings have walking distances to bins which exceed the guidance in the Design Code, however it is considered this harm is outweighed by the

benefits of the scheme, and the site design and landscape implications of reducing walking distances.

25.5 Having taken into account the provisions of the outline planning permission, the development plan, the NPPF and NPPG Guidance, the views of statutory consultees and wider stakeholders, as well as together with all other material planning considerations, the proposed development is recommended for approval.

25.6 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.

26.0 Recommendation

26.1 **(i) Approve reserved matters application reference 22/04989/REM** subject to the planning conditions and Informatives as set out in Appendix 1 of this report with authority delegated to Officers to undertake appropriate minor amendments to any of those conditions and /or Informatives (and include others considered appropriate and necessary) prior to issue of the planning permission.

(ii) Approve the part discharge of the following outline planning conditions (planning application reference 13/1402/S73) in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

Condition	Recommendation
1 – Layout, scale, landscape, and appearance	Approve
8 – Design Code Compliance Statement	Approve
10 – Play provision	Approve
11 – Hard and Soft Landscaping	Not Approve
12 – Arboricultural Survey	Approve
13 – Tree protection	Approve
20 - Distribution of Market & Keyworker Housing	Approve
23 – Code for Sustainable Homes	Part Approve (design stage assessment only)
27 – Detailed Surface Water Drainage Strategy	Approve
35 – Biodiversity Survey & Assessment	Approve
43 – Cycle Parking Details	Approve
50 – Noise Attenuation/ Insulation	Approve
51 – Lighting Scheme	Approve
55 – Waste & Recycling Details	Approve

64 – Public Art	Approve
65 – Fire Hydrants	Approve

26. Planning Conditions

Approved Drawings

1. 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.

Construction Ecological Management Plan

2. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of biodiversity protection zones.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timings of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018 policy 57)

Arboricultural Management Plan

3. The tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement, Arboricultural Impact Plan and Tree Protection Works reference 22-0673 dated February 2023 before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

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 (Section 197 of the Town and Country Planning Act 1990, North West Cambridge Area Action Plan policy NW2, and Cambridge Local Plan 2018 policy 71)

Materials

4. No development shall take place above ground level except for demolition until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018 policies 55, 57)

Brick Sample Panel

5. No brickwork above ground shall be laid until sample panels have been prepared on site of all bricks proposed to be used on site. The panels should be representative of the choice of bond, coursing, special brick patterning, mortar mix and pointing techniques. The details shall be submitted to and approved in writing by the Local Planning Authority.

The approved sample panels are to be retained on site for the duration of the work for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018 policies 55, 57)

Hard Surfacing

6. Prior to the commencement of development, except for any underground enabling works, samples of the materials to be used in the construction of the external landscape surfaces which includes footways, paving and details of the landscape courtyards, shall be submitted to and approved in writing by the local planning authority.

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

Reason: To ensure that the appearance of the external surfaces is appropriate (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018 policies 55 and 57)

Landscape Management

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape

areas shall be submitted to and approved by the local planning authority in writing prior to occupation of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018; Policies 55, 57 and 59)

Implementation of landscape works

8. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme first agreed by the local planning authority in writing.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018; Policies 55, 57 and 59)

Management of streets

9. Prior to the occupation of any part of the development details of the arrangements for future management and maintenance of the streets within the development shall be submitted to and approved in writing by the Local Planning Authority. Details submitted for the Local Planning Authority's written approval shall include details of routine and seasonal maintenance of the streets and associated drainage, management of visitor parking, and measures designed to discourage and prevent the inappropriate parking of vehicles along verges etc. together with the appropriate enforcement measures.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details unless and until such time as an agreement has been entered into under Section 38 of the Highways Act 1980.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard (North West Cambridge Area Action Plan policies NW2 and Cambridge Local Plan 2018 policies 55, 56, and 80).

Artificial Lighting

10. Prior to the installation of artificial lighting to any dwellings, details of the height, type, position and angle of glare of any final site lighting / floodlights including vertical and horizontal isolux contours on and off site shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be installed / carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of nearby properties (North West Cambridge Area Action Plan Policy NW2 and Cambridge Local Plan 2018 policy 34).

Waste Materials

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 (North West Cambridge Area Action Plan policy NW28 and Cambridge Local Plan 2018 Policy 33).

Temporary Pumping Station

12. Upon completion of the wider surface water network, the temporary pump will be decommissioned and the surface water drainage for Plot M4 and M5 will be connected by gravity into the surface water drainage network as proposed. Written confirmation will be provided to the Local Planning Authority and Lead Local Flood Authority.

Reason: To ensure there is capacity within the completed surface water system to accommodate all development within the Eddington area and mitigate the risk of surface water flooding (North West Cambridge Area Action Plan policies NW25 and NW27 and Cambridge Local Play 2018 policies 31 and 32)

Landscape and Play Features

13. Prior to the installation of any play features, seating, pergolas, bins or other artefacts, details shall be first submitted and approved in writing by the Local Planning Authority.

The Development shall be carried in accordance with the approved details.

Reason: Reason: To ensure that the appearance of landscaping and play features is appropriate (North West Cambridge Area Action Plan policy NW2 and Cambridge Local Plan 2018 policies 55 and 57).

Appendices and background documents:

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.

- [Cambridge Local Plan 2018](#)
- [North West Cambridge Area Action Plan 2009](#)

Appendix 1:
Cambridgeshire Quality Panel Report 18 August 2022