

Addendum Committee Report (06/09/2023) - 22/05070/FUL-

Land to the rear of 208 and 210 Queen Edith's Way

0.0 At the 2nd August 2023 Cambridge City Planning Committee meeting, Members voted to defer application 22/05070/FUL as they considered the proposal as presented failed to meet the requirements of Cambridge Local Plan 2018 Policy 82 and Appendix L 'Car and Cycle parking Requirements'. Members considered there to be capacity to incorporate cycle parking within the scheme in a location that would be more convenient for future residents than the arrangement presented to committee.

Revised Cycle Parking arrangement

0.1 Following the August committee meeting the applicant team have reviewed the site layout and made alterations to the scheme to ensure each plot can accommodate a cycle store for two cycle parking spaces within the frontage of each property. The application proposes one cycle parking space per bedroom for plot 1 (3 cycle parking spaces within a secure covered store in the frontage). For all other units the application proposes five cycle parking spaces in total which exceeds the standards required by policy. Two spaces are proposed within a purpose built store in the frontage and three spaces within a cycle shed at the rear. Therefore, the proposal exceeds the minimum cycle parking space requirements under appendix L of the Local Plan 2018. Officers consider the revised proposal will provide a cycle parking arrangement which offers future occupants greater flexibility in terms of cycle parking storage. Officers consider the revised proposal to offer cycle parking for occupants and visitors which will be at least as convenient as the car parking. The detailed design and appearance of the covered, secure cycle parking stores will be secured by condition no.26.

0.2 Overall, the applicants have worked collaboratively with officers to create an enhanced proposal which is acceptable and in accordance with the requirements of Policy 82 and appendix L of the Cambridge Local Plan 2018.

0.3 In order to accommodate the revised cycle parking arrangements the following minor alterations have been made to the application:

- 1) Removal of a section of the low hedges previously proposed at the front of plots 3, 4 and 5.
- 2) The air source heat pumps which are proposed to serve plots 2 and 3 have been relocated to the rear garden spaces.
- 3) The meter boxes and downpipes serving plots 1, 2 and 8 have been re-positioned.

- 0.4 Whilst the loss of part of the hedge proposed for plots 3, 4 and 5 is unfortunate, in this instance the benefit of the provision of cycle parking within the frontage is considered to outweigh this. Moreover, the plots will still accommodate an element of ornamental hedging in the frontage and further landscape details will be secured by condition no.30 (hard and soft landscaping). Subject to the imposition of condition no.30 the revised details are considered to be in accordance with Cambridge Local Plan 2018 Policies 55, 57, 59 and 69.
- 0.5 The relocation of the air source heat pumps for plots 2 and 3 is considered acceptable and the detailed plant noise assessment which is secured by condition no.6 will ensure appropriate noise insulation and mitigation is carried out to protect the amenity of future occupants and neighbouring properties. Subject to the imposition of condition no.6 the proposal is considered to be in accordance with Policy 35 of the Cambridge Local Plan 2018.
- 0.6 As demonstrated by the submitted revised elevations, the repositioning of the meter boxes and downpipes are minor design amendments which do not adversely impact the design and appearance of the proposed dwellings. In terms of design, officers consider the scheme to be compliant with Cambridge Local Plan (2018) Policies 55, 56, 57, 58 and 59.
- 0.7 Another question raised at the 2nd August committee meeting related to whether photovoltaic panels were included in the proposal. As set out in the submitted energy statement, the installation of photovoltaic panels forms part of the proposal and these are shown on the submitted roof plan. Further details of their dimensions, materials, location and fixing are proposed to be secured by condition no.33.

Conclusion

- 0.8 Officers consider the proposed development would make efficient use of a brownfield site which is located in a sustainable location. The scheme is acceptable in terms of its impact on character, neighbouring properties and in terms of future occupants' amenity.

Recommendation: APPROVE subject to the conditions and informatives as set out in the Planning Committee Report presented on 2nd August 2023.



Planning Committee Date	2 nd August 2023
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	22/05070/FUL Land to the rear of 208 and 210 Queen Edith's Way
Ward / Parish	Queen Edith's
Proposal	Erection of 8 new homes, car parking, landscaping, bin and bike stores and associated works
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Third party representations have been received which are contrary to the officer recommendation; Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. The design and scale of the development is of high quality and would enhance the character of the area2. The proposed development would not have any adverse impacts to the residential amenity of adjoining neighbours and would provide acceptable living conditions for the future occupiers3. The proposal would provide residential development on a brownfield site which is located within a sustainable location

Recommendation

APPROVE subject to conditions/informatives

1.0 Executive Summary

- 1.1 This is a Regulation 3 planning application which has been submitted by Cambridge Investment Partnership (CIP), a joint venture company set up by Cambridge City Council and Hill Investment Partnership founded in 2017. The partnership aims to deliver high quality homes in sustainable locations. The application is being determined at Planning Committee because Cambridge City Council has a direct interest in the application as part applicant.
- 1.2 The application seeks consent for the erection of 8 new homes, car parking, landscaping, bin and bike stores and associated works.
- 1.3 It is considered the proposal is in accordance with the Cambridge Local Plan 2018 policies 50, 55, 56, 57, 58, 59, 80 and 82 and the NPPF.
- 1.4 Officers recommend that the Planning Committee **Approve** the Application.

2.0 Site Description and Context

- 2.1 The application site is the land to the rear of 208 and 210 Queen Edith's Way. The surrounding area is primarily residential in character. The site sits immediately to the rear of the long, linear gardens of the residential properties along Queen Edith's Way. To the northwest of the site is the garden land of No.208 Queen Edith's Way, to the north east is an open field and to the south east beyond the hedgerow and tree belt are the Netherhall School playing fields.
- 2.2 The application is a previously developed (brownfield) site which was last used as a builders yard for the storage of machinery and building materials. The applicants submitted a separate prior approval application for the demolition of the dilapidated sheds/ buildings that previously occupied the site, prior approval was granted under reference 22/03969/PRIOR.
- 2.3 In terms of site constraints the site is within the built up boundary of the City, not within a conservation area and there are no designated heritage assets within or near to the site. The site is not located within the Cambridge Green Belt, however, the land adjacent to the south east and north east is designated as Green Belt and the land immediately to the south is protected open space.
- 2.4 The site is located within flood zone 1 (low risk of flooding) and an area with very low risk of surface water flooding. Beyond the Netherhall school playing fields to the east of the site is the Cherry Hinton Chalk Pits SSSI and the Limekiln Close and East Pit local nature reserve.

3.0 The Proposal

- 3.1 The proposed development comprises 8 market dwellings, including 6 detached dwellings and 2 semi-detached. The dwellings are proposed to consist of 3 x 3-bedroom properties, 4 x 4-bedroom properties and 1 x 5-bedroom property. The proposed development would be served by an existing access road between No's 208-210 Queen Edith's Way. Car parking is proposed at 2 spaces per dwelling (tandem parking layout) which would be located between the dwellings. Cycle parking for future occupants and dedicated visitor cycle parking is proposed for each unit.

4.0 Policy

4.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

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

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

4.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 8: Setting of the City

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 42: Connecting new developments to digital infrastructure
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 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 64: Shopfronts, signage and shop security measures
Policy 65: Visual pollution
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

4.3 **Neighbourhood Plan**

N/A

4.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

4.4 **Other Guidance**

Arboricultural Strategy (2004)
Cambridge Landscape and Character Assessment (2003 Cambridge City Nature Conservation Strategy (2006)
Cambridge City Wildlife Sites Register (2005)
Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)
Strategic Flood Risk Assessment (2005)
Cambridge and Milton Surface Water Management Plan (2011)
Cycle Parking Guide for New Residential Developments (2010)
Air Quality in Cambridge – Developers Guide (2008)

5.0 Consultations

5.1 County Highways Development Management -

5.2 The proposed development is acceptable subject to conditions relating to the following:

- Compliance with the submitted access arrangement drawing.
- Visibility splays.
- Management and maintenance arrangements for the streets within the development site.
- Traffic management plan.
- Falls and levels.
- Maximum vehicle size during construction and hours.

5.3 GCSP Sustainable Drainage Officer –

5.4 The application is acceptable subject to conditions relating to the following:

- Surface Water Drainage
- Foul Drainage

5.5 GCSP Urban Design Officer –

5.6 No objection – subject to conditions securing details of materials, boundary treatments and hard/ soft landscaping.

5.7 GCSP Landscape Officer

Concerned by the large area of hardstanding to the east of the site and defensible space to the front of plots 7 and 8 and the lack of cycle parking located to the front of the dwellings.

Cambridge City Council Environmental Health -

5.8 No objection subject to conditions relating to the following.

Standard Conditions

- Plant noise
- Construction/ demolition hours
- Demolition/construction collections deliveries
- Construction noise and piling

- Dust condition
- External lighting
- Remediation
- Phase 4 verification report
- Unexpected contamination
- Material Management Plan

Bespoke Conditions

- Phase 2 intrusive site investigation
- Phase 3 remediation based on the findings of the phase 2 report.

5.9 **Cambridge City Nature Conservation Officer –**

5.10 **Scheme as Amended (comments received 30/05/2023))(i)**

- 5.11 Detailed comments received. The Preliminary Ecological Appraisal identified the site as having a relatively low biodiversity value and very low bat roost potential. The BNG habitats baseline and bat roost survey effort is accepted, however, given the location adjacent to mature hedgerows and tree belts that link protected open space, designated wildlife sites (including the Cherry Hinton Chalk Pit SSSI and Local Nature Reserves) and the wider suburban gardens and arable countryside, further bat surveys were requested to assess the sites boundary features use by foraging and commuting bats, particularly light sensitive species.
- 5.12 Following a meeting with the applicants' agents and ecologist it was agreed that initial spring bat activity surveys (both manual and static) would be undertaken in April and May 2023 and the data then reviewed to see if additional surveys were required. The survey data submitted included two manual activity surveys broadly in line with Bat Conservation Trust (BCT) survey guidelines. However, the April visit was a cold evening, and no bat activity was recorded, suggesting that bats were inactive and the survey data of limited value. 14 nights (24-30 April and 1-7 May 2023) of automated detection survey represented good survey effort within the given months and identified 9 species of bat using the site, including light sensitive species (Brown Long Eared, Natterers, Daubenton's) and the rare Barbastelle.
- 5.13 None of these species were recorded in high numbers and none of the boundary features to be retained appeared to be key commuting corridors during the Spring. However, the data does indicate the site and adjacent land to have a diverse assemblage of bats foraging bats that have the potential to be impacted by the proposed development. Given the species identified to date from a single season of surveys, clustered around late April and early May, I would request that further survey effort is required prior to determination.

5.14 If Barbastelle and other light sensitive species activity remains relatively low then the LPA can have greater confidence that the proposed development and ecological sensitive lighting scheme condition is acceptable.

5.15 **Scheme As Amended (ii) (comments received 10/07/2023)**

5.16 The submitted survey data for June and July demonstrates that there has been no significant change in the identified low level of use by light sensitive species. The survey data that has been collated over 4 months (April-July) is sufficient and proportionate to allow determination of the application.

5.18 The proposed boundary low lux levels appear to be achievable from the submitted lighting specification and lux contour plans. An ecological sensitive lighting scheme condition should be imposed which should include a requirement to consult the local planning authority prior to the installation of on any additional external lighting to ensure light levels remain suitable for continued use by low numbers of light sensitive bat species.

5.17 **GCSP Tree Officer**

5.18 Acceptable subject to conditions securing an Arboricultural Method Statement, and Tree Protection Plan.

5.19 **Greater Cambridge Shared Waste Service**

5.20 No formal comments received.

5.21 **GCSP Sustainability Officer**

5.22 No objection subject to the imposition of conditions to secure details of secure compliance with the submitted energy statement and implementation of water efficiency measures.

5.23 **County Archaeological Officer**

5.24 No objection subject to an archaeological condition.

6.0 Third Party Representations

6.1 Representations were received from the following two addresses raising objections to the application:

-222 Queen Ediths Way
-234 Queen Ediths Way

- Density and designs of the buildings within the proposed development.
- Absence of affordable housing/scheme does not meet affordable needs
- Impact of additional traffic generated by the development.
- Details of the fencing along the boundary
- The principle of amending the red line boundary during the course of the application and the ownership of land within the red line

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

7.0 Assessment

7.1 Principle of Development

7.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

7.3 The site was previously used as a builders merchant yard (sui generis) and is therefore considered a brownfield site. The proposed development would make efficient use of a previously developed site that is well connected and situated in a sustainable location which is in accordance with paragraph 119 of the NPPF.

7.4 The application site is an urban edge site and adjoins the Green Belt on the south eastern and north eastern boundaries. Therefore, it is necessary to consider Local Plan policy 8 (Setting of the City). The site is bounded by mature vegetation along these boundaries which helps to provide screening and ensures the proposed development would not be highly visible from the street scene. Additionally, design features such as the use of dark cladding and relatively narrow house types with a gable-end orientation towards the street together with generous gaps between buildings helps retain views through the development when viewed from a distance. For these reasons the development proposals are considered to respect the urban edge character and comply with the requirements of policy 8.

7.5 The principle of the development is acceptable and in accordance with policy 3 and 8 of the Cambridge Local Plan (2018) and the NPPF.

7.6 Context of the Site, Design, Layout, Scale/ Density and Landscaping

7.7 Policies 55, 56, 57, 58 and 59 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully

contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

- 7.8 The site consists of a rectangular strip of land which is located to the south of 8 semi detached homes along Queen Edith's Way. In terms of materials the dwellings are predominantly brick and tile with render on the upper floors. Other predominant features include full height curved or boxed bay windows and arched entrances. In recent years within the wider Queen Edith's ward there have been a number of developments which have introduced more contemporary architectural styles. Various developments nearby have been approved at 2.5-3 storeys in height, gable fronted with floor to ceiling windows. In terms of materials the contemporary developments nearby have retained traditional brickwork but have also introduced a mixture of timber and metal cladding. As a result of the recent developments officers consider there to no longer be a strict uniform character within the Queen Edith's area and the addition of another more contemporary scheme in this location would not be at odds with the surrounding character.
- 7.9 In terms of the level of harm caused by introducing a contemporary development to the rear of the traditional housing along Queen Edith's Way. The site is not overly visible from the street scene. Part of the development will be visible between No's 208-210 Queen Edith's Way but the majority will not be visible due to the site being set back a significant distance (approximately 78m) from Queen Edith's Way (to the rear of the existing properties) and due to the location of the dense tree belt to the north of the site. The applicants have presented several iterations of the scheme through the pre application process and engaged positively with the Council's Urban Design officer. In terms of the impact on character the urban design officer has considered this to be acceptable as the views of the dwellings will be very limited and the designs have positively considered features of other developments nearby which has resulted in a scheme is not considered to have a detrimental impact on the overall character of the local area. Overall, in terms of design and appearance officers consider that the proposed design would provide a successful contrast to the existing properties immediately to the north of the site.
- 7.10 In terms of layout the proposed development would introduce a back land residential development in a part of Queen Edith's Way where residential uses are generally positioned in a linear form fronting directly onto Queen Edith's Way. The proposed development introduces a linear pattern of development which would run south-west to north east following a similar grain of development to the properties to the north along Queen Edith's Way. The proposed layout creates courtyard feel by positioning units 7 and 8 in the proposed locations. The car parking spaces have generally been set between the dwellings to ensure a car dominated frontage is avoided. These features of the layout are supported by officers.
- 7.11 It is noted that representations have been received which raises concerns over the design and density of the proposals. However, based on the layout, spaces

between buildings, appearance, massing and scale, the proposal is considered to be appropriate in terms of level of development.

7.12 As set out above officers consider the proposed development to contrast to the existing pattern of development immediately to the north along Queen Edith's Way. However, on balance officers are of the view that the scheme has successfully introduced architectural features/ details from developments nearby such as Chalk Glade (to the north east of the site) and the development at the Queen Edith's Way and Cherry Hinton Road junction.

7.13 Overall, given the wider surrounding character, the limited views of the site from the public realm and the fact the proposed development would make efficient use of a previously developed site in a sustainable location, the proposal is supported in terms of design and is considered compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

7.14 **Carbon Reduction and Sustainable Design**

7.15 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.

7.16 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 water use of no more than 110 litres per person per day and a 44% on site reduction of regulated carbon emissions.

7.17 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.

7.18 The energy statement submitted has demonstrated a 62.6% reduction in emissions compared to a Part L 2021 compliant baseline. No details have been submitted in relation to water efficiency, however, a condition is recommended to ensure the policy 28 requirement of water use of no more than 110 litres per person per day is achieved. An informative is recommended to advise the applicants to achieve less water use than the policy requirement of 110 litres per person per day and to install a means for future occupiers to monitor and measure their own water consumption within each dwelling.

7.19 The application is supported by a Sustainability Statement which sets out that the scheme will incorporate a number of energy efficient and sustainability measures as part of the proposal. These include but are not limited to:

- High standards of insulation

- Air Source Heat Pumps
 - EV charging points
- 7.20 Conditions are recommended in order to secure compliance with the carbon reduction and to secure water conservation measures in accordance with Cambridge Local Plan 2018 policies 28 and 29. (conditions 4 and 5)
- 7.21 **Biodiversity**
- 7.22 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.
- 7.23 The application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG). As originally submitted the application did not include any bat survey data, however, during the course of the application the Council's nature conservation officer requested the submission of bat surveys prior to determination due to the location of the mature wooded hedgerows and tree belts along the boundary of the site.
- 7.24 Following a request for bat survey data during the course of the application the applicants carried out four months of data collection between April and July. Initially two months of survey data (for April and May 2023) were submitted for review and then it was requested that further surveys were undertaken prior to determination. The submitted survey data for June and July demonstrated that there was no significant change in the identified low level of use by light sensitive species. The Council's Ecology officer has advised that the survey data submitted over the 4 months (April-July) is sufficient and proportionate to allow determination of the application. The applicants also submitted a lighting specification and lux contour plans which demonstrated low lux levels along the boundary is achievable. Subject to the imposition of an ecological sensitive lighting scheme the Council's ecology officer has advised the light levels will remain suitable for continued use by the low numbers of sensitive bat species (condition 32).
- 7.25 Taking this into account, the proposed lighting impacts are considered acceptable, and an ecologically sensitive lighting scheme will be conditioned on any planning consent granted to ensure that the changes to the lighting levels on the boundaries of the application site in terms of both the impacts upon biodiversity are minimised. Subject to conditions, the proposal is in accordance with Policies 34, 69 and 70 of the Local Plan 2018 and the NPPF 2021.

- 7.26 In terms of BNG the applicants have through methods such as landscaping and native tree planting achieved a 26.5% biodiversity net gain.
- 7.27 In consultation with the Council's Ecology Officer, subject to appropriate conditions to secure biodiversity net gain enhancements and an ecological sensitive lighting scheme officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and will 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).

8.0 Water Management and Flood Risk

- 8.1 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. The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The applicants have submitted a Flood Risk Assessment.
- 8.2 The Council's Sustainable Drainage Engineer has advised that the application is acceptable subject to surface water drainage and foul drainage conditions.
- 8.3 It is considered the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.
- 8.4 **Trees**
- 8.5 Policies 59 and 71 of the Local Plan 2018 seek 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. Paragraph 131 of the NPPF advocates that existing trees are retained wherever possible.
- 8.6 The application is accompanied by a tree survey and arboricultural impact assessment. The tree survey found 16 individual trees, 5 groups and 3 hedges within the site, none of the trees are subject to tree preservation orders and are not located within a conservation area. The trees on site were all categorised to fall within either BS 5837:2012 category C (low quality) or U (unsuitable for retention). The mature trees along the northern boundary are proposed to be retained and the hedge along the eastern boundary which provides screening is also retained. The southern trees comprise a double row, the outer of which is outside the application site and would be retained and protected but the poor-quality inner row are proposed be removed. Additional tree planting is proposed across the site, including along the southern boundary as shown on the submitted landscape plans.
- 8.7 The details submitted have been assessed by the Councils tree officer and considered acceptable subject to the imposition of an arboricultural method

statement and tree protection plan condition. Officers agree with the recommended conditions and these will be imposed on any consent granted.

8.8 **Refuse Arrangements**

8.9 The proposed site plan indicates bin stores in the rear gardens for each dwelling, sufficient for general waste, recycling and compostable waste bins. The proposed bin store locations are considered to be within an acceptable and easy drag distance to the front of properties for collection. The applicants engaged with the Greater Cambridge Shared Waste service at pre application stage and were advised on the required refuse vehicle tracking., which was submitted as part of the application. Whilst the access road is proposed to be private (unadopted) it is proposed to be built to adoptable standards with the intention to be serviced by the Councils waste team. The tracking demonstrates that the waste vehicle can enter and exit the site in forward gear. Whilst officers note that this would require a 3 to 5 point turn within the eastern courtyard, this inconvenience is considered acceptable and in accordance with Policy 57 of the Cambridge Local Plan 2018.

8.10 The proposal would therefore provide convenient and accessible waste storage for the properties and is in accordance with policy 57 of the Cambridge Local Plan 2018.

8.11 **Highway Safety and Transport Impacts**

8.12 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.

8.13 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.

8.14 The Highway Authority was consulted on as part of the application and does not consider there would be any adverse impact upon highway safety subject to the suggested conditions of pedestrian visibility, falls and levels, existing vehicular access, and contractors parking plan.

8.15 The proposal would therefore be compliant with policies 81 and 82 of the Cambridge Local Plan (2018) and the NPPF's advice.

8.16 **Cycle and Car Parking Provision**

Cycle Parking

- 8.17 In accordance with Policy 82 the application proposes one cycle parking space per bedroom for the units with up to three bedrooms, three cycle parking spaces for the four bedroom dwellings and four spaces for the five bedroom unit. A condition will be imposed to secure the final detail of the design, appearance and location of the proposed cycle stores. The cycle parking for all plots will be secure and covered, for plot 1 the cycle store is proposed within the frontage, for plots 2-7 the cycle parking is located to the side of the dwelling and will be accessed via a separate gate to give increased security. The cycle parking for plot 8 is located within the rear garden. Visitor cycle parking spaces in the form of Sheffield stands are also proposed within the frontage of plots 2-5. The justification for the location of the cycle parking provided by the applicant set out that the arrangement will provide increased security and enable the future occupants the opportunity to increase the size of the cycle parking stores if required. The rationale for the proposed arrangement is accepted and the proposed cycle parking arrangement is considered to be convenient and practical for future occupants. Overall, the proposal is considered to be in accordance with the requirements of policy 82 and is acceptable.

Car parking

- 8.18 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 proposed development includes two dedicated car parking spaces per dwelling which meets the maximum standards set out in policy 82. Given the sustainable location of the site the level of car parking proposed is considered to be an over provision. However, in this instance given that no visitor parking is proposed and the design intention is to prevent any car parking along the main street/ access to the site the level of car parking proposed is accepted.
- 8.19 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. Conditions are recommended on EV charging.
- 8.20 The proposal would be in accordance with Cambridge Local Plan 2018 policy 82.
- 8.21 **Amenity**

- 8.22 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.
- 8.23 Neighbouring Properties
- 8.24 In terms of the impact on neighbouring properties the closest residential properties to the site are No's 210 to 224 Queen Edith's Way. These are all existing two storey residential properties to the north of the site which have extensive long rear gardens which back onto the application site. The front elevations of Plots 1 to 6 all face northwards towards the rear of the Queen Edith's Way properties. However, given that the proposed dwellings are set approximately 10 metres from the rear boundaries of the gardens of these properties and a minimum distance of approximately 48m between the rear elevations of the neighbouring properties and the front elevations of the proposed units. Given the significant distances between the proposed development and the existing dwellings it is not considered to have a detrimental impact in terms of overbearing/ overshadowing or overlooking.
- 8.25 Plot 8 is proposed to be located to the rear of the garden of No's 222 and 224 Queen Edith's Way. The dwelling would be set approximately 4metres from the common boundary and there would be approximately 45 metres between the flank wall of the proposed dwelling and the rear elevation of the nearest Queen Edith's Way property. The plot 8 dwelling does not have any windows on the north elevation and therefore there would not be any additional overlooking or loss of privacy impacts on the existing dwellings or their private garden spaces.
- 8.26 Officers have assessed above the potential impact on the residential amenity of the surrounding occupiers in terms of overlooking, overbearing sense of enclosure and overshadowing. Given the relationship of the proposed dwellings to existing dwellings and boundaries officers are satisfied that there would not be a significant adverse impacts on the residential amenity of the neighbouring occupiers such that it would warrant refusal. In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 52, 55 and 56.
- 8.27 *Future Occupants*
- 8.28 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).
- 8.29 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
1	3	6	3	108	124.5	+16.5
2	3	6	3	108	124.5	+16.5
3	4	6	3	112	139	+27
4	4	6	3	112	139	+27
5	4	6	3	112	139	+27
6	4	7	3	121	145	+24
7	5	9	3	134	188	+54
8	3	6	3	108	137	+29

- 8.30 All of the proposed units comply with the size requirements for internal space standards under Policy 50 of the Local Plan.
- 8.31 *Amenity Space*
- 8.32 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. All of the proposed units would have private external gardens. Plots 1 to 6 would have south facing gardens and the gardens of plots 7 and 8 would be east facing. The proposed gardens are smaller than the expansive gardens that serve the existing properties along Queen Edith's Way. However, the sizes of the gardens proposed for 3 to 5 bedroom units are still considered to be of sufficient size to offer future occupants a high quality usable private external space. The garden sizes range from 76m² to 135m².
- 8.33 All dwellings are designed to M4(2) accessibility standards as a minimum so that they are accessible and adaptable for all occupants. A condition is recommended to secure this requirement.
- 8.34 In the opinion of officers, the proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51, 53 and 56.
- 8.35 **Other Matters**
- 8.36 The Environmental Health Officers have recommended various construction related conditions in order to protect the residential amenity of the nearby

occupiers during the construction. Officers accept this recommendation and would add them to any consent granted. This could be in the above section.

8.37 The Cambridgeshire County Council Historic Environment Team (Archaeological Officers) have recommended a condition to ensure no development approved by this application takes place until a programme of archaeological works and written scheme of investigation has been submitted and approved in writing by the Local Planning Authority.

8.38 **Third Party Representations**

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

Third Party Comment	Officer Response
Concerned by the density and designs of the buildings within the proposed development.	Please refer to sections 8.2-8.9
Concerned that the scheme fails to meet local needs and does not provide affordable housing.	The proposed development is for a scheme of 8 units. Policy 45 of the Cambridge Local Plan (2018) states that affordable housing provision should be calculated on the basis that the thresholds are to be considered against the net increase in the number of units on the site. As the proposed net increase of units on the site would be below the threshold of 10 units, there is no policy basis to require affordable housing provision as part of this application. The proposal is compliant with policy 45 of the Cambridge Local Plan (2018).
Concerned by the additional traffic that would be generated by the development.	Please refer to sections 8.37-8.40.
Question how the fence will be installed along the boundary with the trees in place.	The details of the proposed boundary treatments are to be secured by planning condition (condition 30) and a tree protection plan condition (conditions 27 and 28) have also been imposed. These conditions will ensure an

	appropriate boundary treatment is provided and the trees to be retained are protected during construction and installation of the boundary treatments.
The red line boundary should not be amended during the course of the application and the revised site plan appears to encompass land owned by a third party and a certificate B notice should be submitted.	The consultation process met the requirements of the legislation and our Statement of Community Involvement. All neighbours adjacent the proposal have been notified and a site notice was displayed. All information in relation to the application has been uploaded to the application file for the public to view. Officers therefore consider that the consultation was satisfactory and compliant.

9.0 Conclusion

9.1 Officers consider the proposed development would make efficient use of a brownfield site which is located in a sustainable location. The scheme is acceptable in terms of its impact on character, neighbouring properties and in terms of future occupants' amenity.

10.0 Recommendation

10.1 **Approve** subject to the following conditions:

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

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

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

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

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

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

- 4 No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Energy Assessment, Land to the rear of 208 and 210 Queen Edith's Way, Cambridge. Eight Versa, 16/11/2022 Issue 2 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 5 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).

- 6 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 future occupants and nearby properties (Cambridge Local Plan 2018 policy 35).

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

- 9 No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

- 10 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).

- 11 No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The assessment shall include the following:

i) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors All artificial

lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34)

- 12 The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 13 The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 14 If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 15 No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

- 16 No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A supplementary Phase 2 Intrusive Site Investigation Report based upon the recommendation of Section 7.6.1 of Geoenvironmental Report by Enzygo, ref: CRM.1993.002.GE.R.002.C, rev C, dated September 2022.

(b) A Phase 3 Remediation Strategy based upon the findings of the approved supplementary Phase 2 Intrusive Site Investigation Report.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

- 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 Cambridge City 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. The scheme 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, details of all SuDS features;
- 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) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 18 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.
Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

- 19 No development above ground level shall take place until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority.
The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the life time of the development.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

- 20 No development shall commence on site until a traffic management plan has been submitted to and approved in writing by the Planning Authority. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety

- 21 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, during the term time of the Netherhall School, Queen Ediths Way, Cambridge.

Reason: in the interests of highway safety.

- 22 The proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway

- 23 The proposed access as shown on drawing number 847738-5501-014 Rev P03 (submitted as part of the Updated Transport Statement Drawing Pack) shall be laid out and fully constructed prior to the occupation of any of the dwellings.
Reason: For the safe and efficient operation of the adopted public highway.

- 24 The two pedestrian visibility splays of 2m x 2m as shown on drawing number 847738-5501-014 Rev P03 (submitted as part of the Updated Transport Statement Drawing Pack) shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety

- 25 No development shall take place above ground level until full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may

consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details.

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

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

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development in accordance with Cambridge Local Plan 2018 policies 55 and 57.

- 26 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be 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. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

- 27 Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority and written approval given, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree

works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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

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

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

- 29 Prior to commencement of any works approved by this application the applicant, or their agents or successors in title shall implement 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) which 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 safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021).

30 No development above ground level, other than demolition, shall commence until alternative details of a hard and soft landscaping scheme, to those shown in submitted plans 'Outline Hard and Soft Landscape Masterplan' by Guarda Landscape, dwg no.223-001-P09' and 'Proposed Boundary Plan' by Hill, dwg no. 139-PS-004 Rev C., have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

- 31 No development above slab level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority. It shall include the consideration of native planting, hedgehog habitat and connectivity and the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The biodiversity enhancement scheme as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To ensure ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

- 32 Prior to the occupation of the development hereby permitted an ecological sensitive lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive to light disturbance for bats and invertebrates
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory
 - c) Demonstrate through building design, material and lighting specification that internal lighting spill from the new development will not adversely impact the areas / features identified as sensitive.

All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

33. Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To ensure that the appearance and locations of the PV panels are appropriate in accordance with Cambridge Local Plan 2018 policies 55 and 57.

INFORMATIVES

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

- Requirements for Specific Lighting Schemes

- The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

- Further technical guidance related to noise pollution

- 2) The applicant is advised to develop a scheme that achieves less water consumption than 110 litres per person per day and to assist future occupants by installing a means of monitoring and measuring their own water consumption within each dwelling.
- 3) The applicant is encouraged to include electric spurs for the charging of electric cycles within the development.