



Planning Committee Date	5 July 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04783/FUL
Site	Land R/O 115 Shelford Road, Cambridge
Ward / Parish	Trumpington
Proposal	Erection of eight dwellings along with access, car parking, landscaping and associated infrastructure works
Applicant	Austin Drive Developments Ltd
Presenting Officer	Katie Christodoulides Principal Planner
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Character of the Area3. Residential Amenity4. Highway Safety5. Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 This application seeks the erection of eight dwellings along with access, car parking, landscaping and associated infrastructure works.
- 1.2 The application follows a previous planning application on the site (17/2267/FUL) which was approved at Planning Committee for the erection of 9 x 2-bedroom flats and associated works.
- 1.3 This proposal seeks the erection of eight, three-bedroom dwellings.
- 1.4 The proposal accords with the Local Plan 2018 as the design and scale would not have an adverse impact on the character of the surrounding area. The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring properties and would provide a high quality living environment for future occupiers.
- 1.5 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1 (low risk)	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 proposed site is 0.16ha in area and bounded by Addenbrookes Road to the north-west, Shelford Road to the south west and Austin Drive to the east. The application site is located to the south of Cambridge in a residential area. The site is adjacent to the Clay Farm Site which is an area of Major Change and the Abode Countryside development to the east.
- 2.2 The site is currently an overgrown and disused garden space at the rear of 115, 117 and 119 Shelford Road. There is an existing access along Addenbrookes Road which serves the car parking area of 115 and 117 Shelford Road. The site is bounded by 1.82 metre high close boarded fences and hedging. The site lies within flood zone 1 (low risk).

3.0 The Proposal

- 3.1 The application seeks consent for the erection of eight three bed dwellings along with access off Austin Drive, car parking, landscaping and associated infrastructure works.
- 3.2 The proposal would include one car parking space per dwelling with the provision of one visitor and accessibility parking space.
- 3.3 A similar proposal was brought to Planning Committee on 17 June 2019. The application (17/2267/FUL) was for the erection of 9 x 2-bedroom flats and associated works and was approved.

4.0 Relevant Site History

Reference	Description	Outcome
17/2267/FUL	Erection of 9 x 2-bedroom flats and associated works.	Approved.

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)
Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015
Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)

5.2 Cambridge Local Plan 2018

Policy 27: Site specific development opportunities
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 33: Contaminated land
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 50: Residential space standards
Policy 51: Accessible Homes
Policy 52: Protecting garden land and the subdivision of existing dwelling plots
Policy 55: Responding to context

- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- 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

5.3 **Supplementary Planning Documents**

Cambridgeshire and Peterborough Flood and Water
Greater Cambridge Biodiversity – Adopted February 2022

5.4 **Other Guidance**

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Greater Cambridge Sustainable Design and Construction SPD (2020)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

6.0 **Consultations**

6.1 **Cambridgeshire County Council (Highways Development Control) – No objection**

The Highway Authority will not be seeking to adopt the site as highway maintainable as the proposal does not meet the minimum requirements for adoption. Requests conditions in regard to the future management and maintenance of the proposed streets within the site, the falls and levels for the paved surfaces, no serving of the site during construction being carried out from Addenbrookes Road, details of contractor parking and informatives.

6.2 **Sustainable Drainage Officer – No Objection**

6.3 Recommends conditions in regard to surface water, management and maintenance, foul drainage and surface water flood risk.

6.4 **County Archaeology –No Objection**

The site lies in an area of archaeological potential, known from extensive cropmarks and subsequent archaeological investigations. Due to the archaeological potential of the site, requests a condition in regard to a programme of investigation and recording of archaeological work and informatives.

6.5 **Senior Sustainability Officer – No Objection**

6.6 From a sustainable design and construction perspective, the proposals are supported. Recommends conditions in regard to carbon reduction and water efficiency.

6.7 **Ecology Officer –No Objection**

6.8 Requests a Biodiversity Net Gain assessment for the scheme and a condition in regard to a badger survey.

6.9 **Tree Officer – No comments received.**

No comments received (out of time).

6.10 **Environmental Health –No Objection**

6.11 Recommends conditions in regard to construction and demolition hours, piling, dust and plant noise insulation and bespoke conditions in regard to acoustic assessment compliance, ventilation scheme, contaminated land and informatives in regard to dust and air source heat pumps.

7.0 **Third Party Representations**

7.1 0 representations support the proposals, 2 representations object to the proposals and 1 representation is neutral.

7.2 The representations can be summarised as follows:

7.3 Visual Impact

-Houses are much more in keeping with the aesthetic of the neighbouring properties on Austin Drive than the previous proposal and with one fewer property planned.

-Too Intense development

7.4 Parking and Highway Safety

- Parking of vehicles all over verges, paths and visitor spaces and other residents spaces, such as Exeter Close and Showground Close.
- Parking experienced in the area along cycle and pedestrian paths.
- Limited cycle parking and cannot support cargo style bicycles.
- Construction traffic impact on the surrounding area and residents.
- Parking on road to the site blocks driveway to No.57 Austin Drive.
- Construction traffic will cause significant problems for residents.
- Developers should access the site from Addenbrookes Road site.
- Concerns regarding collision with existing residents and new residents leaving or arriving at the new houses.
- Question over there being sufficient road space in Austin Drive.
- Requests planning condition that all trades park on the site and not in front of 121 Shelford Road, Trumpington.
- Parking occurs on the grass verge outside Nos. 115, 117, 119 and 123 which is dangerous in view of the cycle lane and blocking the views of the driveway of 121.

7.5 Landscaping

- Ensure landscaping enforced to a high standard and maintained to ensure it is well established.
- Plans for landscaping look reasonable.

7.6 Amenity

- What windows will be installed fronting the properties 1-4 to Addenbrookes Road to assist the future residents from all the noise pollution.

7.7 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the Council's website.

8.0 Assessment

8.1 Principle of Development

8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan 2018. Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area of Cambridge, creating sustainable inclusive communities and enable the maximum number of people to access services locally. The proposal would accord with Policy 3 given the site is surrounded by residential development and located in close proximity to various services and facilities, this is subject to considerations such as impact on neighbour amenity and visual aesthetics.

8.3 The application site is within close proximity to the Cambridge Southern Fringe area of major change. There have been a substantial number of residential

developments that have been completed and remain under construction within this area. The proposal is in keeping with the residential surrounding area.

- 8.4 Policy 52 of the Cambridge Local Plan 2018 is aimed at safeguarding against unreasonable loss of garden land. This site, which is currently garden land.
- 8.5 Local Plan policy 52 states that residential development within the garden area or curtilage of existing properties will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
 - e. there is no detrimental effect on the potential comprehensive development of the wider area.
- 8.6 The proposal is considered to comply with Policy 52 for the reasons set out in the relevant sections of the report.
- 8.7 A previous planning application for the site was granted under planning approval (17/2267/FUL) for the erection of 9 x 2-bedroom flats and associated works. Given the above, the site is considered appropriate for residential development.
- 8.8 The principle of the development is acceptable and in accordance with policies 3 and 52 of the Local Plan.
- 8.9 **Design, Layout, Scale and Landscaping**
- 8.10 Policies 52, 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. The key design issue is the design and appearance of the proposed new development in its setting. The proposal will comprise of eight 2.5 storey dwellings set within two terrace blocks. The proposal layout and height of the dwellings would be similar to the existing dwellings forming Austin Drive and Shelford Road.
- 8.11 The development will be in keeping with the surrounding character. The frontage of the site on to the Addenbrooke's Access Road (AAR) consists of residential

development including a mix of flats and dwellings along much of its course. The surrounding developments include Clay Farm to the east, Glebe Farm to the west and other new dwellings directly to the north of the site comprise a variety of both two and three storey residential developments. The development of the application site is not considered to be inappropriate in that context.

- 8.12 When viewed from Shelford Road and Addenbrookes Road junction, the proposed development would appear as a row of contemporary units. The scale and massing would accord with the surrounding residential development. The proposed use of materials would be considered to be appropriate to the surrounding built form.
- 8.13 A new pedestrian link from the site is proposed to the public footpath which runs along Addenbrookes Road. The proposal would provide for connections with the adjacent footpaths and area.
- 8.14 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The design and scale of the proposed development would sit comfortably within this back-land context and would enhance the character and appearance of the area. The proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 58, 59 and the NPPF.
- 8.15 **Trees and Landscaping**
- 8.16 Policies 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.17 An Arboricultural Impact Assessment has been submitted as part of the application, in which the proposed development's arboricultural impact is considered to be low.
- 8.18 A condition shall be added to any consent granted to require details of proposed hard and soft landscaping.
- 8.19 The proposal would result in the loss of existing trees and vegetation, however it is considered acceptable and would comply with Policy 71 of the Cambridge Local Plan 2018.
- 8.20 **Carbon Reduction and Sustainable Design**

- 8.21 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 8.22 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.23 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 8.24 The proposal details the use of photovoltaic panels and air source heat pumps to reduce carbon emission, water efficiency of no more than 110 litres per person per day and the provision of electric vehicle charge points for all plots.
- 8.25 The application has been subject to formal consultation with the Council's Sustainability Officer who commented on proposal and raised no objections subject to recommended conditions in regard to carbon reduction and water efficiency. A green roof is also included on the proposed bike stores.
- 8.26 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 8.27 **Biodiversity**
- 8.28 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.

- 8.29 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal.
- 9.0 The application has been subject to formal consultation with the Council's Ecology Officer who commented that the submitted appraisal is acceptable. It is clear from the appraisal that meaningful BNG net gain is not capable of being delivered on-site following the redevelopment of the garden area and, in accordance with the Council's Biodiversity SPD, a hierarchical approach to BNG provision suggests that offsite provision as part of strategic biodiversity enhancement at Lower Valley Farm, Fulbourn (secured via condition) would be appropriate and more meaningful in this instance.
- 10.0 The proposed condition is recommended to secure this following the loss of a large area of mature rear garden. Officers are mindful that it would not always be appropriate to allow garden land to be developed in the manner proposed and such issues can be controlled / resisted as matters of principle and character through LP policies 52, 55, 56, 57. However, in this case, the development of the garden land in question would result in a strong affinity with the adjacent Clay Farm site and given the planning history of the site (recognising that the permission is not extant), it is not considered reasonable to resist the development of the site based upon the prevailing character and loss of garden land.
- 11.0 A badger set is present within the site and this will be retained as part of the development. A condition shall be recommended to require a pre-construction badger survey to require mitigation and protection measures.
- 11.1 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).
- 11.2 **Water Management and Flood Risk**
- 11.3 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.
- 11.4 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 11.5 The Council's Sustainable Drainage Engineer has recommended conditions in regard to surface water scheme, the long term maintenance arrangements for surface water drainage, foul water drainage details and mitigation measures against the risk of flooding from all sources.

11.6 It is considered that subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

11.7 **Highway Safety and Transport Impacts**

11.8 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.

11.9 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.

11.10 The proposed vehicular access to the site would be through the Austin Drive development to the north east. The access road would serve the parking areas proposed to the south of the site. The access road would measure between 5 and 6 metres wide to allow for vehicles to turn and leave the site in a forward gear.

11.11 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who have commented on the proposal and raise no objections on highway safety grounds. They have commented that they would not seek to adopt the proposed access road as highway maintainable as the proposal does not meet the minimum requirements for adoption. Conditions as recommended by the Local Highways Authority will be added to any consent granted in regard to details for the proposed arrangements for future management and maintenance of the proposed streets, the paved surfaces be constructed so that their falls and levels are such that no private water from the site drains across or onto the public highway, no serving of the site during the demolition or construction phases must be carried out from Addenbrookes Road and details of contractor parking to be submitted.

11.12 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

11.13 **Cycle and Car Parking Provision**

11.14 Cycle Parking

11.15 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.

- 11.16 The proposal would provide 24 cycle parking spaces, with a cycle store proposed for each dwelling which would allow for 3 bikes to be parked undercover and securely, using Sheffield stands. The cycle stores would be sited to the rear of the site adjacent to the rear garden area and parking. Whilst not to the front of the dwellings, the provision would be conveniently located for occupants, secure and more convenient than the car parking spaces. The proposal would comply with Policy 82 of the Cambridge Local Plan.
- 11.17 A comment was received from a neighbouring property in regard to the proposed cycle stores and lack of provision to support a cargo style bike. It is acknowledged that the proposed dwellings would be used as family houses and cargo bikes may be used. There is no specific requirement within Policy 82 which requires provision of cargo bike storage, however the plots are of sufficient size to accommodate cargo bikes.
- 11.18 Car parking
- 11.19 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. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 11.20 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 11.21 The car parking proposals would provide 1 car parking space per dwelling, with the provision of 1 visitor parking and disabled car parking space. Each car

parking space would have provision for an EV charger. The proposal would comply with Policy 82 of the Cambridge Local Plan.

- 11.22 Comments have been received from neighbouring properties in regard concern over parking in the area on verges, paths, visitor space and other residential spaces and roads. This comment is acknowledged, however the proposal would comply with policy requirements and parking enforcement in the area is a separate matter for the Local Highways Authority and relevant management companies. A condition shall be added to any consent granted to require details of contractor parking during construction.

The proposal is compliant with Cambridge Local Plan (2018) policy 82 and the Greater Cambridge Sustainable Design and Construction SPD.

11.23 **Amenity**

- 11.24 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

11.25 Impact on amenity of neighbouring occupiers

- 11.26 The properties most affected by the development will be the occupiers of the nearby Shelford Road, Addenbrookes Road and Austin Road.

11.27 Shelford Road Properties

- 11.28 To the west of the site lies the neighbouring properties serving nos. 115 and 117 Shelford Road. The proposed development would be located 21 metres from the rear elevation of No.115 Shelford Road. The proposed development would have an impact in terms of mass and scale, given the existing site is garden land, however given this distance and the inclusion of planting and boundary treatment the proposal is not considered to result in significant harm to amenity in regard to overbearing impact and loss of light.

- 11.29 In regard to privacy, the proposal would have windows sited in the rear and front elevations of the new dwellings with no windows in the side elevations. The proposal would allow for oblique views towards the neighbouring properties but these would be limited.

11.30 Addenbrookes Road

11.31 The neighbouring properties serving Nos.2-8 Addenbrookes Road lie adjacent to the site to the north east. The proposed development would be set 6 metres away from the neighbouring property serving No.2 Addenbrookes Road. Within the ground side (west) elevation of the neighbouring property at No.2 Addenbrookes Road lies a ground floor window. The proposal has been assessed in terms of loss of light, loss of privacy and overbearing impact and would not result in any significant harm to this neighbour.

11.32 Austin Drive Properties

11.33 The proposal will result in the intensification of the use of Austin Drive for the proposed site, however it is not considered that the proposal for 8 dwellings would result in a detrimental impact. The County Highways Authority have assessed the proposal and are satisfied that the access can accommodate additional trips and is unlikely to impact on the function of the access.

11.34 Concerns have been raised regarding construction traffic on existing residents. A condition shall be added to any consent granted to require details of contractor parking, in order to prevent parking on nearby roads.

11.35 The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 56 (58) and 35.

11.36 Future Occupants

11.37 The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.

11.38 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 the units meet the space standards. In this regard, the units would provide a high quality internal living environment for the future occupants. The floor space of the proposed units is presented in the table below against the requirements of policy 50.

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

Unit	Number of bedrooms	Number of bed	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
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		spaces (persons)				
1	3	5	3	99	103.9	4.9
2	3	5	3	99	103.9	4.9
3	3	5	3	99	103.9	4.9
4	3	5	3	99	103.9	4.9
5	3	5	3	99	103.9	4.9
6	3	5	3	99	103.9	4.9
7	3	5	3	99	103.9	4.9
8	3	5	3	99	103.9	4.9
9	3	5	3	99	103.9	4.9

11.40 Size of external amenity space

11.41 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. The proposed dwellings would each have direct access to a private rear garden.

11.42 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

11.43 Accessible Homes

11.44 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018.

11.45 Noise levels within dwellings

11.46 A neighbour in their comments has raised concern regarding the proposed windows of the new dwellings which would face onto Addenbrookes Road and noise from this road. A Noise Assessment was submitted as part of the application in which noise levels and noise emissions from vehicle movements to the habitable areas of the proposed development have been assessed. The Noise Assessment details that acceptable internal noise levels can be achieved in all rooms of the development subject to the adoption of acoustically upgraded glazing and ventilation in the development design.

11.47 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 56 and 58.

11.48 Archaeology

11.49 The site lies in an area of archaeological potential, known from extensive cropmarks and subsequent archaeological investigations. The site lies to the north-west of a series of cropmarks, outlining an extensive Iron Age to Roman Settlement preserved as a schedule monument.

11.50 The application has been subject to formal consultation with the Cambridgeshire County Council Archaeology Officer who comments that due to the archaeological potential of the site a further program of investigation and recording is required in order to provide more information regarding the presence or absence, and condition of surviving archaeological remains within the development area. As such, a condition shall be added to any consent granted to require a program of archeological works to be submitted.

11.51 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018.

11.52 **Waste**

11.53 Bin storage provision is to be provided within stores to the rear of the garden areas for each proposed unit. The refuse vehicles will not enter the site but bins will be collected from the refuse collection area along the access road with the adopted highway at Austin Drive.

11.54 The proposals would be in accordance with the RECAP waste guidelines and would be compliant with the Cambridge Local Plan 2018 policy 57.

11.55 **Other Matters**

Affordable Provision

11.56 The proposal would result in a net increase of 8 dwellings. The proposal as a result would be below the threshold for affordable provision. There is no policy basis to require affordable housing provision as part of this application.

11.57 **Planning Balance**

- 11.58 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).
- 11.59 The principle of the development of the site to residential use is acceptable in policy terms. The proposal would provide a high-quality residential development for future occupiers whilst no significant neighbour amenity or highway safety harm has been identified. The application has support from the County Council's Highway Officers and Archaeology Officers and Council's Drainage, Ecology and Sustainability Officers.
- 11.60 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.

12.0 Recommendation

12.1 Approve subject to:

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

13.0 Planning Conditions

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

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

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

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

3. No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been 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. (Cambridge Local Plan 2018 policies 55, 57 and 58)

4. No development above slab level shall take place until a sample panel of the facing materials to be used has been erected on site to establish the detail of bonding, coursing and colour and type of jointing and parapet detailing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework/render/timber and jointing and parapet detailing is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57)

5. No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

6. No development shall take place above slab level until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment, which shall include gaps for hedgehogs, shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018 policies 55,57 and 59)

7. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

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

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

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

9. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

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

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

11. The noise insulation scheme and mitigation requirements as stated within the Cass Allen Noise Assessment (RP02-16196) dated 18th December 2017 shall be fully implemented, maintained and not altered.

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

12. Prior to the commencement of development and construction, details of an alternative ventilation scheme for the habitable rooms to negate and 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 source air from the rear of the development away from Addenbrookes Road. 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. The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018, policy 35).

13. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the Local Planning Authority for consideration.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

14. No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and

b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan

2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

15. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

16. Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28)

17. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridgeshire District Council local plan policies has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied and shall include:
 - a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - e) Full details of the proposed attenuation and flow control measures;
 - f) Site Investigation and test results to confirm infiltration rates;

- g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- j) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and to prevent the Increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted and to ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

19. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

20. No development hereby permitted shall be commenced until mitigation measures against the risk of flooding from all sources has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no increased flood risk on or off site(Cambridge Local Plan 2018 policies 31 and 32).

21. No development shall commence until a badger survey has been carried out within the site by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, should the above specified species be found, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: To ensure that before any development commences important specified species are fully protected. (Cambridge Local Plan 2018 policy 57).

22. The proposed paved surfaces shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway in Austin Close or the existing adopted public highway along Addenbrookes Road. The use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

23. No serving of the site during the demolition or construction phases may be carried out from Addenbrookes Road.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

24. No demolition or construction works shall commence on site until a contractor's parking plan has been submitted and agreed in writing with the Local Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors undertaking the works.

Reason: In the interests of highway safety.

25. The car parking, hereby permitted, as shown on the Proposed Site Plan drawing no PL(90) 01 shall be provided and retained in perpetuity and not changed to any other use. The approved scheme shall thereafter be implemented and retained as such.

Reason In the interests of highway safety and parking provision in accordance with (Cambridge Local Plan 2018 policies 81 and 82).

26. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. The statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme;
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To ensure that before any development commences that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018 policy 61).

27. Prior to occupation of the first dwelling, a BNG Plan setting out details of how biodiversity net gain will be delivered, including the purchase of 0.27 units at Lower Valley Farm, shall be submitted for approval in writing by the Local Planning Authority. The BNG Plan shall be implemented prior to occupation of the first dwelling in accordance with the approved details.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

28. The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

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

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

30. All vehicular parking spaces shall be provided with an electric vehicle charge point. The active charge points should have a minimum power rating output of 3.5kW. The electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

31. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house and the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57).

Informatives

Highway Safety

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

Air Source Heat Pump

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

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

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

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

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

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

Building Regulations - Parts O & F

3. In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

Background Papers:

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

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs