



Planning Committee Date	5 th July 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/02646/REM
Site	Land at Newbury Farm, Babraham Road, Cambridge.
Ward / Parish	Queen Edith's
Proposal	Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 pursuant to outline approval 19/1168/NMA1.
Applicant	This Land Ltd.
Presenting Officer	Kate Poyser
Reason Reported to Committee	Third party representations and Application raises special planning policy or other considerations.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Whether the application is in accordance with the outline planning permission.2. Design and layout3. Highway safety4. Car and cycle parking4. Affordable Housing5. Sustainability6. Water management

- 7. Biodiversity
- 8. Environmental health impacts

Recommendation

APPROVE this reserved matters application 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 prior to the issuing of the planning permission.

Part discharge of the following planning conditions on the outline consent in relation to this reserved matters only:

- Condition 1 – Reserved Matters
- Condition 9 – Tree Planting and Landscape Strategy
- Condition 10 – Dwelling Mix
- Condition 11 – Residential Space Standards
- Condition 12 – Surface Water Drainage Strategy
- Condition 13 – Carbon Reduction Statement
- Condition 14 – Water Conservation Strategy
- Condition 15 – Sustainability Statement
- Condition 17 – Noise Assessment
- Condition 19 – Artificial Lighting Scheme

0.0 Contents

Section	Paragraph
Executive Summary	1.0
Site Description and Context	2.0
Environmental Impact Assessment	3.0
The Proposal	4.0
Relevant Site History	5.0
Policy	6.0
Consultations	7.1
Assessment	8.0
Planning Background	8.1
Principle of Development	8.11
Housing Provision	8.14
Design, Layout, Scale and Landscaping	8.23
Carbon Reduction and Sustainable Design	8.42
Biodiversity	8.52
Water Management and Flood Risk	8.58
Highway Safety and Transport Impacts	8.68
Cycle and Car Parking Provision	8.74
Residential Amenity	8.89
Third Party Representations	8.108

Other Matters	8.110
Conditions Submitted in Parallel	8.114
Planning Balance	8.116
Recommendation	9.0
Planning Conditions	10.0

1.0 Executive Summary

- 1.1 The application site lies within GB2, which is identified for residential development under Policy 27 of the Cambridge Local Plan 2018.
- 1.2 The GB2 site lies between Babraham Road and Wort's Causeway. It has outline permission for up to 230 dwellings and up to 400m² of non-residential floorspace within Use Classes A1/A3/A4/D1. The site has three phases agreed under Condition 4 of the outline planning permission. Phase 1 is for the spine road and has reserved matters approval. It will form a link between Babraham Road with Wort's Causeway and the access and tertiary roads through the site will come off this. Phase 2 is the subject of this application. Details for Phase 3 have not yet been submitted.
- 1.3 Phase 2 lies to the east of the proposed spine road and abuts the Cambridge Green Belt. The application seeks approval of the reserved matters for 80 dwellings and for the landscaping of the central square. 40% of the dwellings are to be affordable.
- 1.4 The applicant has sought pre-application advice, including from the Cambridgeshire Quality Panel. A developer briefing to Members of the City Planning Committee took place in March 2022. Extensive negotiations, at the pre-application stage and during the consideration of the application, have resulted in the current scheme. The scheme is considered by officers to have moved forward positively and consultee comments have been taken on board.
- 1.5 The scheme would meet the design principles set out in Condition 6 of the outline planning permission and would sufficiently comply with the approved Parameter Plans.
- 1.6 These reserved matters build upon these principles to ensure a co-ordinated development across the GB2 site. The agreed building heights are observed, with key building frontages and nodal buildings, as shown on the Parameter Plans.
- 1.7 Distinct areas would be created:
- A green edge with lower density, 2-storey dwellings overlooking the Green Belt;
 - An urban centre with 3-storey houses and apartments of a finer grain;
 - A sense of enclosure and activity around the Central Square;
 - A green pedestrian and cycle link to the countryside;

- Mews to the north of compact 2-storey homes incorporating accommodation over garages and roof terraces.

- 1.8 Six local residents object to the scheme and their concerns are considered later in the report. Great Shelford Parish Council raise concerns about the design of the buildings.
- 1.9 However, Officers consider the development would achieve a high-quality design and respect its location on the edge of the Cambridge and the Green Belt.
- 1.10 Officers recommend to the Planning Committee that permission be granted subject to the conditions set out in the recommendation.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site is primarily an agricultural field of 28,020 m². The farm buildings of Newbury Farm have been demolished. It is part of the GB2 site which lies between Babraham Road and Wort's Causeway. At the northern end is a public footpath with mature hedgerows abutting Wort's Causeway. The site slopes gently from north to south, and a gas main runs diagonally through the southern half of the site. The southern end of Phase 2 falls short of Babraham Road, as this lies within Phase 1.
- 2.2 The central square forms part of this reserved matters application and is separated from the main part of the site by the proposed spine road. Commercial buildings proposed to front onto the square will fall within Phase 3.
- 2.3 To the east will remain agricultural fields. The east boundary of the site forms the boundary with the Green Belt. Beyond this is the Babraham Road Park and Ride.
- 2.4 There are no existing residential properties abutting this Phase 2 site.

3.0 Environmental Impact Assessment

- 3.1 An Environment Statement was submitted with the outline planning application. This reserved matters proposal sufficiently complies with the parameters of the outline permission and a new or revised Environment Impact Assessment is not required.

4.0 The Proposal

- 4.1 The proposed development is described as follows:
“Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works.”
- 4.2 The application is accompanied by supporting reports and key plans which are set out in Appendix 2 of this Item. The progress of drawing revisions is included.
- 4.3 The development consists of 3 cul-de-sacs and a loop road, to serve the dwellings, all gaining access off the spine road. A green buffer, 20 metres wide, runs the length of the eastern edge creating a gentle transition between the built area and Green Belt. Four play areas (LAPS) are located within the eastern buffer. There is an easement over the gas main 29 metres wide, upon which no dwellings are proposed.
- 4.4 There is to be a mix of dwelling types, including detached, terrace, mews court and apartments. The affordable housing is provided in a mix of housing, a mews court and podium apartments, within the centre and northern parts of the site.
- 4.5 The central square for the GB2 site forms part of the application, showing soft and hard landscaping details. The central square will sit between the spine road and the commercial block. The details of the commercial buildings will be submitted under Phase 3.
- 4.6 The application has been amended several times in response to consultee comments, both during the pre-application stage and during the consideration of this application. The amendments have also sought to address comments from the Cambridgeshire Quality Panel and from a Members Briefing session.
- 4.7 The submission also seeks to satisfy the requirements of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 of the outline planning permission (19/1168/NMA1) as far as they apply to this Phase of the GB2 site. Appropriate assessment of the conditions is considered within the relevant sections of the report. Please see Appendix 1 to this Item for the full wording of the outline conditions.

5.0 Relevant Site History

Reference	Description	Outcome
19/1168/OUT	Outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m ² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.	Granted 24/05/2021
19/1168/NMA1	Non-material amendment of outline planning permission 19/1168/OUT to change the condition wording to allow phasing of development and early delivery of the access points, strategic infrastructure and demolition works.	Granted 09/08/2021
21/04186/REM	Reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of	Granted 21/10/2022

conditions 9, 12, 19, 27, 28,
41 and 42 of the outline
permission 19/1168/OUT for
Phase 1.

- 5.1 There have been several submissions to discharge outline (19/1168/NMA1) conditions in part or in full. These include:
- Condition 4 – Phasing (full)
 - Condition 21 – Traffic Management Plan (part)
 - Condition 23 – Material Management Plan (part)
 - Condition 24 – Tree Protection Plan (full)
 - Condition 25 – Demolition and Construction Environmental Management Plan (full)
 - Condition 26 - Details Waste Management and Minimisation Plan (part)
 - Condition 30 – Groundworks (part)
 - Condition 31 – Bird Hazard Management Plan (part)
 - Condition 32 – Ecological Design Strategy (part)
 - Condition 34 – Construction Method Statement (part)
 - Condition 35 – Preliminary Contamination Assessment (full)
 - Condition 36 – Site Investigation Report and Remediation Strategy (full)
 - Condition 38 - Public Art (full)

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

6.2 Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 2: Spatial strategy for the location of employment development
- Policy 3: Spatial strategy for the location of residential development
- Policy 4: The Cambridge Green Belt
- Policy 5: Sustainable transport and infrastructure
- Policy 8: Setting of the city
- Policy 9: Review of the Local Plan
- Policy 14: Areas of Major Change and Opportunity Areas
- Policy 27: Site specific development opportunities
- Policy 28: Sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 30: Energy-efficiency improvements in existing dwellings
- 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 40: Development and expansion of business space
- Policy 42: Connecting new developments to digital infrastructure
- Policy 43: University development
- Policy 45: Affordable housing and dwelling mix
- Policy 47: Specialist housing
- 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 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 73: Community, sports and leisure facilities
- 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

6.3 Neighbourhood Plan

N/A

6.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Open Space SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

6.5 Other Guidance - none

7.0 Consultations

7.1 Great Shelford Parish Council – Comment

7.2 “After a considered discussion Councillors would like to comment that they do not like the designs of the proposed properties as they do not fit with the traditional Cambridge scene such as using Cambridge or Burwell white bricks. They also feel that flat roofs are not sufficient.”

7.3 County Highways Development Management – No Objection

7.4 18th April – refers to amendments relating to highway safety and waste collection. Issues successfully resolved.

7.5 12th December 2022 - The applicant’s response to the Highway Authority’s concerns are not sufficiently addressed.

1st November 2022– recommends refusal for the following reasons:

- Each street requires the refuse freighter to reverse into the street increasing the risk of an incident occurring.
- Due to the narrow width of streets, refuse freighters would completely block the street to vehicles and other users.
- For Zones E, F, G and J the refuse.

27th October 2022– recommends refusal in its present form and makes the following comments:

- Swept path diagrams are inherently flawed.
- Shared surfaces should be 6 metres wide.
- Larger vehicles should be able to access and leave the streets in forward gear, including transit vans/7.5 tonne box van.
- Looking for no more than 12 residential units in a shared surface street.
- Should not be a car dominated scheme.

15th August 2022– raises serious concerns:

- Looking for no more than 12 residential units in a shared surface street.
- Streets too narrow.
- Some streets too complex for the visually impaired to navigate.
- The square could engender on street car parking.
- Queries tracking for refuse collection.

Date 12th July 2022– “The Highway Authority will not seek to adopt any of the proposed development as none of the accesses comply with the requirements of the Highway Authority’s design code in terms of layout and geometry. Therefore, this phase of the development will remain private.”

Two conditions are recommended, relating to surface water drainage of the streets and requiring the approval of arrangements for management and maintenance of the streets.

7.6 Lead Local Flood Authority – No Objection

7.7 20th April 2023 – refers to amendments relating to highway safety and waste collection. No further comments. 1st December 2022 – no objection following the receipt of amended information.

7.8 18th October 2022 – maintain objection due to insufficient information.

7.9 1st September 2022 – Object due to insufficient information.

7.10 18th July 2022 – Object due to insufficient information.

7.11 Environment Agency – No comments

7.12 Anglian Water – No comments

7.13 Urban Design Officer – No Objection

7.14 2nd May 2023 – refers to amendments made relating to waste collection and highway safety and is satisfied that the changes successfully balance the functional servicing requirements of the development with the desired domestic scale and character of the streets and spaces.

7.15 16th November 2022 – Revisions address many of the previous comments, but concern remains for the rear elevation of the apartment block in Zone H, where the lift and stair core appear as a prominent mass as seen from the Green Belt. 3rd August 2022 – Requests some clarifications and refinements to the general arrangement drawings and conditions are recommended.

7.16 Strategic Housing – No objection

- 7.17 21st April 2023 - refers to amendments made relating to waste collection and highway safety. Plot 67 has lost its storage space and this needs to be returned.
- 7.18 This phase is part of a mixed-use larger development of 230 dwellings with 40% of the dwellings for affordable housing. Outline permission was granted on 24 May 2021. This application, Phase 2, is providing 80 residential units, of those 32 units will be for affordable housing. The affordable housing provision is policy compliant.
- 7.19 Senior Sustainability Officer – No Objection**
- 7.20 17th April 2023 – refers to amendments made relating to waste collection and highway safety. Support for the proposal is maintained.
- 7.21 14th October 2022 – It is noted that a range of measure have been proposed to mitigate the risk of overheating and the scheme is supported.
- 7.22 12th August – The proposed scheme is supported in sustainable construction terms although clarification is sought in relation to the new Part O requirements for future risk of overheating.
- 7.23 Landscape Officer – No Objection**
- 7.24 25th April 2023 - refers to amendments made relating to waste collection and highway safety. The design changes have been integrated with the landscape design.
- 7.25 17th November 2022 – The landscape design is now acceptable, but notes that adjustments are likely to be required due to highway concerns and concerns raised by the Lead Local Flood Authority.
- 7.26 4th August 2022 – notes some discrepancies and seeks further clarification on several matters.
- 7.27 Streets and Open Spaces**
- 7.28 The proposal would have no material impact on trees.
- 7.29 Waste Services – no objections**
- 7.30 24th April 2023 – Bins stores, drag distances and collection points are fine. Seeks confirmation that relevant part of the highway will be built to adoptable standards.
- 7.31 19th August 2022 – concern raised about drag distances and roads not being built to adoptable standards.

7.32 Ecology Officer – No Objection

7.33 Requests further information, however this is supplied and approved under the discharge of condition applications for Conditions 29 (scheme for off-site Ecological Enhancements) and 32 (Ecological Design Strategy).

7.34 Natural England – No comment

7.35 Environmental Health – No Objection

7.36 12th October 2022 – Raises no objections to amendments, subject to conditions.

7.37 30th August 2022 – The development proposed is acceptable subject to the imposition of conditions. It is recommended that Conditions 17 (Noise Assessment/Acoustic Mitigation) and 19 (Artificial Lighting Scheme) can be discharged.

7.38 15th July 2022 – requests further information regarding Electric vehicle charging points and clarification on acoustic assessment.

7.39 Police Architectural Liaison Officer – No Objection

Offers advice about security and considers the scheme could attain a Secure by Design Award with consultation.

7.40 Cambridge Quality Panel

Meeting of 7th January 2022 – summary of comments.

“Eddeva Park (GB2) will be an exciting development and there are elements the Panel supported including being an all-electric development. However, some of the aspirations were not being met, and more detail was needed to ensure they were deliverable. Whilst this review is for phase 2 more consideration of phase 1 was needed to demonstrate there was cohesion between the two. The strategy to embed landscape in the development is laudable but is not being delivered and requires re-thinking. The Panel acknowledged the constraint of the gas pipe easement. The eastern edge buffer was also creating a constraint as a lot of uses were being concentrated in this area.”

7.41 A copy of the review letter is attached in full at Appendix 3.

7.42 Third Party Representations

7.43 6 representations have been received from Cambridge Past, Present and Future; 21 Bowers Croft; 25 Worts' Causeway and 18 Beaumont Road

7.44 Those in objection have raised the following issues:

- There should be better distribution of density across the GB2 site;
- External colours need to be muted to be in keeping with existing properties;
- Requires dense, mature planting at an early stage to the eastern boundary;
- Concern about air pollution from traffic on the A1307;
- There is no reference of how the loss of farmland will be addressed;
- PV panels and service infrastructure should not be visible on roofs from high ground;
- Loss of hedgerow and its ecological value due to the proposed road;
- Would exacerbate heavy traffic flow;
- Concern about impact on water supply;
- Allotments should be provided.

7.45 Member Representations – None received.

7.46 Pre-application Developer Briefing

Opportunities to review the emerging scheme design with regard to:

- building design, soft and hard landscaping to be used throughout the scheme – and the need also to ensure a clear design rationale is presented. Need to perhaps look again to ensure dual aspect frontages provided wherever possible.
- cycle parking facilities - and how this is accommodated across the scheme, particularly when designed within garages – recognising the need to ensure the car parking strategy also provides for all bike types and is fully accessible;
- Also highlighted was the opportunity for the reconsideration of number of car club spaces, car parking spaces and BNG - whilst recognising that the scheme may be policy compliant, there would be social and environmental benefits of re-considering these elements of the scheme.
- EV charging points and need to ensure faster parking provision. Car parking shouldn't trump cycle parking across the site- rethink cycle v car parking.

8.0 Assessment

8.1 Planning Background

8.2 Following the initial approval of the outline planning application for up to 230 dwellings on the GB2 site, an amended application was received to change

the wording of the conditions. This reserved matters application, therefore, follows the conditions of the amended application, reference number 19/1168/NMA1.

8.3 A phasing plan has been approved to develop the site in 3 phases. Phase 1 is the spine road linking Babraham Road with Wort's Causeway and this has approval of the reserved matters. Phase 2 is the eastern side of the spine road for 80 dwellings and the central square and is the subject of this application. Phase 2 is also known as Eddeva Park. Phase 3 is for the remainder of the dwellings to the west of the spine road and details have yet to be submitted.

8.4 Several applications to discharge outline conditions have been submitted, see paragraph 2.1 above.

8.5 Pre-application advice was first sought in September 2022 and progressed through several amendments. It was considered by the Cambridge Quality Panel in January 2022 and the subject of a Developer Briefing to Members in March 2022.

8.6 Quality Panel Comments

8.7 A version of the proposed scheme was considered by the Quality Panel in January 2022, during the pre-application stage. The Panel also considered Phase 1 – the spine road at the same time.

8.8 Improvements have been made to the scheme in line with comments made and these include:

- A segregated cycleway along the spine road (Phase 1);
- Houses on Plots 38, 39, 53, 54, 65, 66 and 80 have been designed to face onto the eastern edge to encourage social activity;
- The distribution of affordable housing across the site has been increased;
- Apartments in Zone H have been reconfigured to provide secure parking at ground floor level.
- Mature hedges are proposed to rear boundaries of plots backing onto the green swathe over the gas pipe and trees added to the streets.
- Green roofs have been added to 9 plots - Plots 46, 47, 48, 55, 56, 57 and 62, 63, 64.

8.9 Pre-Application Developer Briefing

8.10 The applicant's response to comments made by Members in the briefing are:

- The design rationale is to celebrate the transition from urban to rural:
 - to weave nature into the neighbourhood; establish a clear hierarchy of spaces;
 - cherish the link between architecture and landscape;
 - re-establish our lost relationship with nature;

- encourage a modal shift;
- create a happy neighbourhood with spaces for all and;
- health, wellbeing and connection to the land.
- All dwellings have a least 2 aspects.
- Easily accessible cycle parking for all dwellings.
- Car club space would remain at 1, but a car would be provided. Car parking spaces would remain policy compliant. Biodiversity net gain is intended to be a minimum of 10%. Condition 29 – Off-Site Ecological Enhancements and Condition 32 – Ecological Design Strategy, of the outline permission are required to be met prior to the commencement of development.
- EV charging provision for all dwellings is intended. Condition 43 – EV Charging Provision of the outline permission requires a strategy to be submitted for approval prior to above ground works.

8.11 Principle of Development

8.12 The principle of the development has been established as acceptable under the approved outline permission reference number 19/1168/OUT (and 19/1168/NMA1) for GB2. The GB2 site has been allocated for residential development under Policy 27 of the Cambridge Local Plan 2018.

8.13 The approved outline planning permission consists of Parameter Plans for Land Use, Urban Form, Landscape and Movement and Access. The submitted scheme is sufficiently in line with the Parameter Plans and officers can see no objections in this regard.

8.14 Housing Provision

8.15 The outline planning permission requires any reserved matters application to provide a balanced mix of dwelling sizes, types and tenures to meet projected housing needs. The S106 Agreement requires no less than 40% of the dwellings to be affordable. 75% of the affordable housing units are to be affordable rented housing and/or social rented dwellings and 25% are to be intermediate housing, unless otherwise agreed in writing. This is in accordance with Policy 45 of the Cambridge Local Plan 2018.

8.16 Cambridge's draft Affordable Housing SPD (June 2014) and The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy, looks to achieve clusters of affordable housing no larger than 25 dwellings for this size of development.

8.17 This scheme for 80 dwellings provides 32 affordable units and therefore meets the policy requirement. The housing mix is based on the Housing Need data and is therefore acceptable. 5% of the units will meet Building Regulations requirement M4(3)a for wheelchair accessible and adaptable.

- 8.18 The tenure mix will provide 75% affordable rent and 25% shared ownership and as such will meet the requirements of the outline permission S106 Agreement and Policy 45.
- 8.19 The affordable housing units will be provided in Zone H and Zone J in the form of semi-detached houses, Podium apartments and Mews housing.
- 8.20 The affordable housing would not be distinguishable from market housing by its external appearance and is well integrated into the scheme. As such, it adheres to the Draft Housing SPD.
- 8.21 All proposed dwellings on site will meet the Nationally Described Space Standards.
- 8.22 **Conclusion**
Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy 45 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.
- 8.23 Design, Layout, Scale and Landscaping**
- 8.24 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.25 The submitted scheme is sufficiently in line with the Parameter and officers can see no objections in this regard. The 3 phases of the GB2 site will fit together to create a cohesive scheme. A spine road will divide the site with higher density and taller buildings creating a frontage either side. A community square will be centrally located with community/commercial uses on the western/Phase 3 side.
- 8.26 **Urban Design**
- 8.27 The detailed design of the development has been the subject of much negotiation and improvement. The applicant has successfully carried out amendments to overcome concerns expressed by officers and the Cambridge Quality Panel, during the pre-application stage and post-submission of the application. The scheme is now considered to be of a good design.
- 8.28 Condition 6 of the outline permission sets out some general design principles. The scheme is sufficiently in line with these. Higher density and taller buildings are located towards the centre of the GB2 site with lower density and lower buildings to the eastern edge to provide an appropriate transition from the Green Belt into the city.
- 8.29 The Phase 2 site is long and narrow. This has led to the access streets being mostly cul-de-sacs leading off the spine road. They are, for the most part,

shared surfaces terminating in footpaths/ cycleways leading on to the green buffer on the eastern edge. There is to be a U-shaped street at the northern end.

- 8.30 Distinct areas have been created that respond to the different boundary conditions of the site.
- A green eastern edge of a lower density and 2-storey dwellings that take advantage of views over the Green Belt;
 - An urban centre with 3-storey homes and apartments of a finer grain, creating a positive frontage to the primary street and a sense of enclosure and activity around the community square. A green pedestrian and cycle link to the countryside.
 - Mews towards the north comprising compact, 2-storey homes, incorporating accommodation over garages and amenity spaces provided through roof terraces and traditional gardens. The scale and density of the mews, mediate between the finer grain, taller centre and the lower density layout of the green edge.
- 8.31 A footpath/cycleway gently meanders the length of the eastern green buffer, linking Wort's Causeway and Babraham Road. Local play areas, tree planting and swales form part of the layout, with bridges over attenuation basins.
- 8.32 Great Shelford Parish Council, whilst not objecting to the scheme, have raised concern that external materials should be of Cambridge or Burwell white bricks. The general indication is that there would be a variety of materials, including pale and red bricks and timber cladding.
- 8.33 Policies 55 and 56 require materials to respect their context. It is noted that existing dwellings in the area nearest the site, in Babraham Road and Wort's Causeway, are typically rendered or of red brick rather than of traditional Cambridge white bricks. However, materials will need to be submitted for approval under the recommended Conditions 5 and 6.
- 8.34 Great Shelford Parish Council also consider that flat roofs are not sufficient. Whilst the scheme mostly shows pitched roofs, there are several dwellings that include flat roofs. These include the detached dwellings facing onto the green eastern edge. These have been specifically designed as such to minimise their impact on the Green Belt beyond. Other flat roofs provide green roofs. These are considered to be design benefits of the contemporary scheme.
- 8.35 Landscaping
The existing mature, double hedgerow to the Wort's Causeway edge is to remain.
- 8.36 A gas main runs diagonally through the site which cannot be developed over. This is to form a green park with a play area and community garden with Greenhouse (this is allowed here). Whilst formal allotments did not form part of the outline permission for this site, following Members' comments during the pre-application briefing, the applicant has added the community gardens.

The greenhouse and community garden are intended to be given to a community group, the arrangements for management and maintenance are to be secured by condition (see Condition 11 below).

- 8.37 The larger equipped play areas (LEAP) will be provided within Phase 3. The application scheme will provide 4 local areas of play (LAP). These will be incorporated on the eastern green edge. The play strategy will be based on creating a playable, multifunctional landscape, with formal and informal elements to provide physical and creative challenges and sensory areas.
- 8.38 The submitted drawings, whilst expressing a design-intent for paving, site furniture, play equipment and planting, further details are required which should include detailed planting plans and written specifications, alongside details of site furniture, play equipment and final paving. These details are required to be submitted prior to the commencement of development above ground level, under Condition 41 of the outline permission (amended).
- 8.39 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 and the NPPF.
- 8.40 **Central Square**
The Central Square is the public space to the west of the spine road and will create an open amenity space in front of the commercial uses to be provided under Phase 3 of the development. It is proposed to include both soft landscaped areas. It would contain 26 trees, planted areas, space for market stalls, benches, cycle hoops and a small play element. Full details are required prior to commencement of development above ground level under Condition 41 of the outline permission (amended).
- 8.41 **Conclusion**
Following negotiations, the scheme has been amended to provide good urban design and well-integrated landscaping. It therefore complies with Policies 55, 56, 57, 58 and 59; outline Condition 9 and 11 and the NPPF.
- 8.42 Carbon Reduction and Sustainable Design**
- 8.43 The outline planning permission for GB2 is supported by a Site Wide Energy and Sustainability Statement. (This accords with the requirements of the Council's Sustainable Design and Construction SPD (2020), Policy 28 – Carbon reduction, community energy networks, sustainable design and construction, and water use, and Policy 29 – Renewable and low carbon energy generation).
- 8.44 Conditions 13 (carbon Reduction Statement), 14 (Water Conservation Strategy) and 15 (Sustainability Statement) of the amended outline permission seek to ensure these measures are carried through at the reserved matters stage.

- 8.45 Condition 13 of the outline planning permission requires the submission of a carbon reduction statement setting out how reserved matters proposals will meet the commitment to reduce emissions by 40%, as set out in the Site Wide Energy and Sustainability Statement. The submitted Sustainability Statement show carbon reduction of between 45.08% and 48.17%. Energy efficiency measures include fabric improvements, air source heat pumps, electric for heating and hot water and photovoltaic panels. The requirements of Condition 13 will therefore be met.
- 8.46 With regard to the proposal to install air source heat pumps, Condition 12 is recommended to ensure any noise mitigation measure that may be required is carried out.
- 8.47 Condition 14 requires the submission of a water conservation strategy setting out how the scheme will meet the requirement to achieve potable water use of no more than 110 litres/person/day, based on either the water efficiency calculator methodology or the standard fittings approach. This information is incorporated within the Sustainability Statement. There are no officer objections to this, and the requirements of Condition 14 will be met.
- 8.48 Condition 15 requires the submission of a Sustainability Statement, which sets out the approach to using the standards fitting approach from Part G of the Building Regulations to achieve the required water efficiency standard. There are no officer objections to this, and the requirements of Condition 15 will therefore be met.
- 8.49 At the Pre-Application Developer Meeting, Members requested dual aspect frontages wherever possible. All homes have achieved this, providing the benefit of cross ventilation.
- 8.50 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal, subject to Condition 10 below requiring details of the photovoltaic panels.
- 8.51 Conclusion
The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with the outline planning permission and consequently in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.52 Biodiversity**
- 8.53 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70.

Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

- 8.54 Outline planning permission (planning ref: 19/1168/NMA1) for GB2 was granted subject to ecological conditions – Condition 29 – requiring a Scheme of Off-Site Ecological Enhancement to be submitted and approved prior to development, Condition 31 – requiring no development until a Bird Hazard Management Plan, and Condition 32 requiring an Ecological Design Strategy to be submitted and approved before the commencement of development.
- 8.55 Applications to discharge Condition 29 and 32 have been submitted and, following consultation with the Councils Ecologist, have been discharged so far as they relate to Phases 1 and 2. Condition 31 has been discharged so far as it relates to Phase 1, but has yet to be submitted for the rest of the GB2 site.
- 8.56 The Ecological Design Strategy submitted and approved under Condition 32 notes that whilst there are no bat roosts on site, there is an important commuting route along Worts' Causeway. A sensitive lighting scheme has been incorporated into the design to ensure that dark areas for foraging, and dark corridors for commuting, are maintained. As a minimum the dark areas will include the existing hedgerows to the north and west and also the new eastern landscaped buffer. Light spill along the Worts' Causeway corridor will remain below 0.4 lux. This will be secured by Condition 9 below.
- 8.57 **Conclusion**
In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with Policies 57 and 70 of the Cambridge Local Plan (2018).
- 8.58 Water Management and Flood Risk**
- 8.59 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.60 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.61 A strategic site-wide surface water strategy was approved under the outline planning permission.
- 8.62 Condition 12 of the amended outline planning permission requires a detailed surface water strategy to be submitted for approval as part of the reserved

matters applications. A surface water strategy is provided in Technical Note 12 Rv1 – Discharge of Planning Condition 12.

- 8.63 The management of surface water for this site has been considered by the Lead Local Flood Authority in conjunction with the scheme for the remainder of the GB2 site. Negotiations have taken place additional technical notes have been submitted in order to overcome initial objections.
- 8.64 Surface water will be collected by various means including porous surfaces and a conventional gravity sewer network for roof run off, discharging into a network of swales within the eastern buffer. A pumping station for the GB2 site is to be provided under Phase 1.
- 8.65 The initial objections have been overcome and the Lead Local Flood Authority now raise no objections.
- 8.66 Proposed foul water drainage is included in the submitted Drainage Strategy Plan. It will connect into the existing Anglian Water sewerage network in Babraham Road.
- 8.67 **Conclusion**
The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions, the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.68 Highway Safety and Transport Impacts

- 8.69 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.70 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.71 The impact of the development on the existing highway network has been considered at the outline planning application stage and under Phase 1.
- 8.72 Negotiations have taken place to improve the safe use of the proposed shared surfaces and to enable proper servicing of the dwellings. Officers from the County Highway Authority and the Shared Waste Services have taken part in the negotiations. Amendments to the scheme include a slight widening of the access road entrances, the re-configuration of the access road to the north of the site to form a U-shaped street and changes to surface materials and minor adjustments to the position of some dwellings. Overall, the amendments have been minor, but successful in achieving acceptable levels of highway safety and servicing.

8.73 Conclusion

The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who, following receipt of amended drawings raise, no objection to the proposal. Subject to conditions (Conditions 2) the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.74 Cycle and Car Parking Provision

8.75 Cycle Parking

8.76 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

8.77 The applicant advises that" the main strategy for all streets is seen as pedestrian and cycle dominated spaces where cars and parking are accommodated but not dominating its appearance."

8.78 There will be cycleways/footpaths along the spine road and the green buffer on the eastern edge. The proposed streets and green park provide a total of 7 links for cyclists and pedestrians between the spine road and the eastern green buffer. This will provide the site with a good network of cycleways and footpaths to link with existing and proposed paths beyond the site.

8.79 Cycle storage for houses will mostly be within the garages. The garage dimensions meet the required standards, for such, set out in Appendix L of the Cambridge Local Plan 2018, enabling easy access to cycles. The applicant considers there to be capacity for cargo bike storage within 31% of all dwellings (52% of houses). This responds to Members comments at the Pre-Application Developers Briefing.

8.80 For the 9 Mews homes cycle storage will be either within the garage or within cycle stores with access to the street. Four of these units will have cycle storage in a shed to the rear, with access via the garages. For these 4, a compromise has been made in favour of urban design and the character of the area.

8.81 For the apartments in the podium block (Zone H) and the maisonette block (Zone C), secure cycle storage will be at ground floor level within the building.

- 8.82 Officers consider the objectives of Policy 80 in promoting the use of cycles to be at least as convenient as cars, would be satisfactorily achieved.
- 8.83 Car parking
- 8.84 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 8.85 The number of proposed car parking and visitor spaces would meet the policy requirements. Condition 48 (of 19/1168/NMA1) requires an allocated car club parking space and car club vehicle to be provided prior to first occupation. One car club space is shown on the drawings, and one electric car is proposed in the submitted Sustainability Statement.
- 8.86 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging.
- 8.87 Condition 43 of outline planning permission (19/1168/NMA1) requires an Electric Vehicle Charging Point Provision and Infrastructure Strategy to be submitted for approval prior to any above groundwork. This has yet to be submitted. However, the application advises that electric charging points will be provided for each dwelling.
- 8.88 Conclusion
The proposal is considered to accord with Policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD, subject to further submissions required under the outline planning permission.
- 8.89 **Residential Amenity**
- 8.90 Policy 35, 50, 56, 68 and 73 seek to ensure good standards of residential amenity for future occupiers both internally and externally.
- 8.91 Neighbouring Properties
- 8.92 There are no existing neighbouring properties adjoining the site. The dwelling at Newbury Farm has now been demolished. The nearest dwellings are those in Alwyn Road, fronting Babraham Road and Worts' Causeway and are at least 100 metres away. The proposed development would, therefore, have no significant effect on the residential amenities of nearby properties.
- 8.93 Future Occupants

- 8.94 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings will meet these standards.
- 8.95 The relationship between homes has been considered for privacy and over-domination, taking into account distances and orientation. Officers consider that the relationships would provide for acceptable levels of residential amenity in this respect.
- 8.96 Garden Size(s)
- 8.97 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.98 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 8.99 Two of the affordable housing units are designed to Part M4 (3) accessibility standards, the remainder would meet Part M4(2).
- 8.100 Private external amenity space will be provided in a variety of ways. The traditional houses will have private gardens. The Podium apartments will be at first and second floor level, with the ground floor providing service facilities. Running through the centre of the block at first floor level is an elevated walkway. Small rear gardens will be provided to the rear of the first-floor units, with additional planted areas in the walkway. At second floor level, the 5 units on the east side will have an outdoor element in the form of a patio or balcony.
- 8.101 The Mews homes are designed to provide the living accommodation over the garages. They will either have a private rear garden or a roof terrace. The maisonettes in Zone C will have rooftop patios.
- 8.102 Site-Wide Provision
- 8.103 Public amenity space will be provided in the open space at the eastern green edge and in the green area over the gas main pipe. There will be 4 Local Areas of Play (LAPS), amounting to 743m². Furniture and play equipment are proposed which include benches for children and adults, planter seating, wooden tepee, balance beams, log climbing frame, swing basket, stepping

boulders and more (see submitted drawing 788-FH-02-00-DP-L-601 Site Furniture and Play Plan).

8.104 Construction and Environmental Impacts

8.105 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

8.106 Hours of construction work and materials delivery are controlled by Condition 25 of the outline planning permission.

8.107 Conclusion

The proposal would have no significant effect on the amenity of any neighbouring properties and would provide acceptable levels of amenity for future occupants of the scheme. It is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51 and 57.

8.108 Third Party Representations

8.109 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 better distribution of density across the GB2 site	The scheme is in accordance with the proposed spread of density across the GB2 site, as illustrated in the Design and Access Statement approved under the outline planning permission. This is for medium density in the middle of the site, medium to low density to the western side and low density to the eastern, northern and southern edges of the site.
External colours need to be muted to be in keeping with existing properties	The application only gives basic information relating to external materials and their colours. Condition 5 in the recommendation requires details of external materials to be submitted for approval.
Requires dense, mature planting at an early stage to the eastern boundary	This is a requirement of Policy 27 and will be secured by Condition 4 in the recommendation below.
Concern about air pollution from traffic on the A1307	Air quality and traffic generation are matters of principle and were considered at the outline application stage
There is no reference of how the loss of farmland will be addressed	The loss of farmland here is a matter of principle and was considered at the Development Plan and outline application stages.

PV panels and service infrastructure should not be visible on roofs from high ground	PV panels and service infrastructure would be sensitively located and would not have an unduly adverse impact on the character and setting of the development and visual amenities of the area.
Loss of hedgerow and its ecological value due to the proposed road	The existing double hedgerow to the north of the application site, running adjacent Wort's Causeway would remain and would not be adversely impacted by the development. This is known to be a bat commuting route and artificial lighting would not exceed 0.4 lux, secured by Condition 9 below.
Would exacerbate heavy traffic flow	Traffic flow was a matter considered at the outline planning application stage and for the Phase 1 spine road application and not for this Phase 2 reserved matters application.
Concern about impact on water supply	Recent concern over the supply of water and subsequent effect on aquifers is noted. However, this is a matter of principle and was considered at the outline planning application stage.
Allotments should be provided	The provision of allotments on this site is not a requirement under the outline planning permission. However, this scheme does include a community garden.

8.110 Other Matters

8.111 Bins

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

8.113 Bin storage, bin collection areas and servicing of waste vehicles have been the subject of much negotiation including with the Shared Waste Service and County Highway Authority. These facilities and services would now be satisfactorily provided. The impact of bin storage and collection areas have also been considered as part of the urban design of the development and officers can see no objections.

8.114 Conditions Submitted in Parallel

8.115 Through approving this application and the details contained therein, it is considered that this reserved matters application will have met the requirements of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 of outline permission 19/1168/NMA1, so far as they relate to Phase 2 of the GB2 site. Please see the table in the recommendation at paragraph 9.2 below.

8.116 Planning Balance

- 8.117 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).
- 8.118 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 to be in general compliance with the outline permission.
- 8.119 The development provides 80 dwellings and supports the identified housing needs of the area. It accords with Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.
- 8.120 The scheme supports the aims of sustainable development with a range of measures including to mitigate overheating; reduce carbon emissions by 40%; all electric approach; will achieve potable water use of no more than 110 litres/person/day; encourages cycle use to mitigate the impacts of traffic.
- 8.121 The development will minimise its impact on the Green Belt with a reduced density and height to the east and wide planted edge.
- 8.122 Conclusion
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.

9.0 Recommendation

- 9.1 **(i) Approve reserved matters application reference 22/02646/REM subject to the planning conditions and informatives as set out below, with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission.**
- 9.2 **(ii) Approve the part discharge of the following outline planning conditions (planning application reference 19/1168/NMA1) 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. Reserved Matters	approve
9. Tree Planting and Landscape Strategy	approve
10. Dwelling Mix	approve
11. Residential Space Standards	approve
12. Surface Water Drainage Strategy	approve
13. Carbon Reduction Statement	approve

14. Water Conservation Strategy	approve
15. Sustainability Statement	approve
17. Noise Assessment	approve (but recommend condition relating to ventilation specifications of windows)
19. Artificial Lighting Scheme	approve

10.0 Planning Conditions

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents 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.

2. Roads, Footway and Cycleway compliance

Prior to the occupation of any dwelling, the road(s), footways(s) and cycleway(s) to serve that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway in accordance with details submitted to and approved in writing with the Local Planning Authority.

Reason: in the interests of the satisfactory function of the development and provision of appropriate infrastructure, in accordance with Cambridge Local Plan 2018, Policies 80 and 85.

3. Alternative ventilation scheme

Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the traffic noise affected façade to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and

approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour.

Full details are also required of the operating noise level of the alternative ventilation system and are not to exceed the limits specified within Cundall “noise impact assessment” dated 18th August 2022 (rev P02, Doc Ref: 1031475-RPT-AS-001).

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: In the interests of residential amenity, in accordance with Cambridge Local Plan 2018, Policy 35.

4. Eastern Edge Tree Planting

No development shall take place above ground level until the proposed tree planting to the eastern edge has been carried out in accordance with details and a programme previously agreed in writing with the Local Planning Authority.

Reason: To establish an early and appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt, as required by Policy 27 of the Cambridge Local Plan 2018.

5. Materials

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 details shall include external features such as window, cills, doors and entrance canopies, shaders, roof cladding external metal work, rainwater goods, edge junction and coping details. Development shall be carried out in accordance with the approved details.

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

6. Sample Panel

No brickwork above ground level shall be laid until a sample panel minimum 1.5mx1.5m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning [recessed brick, soldier coursing, stepped brick, vertical projecting brick, hit and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

7. Pumping Station

No dwellings shall be occupied until the pumping station approved under Phase 1 of the GB2 site has been constructed and is operational.

Reason: in the interests of the satisfactory function of the development and provision of appropriate infrastructure, in accordance with Cambridge Local Plan 2018, Policies 80 and 85.

8. Lighting

Notwithstanding details provided within the application submission, full details of any external lighting along the roads, cycleways and footpath routes within public open space, including specifications for lighting equipment, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be submitted prior to the installation of any external lighting along the roads, cycleways and footpath routes and the development shall be carried out in accordance with the approved details.

Reason: To ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement with the County Council, and to ensure the quality of the external lighting meets the requirements of South Cambridgeshire District Council Local Plan policies HQ/1 and SC/9 and Policy 34 of the Cambridge Local Plan 2018.

9. External Lighting – bat corridor

External lighting overspill over the Worts' Causeway bat corridor shall not exceed 0.4 lux, in accordance with the Ecological Design Strategy by MKA Ecology dated 18th January 2023.

Reason: For the protection of local wildlife, in accordance with Cambridge Local Plan 2018, Policy 70.

10. Details of photovoltaic panels

The approved energy strategy as set out in the Eddeva Park Sustainability Statement April 2022 (Max Fordhams, 28/4/2022), shall be fully implemented prior to the first occupation of the development. Prior to the first residential occupation, a roof plan showing the final layout of the proposed photovoltaic panels along with fixing details/panel specification, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and shall thereafter be retained and remain fully operational.

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

11. Greenhouse

The proposed greenhouse shall not be erected until details of how its management and maintenance will be secured, including ownership.

Reason: In the interests of the appearance and function of the completed scheme, in accordance with Cambridge Local Plan 2018, Policies 56, 68, and 73.

12. ASHP plant insulation

No Air Sources Heat Pumps shall be installed until a noise insulation/mitigation scheme has been submitted to and approved in writing by the Local Planning Authority. Any required noise insulation/mitigation shall be carried out as approved and retained for the lifetime of the development.

Reason: In the interests of local residential amenity, in accordance with Cambridge Local Plan 2018, Policy 35.

13. Removal of Class A P.D. Rights (two storey extensions)

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration of the dwelling house(s) consisting of a two-storey rear extension shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

14. Removal of P.D rights for garages

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the garages shown on the approved plans shall not be converted to habitable space without the granting of specific planning permission.

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes (Cambridge Local Plan 2018, Policies 57 and 82).

Informatives

1. Attention is drawn to the requirement of detailed specifications to be submitted for approval for hard and soft landscaping under Condition 42, prior to development commencing above ground level.

2. Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policycampaigns/operations-safety/> and CAA CAP1096 Guidance to crane users on aviation lighting and notification (caa.co.uk).

3. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

4. Pollution Control

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

5. Materials

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

6. Letterboxes

Letterboxes in doors should be no less than 0.7 metres above ground level.

Background Papers: No further documents.