



Planning Committee Date	27 th March 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	23/03653/S73 Aylesborough Close Cambridge, Cambridgeshire
Ward / Parish	Arbury
Proposal	Section 73 to vary condition 2 (approved drawings) to amend the approved refuse strategy of ref: 22/1995/FUL.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	1. Justification for amended bin storage provisions following previous deferral.
Recommendation	APPROVE subject to conditions/informatives

Addendum Committee Report-

23/03653/S73

Aylesborough Close, Cambridge.

- 0.0 At the 7th February 2024 Cambridge City Planning Committee meeting, Members voted to defer application 23/03653/S73 as they requested that the applicants submit further information to demonstrate it would not be possible for the Greater Cambridge Shared Waste team's underground waste vehicle to service the Aylesborough Close development site as approved. Members also requested that the applicants carry out further investigations into alternative underground waste system, specific reference was made at the committee meeting to the Almshouses scheme in Girton which included single hydraulic bins for 16 x 1 bedroom homes (planning application reference 23/02294/FUL).
- 0.1 Following the February committee meeting the applicants submitted additional refuse vehicle tracking plans which clearly demonstrates due to the larger size of the underground bin vehicle the streets surrounding the development site are not capable of accommodating the larger vehicle safely.
- 0.2 The applicants have also carried out a thorough investigation of the alternative option of providing 1100litre below ground hydraulic bins across the site. However, the capacity calculations revealed that in order to serve this 70-home development with hydraulic bins then space for 24 bunkers would need to be available across the site. The applicants have tested this option within the site layout and there is insufficient space to accommodate the hydraulic bins without the loss of existing trees, soft landscaping and detrimental impacts on the amenity spaces of the future occupants. The loss of further trees, soft landscaping and external amenity spaces would not be supported by officers. Whilst it is regrettable that the scheme cannot deliver underground bins, the applicants have worked collaboratively with the Greater Cambridge Shared Waste team, urban design and landscape officers to achieve a design and layout which is supported by all officers and technical consultees.

Conclusion

- 0.3 The revised arrangement has been reviewed and is supported by the Council's Shared Waste Service. The revised proposal is considered to be in accordance with policy 57 of the Cambridge Local Plan 2018 and Greater Cambridge Shared Waste Service Guidance for developers.

Recommendation: APPROVE subject to the conditions and informatives as set out in the Planning Committee Report presented on 7th February 2024.

Report of 7 February 24

1.0 Executive Summary

- 1.1 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership founded in 2017. The 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 to vary the originally consented scheme under application reference 22/01995/FUL which granted approval for the erection of 70 new homes, car parking, landscaping, bin and bike stores and associated works.
- 1.3 The proposed variation is required to secure a revised refuse collection strategy. As originally approved the development included below ground bin stores (iceberg bins), however, due to the larger size of the underground bin vehicle it emerged that the surrounding streets were not capable of accommodating this larger vehicle safely. Therefore, the applicants have been required to make minor design changes to introduce above ground bin stores. The applicants have worked collaboratively with Greater Cambridge Shared Waste team and the Council's urban design and landscape officers to resolve this issue and facilitate a revised refuse strategy.
- 1.4 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.
- 1.5 Officers recommend that the Planning Committee **Approve** the Application.

2.0 Site Description and Context

- 2.1 The application site comprises a total area of 0.23ha and previously contained three 2 storey terraces which ran north to south and one 4 storey block which was positioned north to south along the central and eastern parts of the site.
- 2.2 The site is located within the Arbury ward, to the east of the site is Verulam Way, to the south is Fordwich Close and Jermyn Close to the south east.
- 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.
- 2.4 The site is located within flood zone 1 (low risk of flooding).

2.5 Planning consent was granted at the October 2022 planning committee for the erection of 70 residential units, car parking, landscaping, bin and bike stores and associated works.

3.0 The Proposal

3.1 The application proposes a revised refuse strategy for the development. As originally approved the development included below ground bin stores (iceberg bins), however, due to the larger size of the underground bin vehicle it was realised that the surrounding streets were not capable of accommodating this larger vehicle safely. Therefore, the applicants have been required to make minor design changes to introduce above ground bin stores. The applicants have worked collaboratively with Greater Cambridge Shared Waste team and the Council's urban design and landscape officers to resolve this issue and facilitate a revised refuse strategy.

3.2 The application is accompanied by the following supporting information:

- Planning Statement and Covering Letter
- Planning Drawings
- Updated Arboricultural Method Statement and Tree protection plan

4.0 Site History

4.1 The most relevant planning applications are detailed below:

Reference	Description	Outcome
22/01995/FUL	Erection of 70 dwellings.	Approved
22/01995/COND6	Surface Water Drainage	Discharged
22/01995/COND7	Drainage during construction	Discharged
22/01995/COND8	Drainage maintenance	Discharged
22/01995/COND11	Material management	Discharged
22/01995/COND15	Noise and vibration	Discharged
22/01995/COND16	Dust	Discharged
22/01995/COND19	Nestboxes	Discharged
22/01995/COND20	Green roof details	Discharged
22/01995/COND21	Arb Method Statement and TPP	Discharged

22/01995/COND25	Hard and Soft Landscape	Discharged
22/01995/COND26	Play Areas	Discharged
22/01995/COND27	Materials	Pending
22/01995/COND29	Substation	Discharged
22/01995/COND30	Fire Hydrants	Discharged
22/01995/COND31	Highways Plan	Discharged
22/01995/COND34	Archaeology	Discharged

5.0 Policy

5.1 National

National Planning Policy Framework 2023 (December)

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)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 8: Setting of the City
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 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 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

5.3 **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

5.4 **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)

6.0 Consultations

6.1 Cambridgeshire County Highways Development Management

The proposed development is acceptable subject to a condition requiring details of the proposed dropped kerb arrangements within the adopted public highway.

6.2 Lead Local Flood Authority (LLFA)

No objection. During the course of the application the applicants submitted an addendum technical note (including an updated drainage strategy) to demonstrate that the proposed changes are acceptable from a flood risk and drainage perspective.

6.3 GCSP Urban Design Officer –

No objection –The proposed changes acceptable given that underground bin storage is no longer a feasible option for this constrained site.

The proposed locations of the bin stores and the cycle parking are considered acceptable. The design of the bin store is also of a good design which would support the landscape strategy.

6.4 GCSP Landscape Officer

No objection subject to all agreed tree protection proposals being followed.

6.5 Cambridge City Council Environmental Health

No objection to the proposed variation. The conditions recommended under the original application (22/01995/FUL) remain pertinent to the development of this site.

6.6 Greater Cambridge Shared Waste Service

The revised bin collection strategy works well subject to the dropped kerbs being installed where required.

6.7 GCSP Tree Officer

No objection.

6.8 Designing Out Crime Officer

No objection.

6.9 Anglian Water

No objection.

6.10 County Archaeological Officer

No objection subject to an archaeological condition.

6.11 **Nature Conservation Officer**
No objection to the minor amendments.

6.12 **GCSP Sustainability Officer**
No objection as the passivhaus principles are secured by condition 17.

7.0 **Third Party Representations**

7.1 A representation has been received from the following address raising a objection to the application:

-17 Fordwich Close

- No access to a computer or internet to view the proposed plans and does not support the development.

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

8.0 **Assessment**

8.1 It is important to note that this application is purely to determine the acceptability of the changes proposed to the approved scheme, and not to re-visit the merits of the original approval. The amendments proposed have been assessed against all relevant planning policy considerations.

8.2 With the above in mind, and from the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse and servicing arrangements
5. Highway safety
6. Car and cycle parking
7. Contaminated Land
8. Integrated Water Management and Flood Risk
9. Trees and ecology
10. Energy and Sustainability
11. Public art
12. S106 contributions
13. Third party representations

Principle of development

- 8.3 The principle of development has already been established under extant planning permission reference 22/01995/FUL. This proposal does not alter that assessment and is therefore considered acceptable.

Context of the Site, Design, Layout and Landscaping

- 8.4 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.
- 8.5 As originally approved the development included three areas (adjacent to each apartment block) for the locations of iceberg (underground bins). However, due to the larger size of the underground bin vehicle it was realised by the Greater Cambridge Shared Waste Service that the streets surrounding the development site were not of sufficient width to accommodate the larger refuse vehicle safely and the Shared Waste Service confirmed that they would not be able to service this development as approved. Therefore, to resolve this issue the applicants have been made to revert to an above ground bin system and refuse strategy. The alterations to the scheme include the introduction of two large external cycle stores (secured and covered) to make space within the ground floor between apartment blocks A and C for internal bin stores. The locations of the cycle stores and bin stores remain convenient and accessible for the future occupants.
- 8.6 Whilst it is disappointing that underground bins cannot be used within this development. It is considered that the design, layout and landscaping of the proposed development is not compromised by the amendments and the scheme remains acceptable and is, in officers' opinion compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59.

Residential Amenity

Impact on amenity of neighbouring properties

- 8.7 The proposed amendments introduce two new bin collection points, one collection point is proposed to the west of block A (collection proposed to take place from Aylesborough Close) and another to the east of the site (collection proposed to take place from Verulam Way). The collection point to the west of the site would be in close proximity to the existing property No.35 Aylesborough Close and the collection point to the east would be immediately to the north of No.67 Verulam Way.
- 8.8 It is acknowledged that the revised arrangement will result in the bin collections points being in closer proximity to existing properties than the original approval. However, given that the bin collection days are only once per week the level of harm to the residential amenity of existing occupants is not considered significant enough to warrant refusal of the application. Moreover, the applicants have

committed to appointing a caretaker who will be responsible for moving the bins to the collection points and returning them to the bin storage areas each week, this is considered to help minimise the amount of noise and disturbance for existing and future occupants.

- 8.9 Overall it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Refuse and Servicing Arrangements

- 8.10 The revised refuse strategy does not require any refuse vehicles to enter the application site to collect the waste of the future occupants. The revised proposal involves two collection points which will be conveniently located along existing routes that are already serviced by the Greater Cambridge Shared Waste service (along Aylesborough Close and Verulam Way).
- 8.11 In terms of the proposed drag distance for the crew members, the drag distance would be approximately 5m from the Aylesborough Close collection point and 6.5m from the Verulam Way collection point. As already mentioned at paragraph 8.8 the applicants have agreed to appointing a caretaker who will be responsible for dragging the bins to the collection points. All of the drag distances and routes have been reviewed and are considered acceptable. The capacities proposed have also been agreed by the Shared Waste Service officers.
- 8.12 The revised arrangement has been reviewed and is supported by the Council's Shared Waste Service. The revised proposal is considered to be in accordance with policy 57 of the Cambridge Local Plan 2018 and Greater Cambridge Shared Waste Service Guidance for developers.

Highway Safety

- 8.13 This application does not introduce changes that would result in highways safety concerns. The Highway Authority has been consulted as part of the application and no objections have been raised to the amendments subject to a condition which requires the details of the dropped kerb arrangements.

Car and Cycle Parking

- 8.14 The proposal does not involve any alterations to the approved number of car parking spaces.
- 8.15 The revised proposal will consist of a total of 120 cycle parking spaces. The internal cycle store within blocks A and C proposes 48 cycle parking spaces via Sheffield Stands and three external cycle stores (secure, covered and with green roofs) which will provide 60 cycle parking spaces (all Sheffield Stands). 12 visitor cycle

parking spaces are provided externally in convenient locations. The internal cycle parking area within blocks A and C also provides ample space for the storage of cargo bikes. The amount of cycle parking still exceeds the Cambridge local plan 2018 standards and the applicants have worked collaboratively with officers to create a proposal which is acceptable and in accordance with the requirements of Policy 82 and appendix L of the Cambridge Local Plan 2018.

Trees and Ecology

Trees

- 8.16 The application is supported by an updated Arboricultural Method Statement and Tree Protection Plan which has been reviewed by the Council's tree officer and is considered acceptable.
- 8.17 The proposal is considered in accordance with policies 59 and 71 of the Local Plan 2018.

Ecology

- 8.18 The proposal does not result in any ecological changes to the original approval and therefore, the original assessment is considered unchanged. The Council's Ecology officer has reviewed the proposed amendments and has provided comments which raise no objection to the application.

Water Management and Flood Risk

- 8.19 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. 165 – 175 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.
- 8.20 As originally submitted the Lead Local Flood Authority advised that further information was required including an updated drainage plan and hydraulic calculations. Following this request the applicants have submitted these details and the information has been considered acceptable by the Lead Local Flood Authority. It is considered the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Energy and Sustainability

- 8.21 The proposal does involve minor alterations to fenestration for four of the units and the applicants have confirmed that the Passivhaus model has been updated to account for these changes. The Council's sustainability officer has reviewed the proposed amendments along with the technical note and has provided comments which raise no objection to the application.

Planning Obligations (S106)

- 8.22 Members are reminded that the extant consent (22/01995/FUL) was subject to a S106 Agreement dated 23/02/23. The existing S106 Agreement (under paragraph 8) prescribes that in the event a planning permission was given under either Section 73 or Section 96A of the Act, all the planning obligations would still apply. Accordingly, a deed of variation in this instance would not be required and nor are there any new or varied obligations required as a result of the amendments.

9.0 Conclusion

- 9.1 The proposal is for minor changes pursuant to planning permission 22/01995/FUL. The proposed changes have benefitted from pre application consultation with a number of consultees prior to the submission of the application.
- 9.2 The proposal has been assessed carefully, taking into account the National Planning Policy Framework (NPPF), the Planning Practice Guidance, the Cambridge Local Plan (2018), the views of statutory consultees and wider stakeholders as well as all other material planning considerations. The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and the proposed development be recommended for approval subject to appropriate planning conditions.

10.0 Recommendation

Approve subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission reference 22/01995/FUL (by 28th February 2026.)
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. 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. The three wheelchair user dwellings (as shown on drawing numbers: AYC BPTW B01 ZZ DR A 1001-C03-A3 and AYC BPTW B02 ZZ DR A 1004-C03-A3, units A3, A4 and B5) shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

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

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

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

- 6 The development shall be carried out in accordance with the submitted surface water drainage scheme for the site prepared by Ingent Consulting Engineers dated 04/12/2023. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

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

- 7 The development shall be carried out in accordance with the submitted surface water management (during construction) scheme for the site prepared by Hill (drawing reference: AYC-HIL-ZZ-XX-D-T-00001 REV P02) dated 08/06/2023.

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

- 8 The development shall be carried out in accordance with the submitted drainage strategy (Drainage Strategy and SuDS Report, ref: 2303-797) prepared by Ingent Consulting Engineers, dated September 2023. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

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

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

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

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

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

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

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

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

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

- 12 Plant noise condition

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

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, December 2023- paragraph 191 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration)

13 Artificial Lighting

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

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

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

14 Electric vehicle charging point scheme

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

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

15 The development shall be carried out in accordance with the submitted noise and vibration assessment (drawing reference TN02-22477-R1) produced by

Cass Allen. The scheme shall subsequently be implemented in full accordance with the approved details.

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

- 16 The development shall be carried out in accordance with the submitted dust mitigation statement (drawing reference TN01-22477-AIR-R3) produced by Cass Allen. The scheme shall subsequently be implemented in full accordance with the approved details.

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

- 17 Passivhaus principles

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

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

- 18 Water Efficiency

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

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

- 19 The development shall be carried out in accordance with the submitted drawings and retained thereafter in accordance with the approved details: Blocks A and C GA Elevations- Sheet 1 (AYC-FMNAC-ZZ-D-A-01200-P02) and

Blocks A and C GA Elevations- Sheet 2 (AYC-FMNAC-ZZ-D-A-01201-P03) and Block B GA Elevations (AYC-FMN-BB-ZZ-D-A-02200-P01).

Reason: To improve the biodiversity and provide enhancements on site (Cambridge Local Plan 2018 policy 69).

20 Green (biodiverse) Roofs:

The development shall be carried out in accordance with the submitted green roof details (Drawing references: Blocks A and C AYC-FMN-AC-04-D-A-01005 - P02 and Block B- AYC-FMN-BB-03-D-A-02002-P01). The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling and retained thereafter.

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

21 The development shall be carried out in accordance with the submitted arboricultural method statement and tree protection plan (Drawing/ Document references: 10161 D AMS REV B Arb Method Statement, AMS and TPP pages 1-52 produced by Hayden's). The scheme shall subsequently be implemented in full accordance with the approved details.

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

22 The development shall be carried out in accordance with the submitted arboricultural method statement and tree protection plan (Drawing/ Document references: 10161 D AMS REV B Arb Method Statement, AMS and TPP pages 1-52 produced by Hayden's). The scheme shall subsequently be implemented in full accordance with the approved details.

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.

23 The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected

in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

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

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

- 25 Hard and Soft Landscaping

Prior to the first occupation of the development the full details of the hard and soft landscaping scheme shall be submitted, approved in writing by the Local Planning Authority, and then installed ready for use in accordance with the approved details. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment, as well as those relating to the pictorial meadow and bioswales); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected

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

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

26 Play areas

Prior to the first occupation of the development the full details of the play areas shall be submitted, approved in writing by the Local Planning Authority, and then installed ready for use in accordance with the approved details. These details shall include all proposed play equipment layouts and specifications, surfacing treatments, boundary treatments, signage, and lighting.

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

27 Materials

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

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

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

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

28 Cycle Parking

The cycle parking within the scheme shall be implemented in full accordance with the approved details and retained thereafter.

Reason: To ensure the provision of adequate cycle parking in accordance with Cambridge City Local Plan 2018 policy 82.

29 Substation

The development shall be carried out in accordance with the submitted plans (AYC-FMN-XX-00-D-A-00110 P01) and brick sample panels- as viewed on site on 27th December 2023). The scheme shall subsequently be implemented in full accordance with the approved details and retained thereafter.

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

30 The development shall be carried out in accordance with the submitted fire hydrants provision plan (AYC-HIL-ZZ-BG-D-W-00001 REV C01).

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

31. The development shall be carried out in accordance with the submitted highways works plans (drawing references: AYC-HPL-ZZ-ZZ-D-A-0000 and NATTRAN/E/S247/5340).

Reason: for the safe and effective operation of the highway in accordance with Policy 81 of the Cambridge Local Plan 2018.

32. Notwithstanding the provisions of Schedule 2, Part 1, Class H of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), television aerials and satellite dishes 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) OR To ensure that the external appearance of the

development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 57).

33. Prior to occupation, each dwelling must be fitted with a means for future occupiers to monitor and measure their own water consumption. The fitted device shall be retained and maintained thereafter.

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

34. The development shall be carried out in accordance with the approved Written Scheme of Investigation and Evaluation report prepared by Cotswold Archaeology dated April 2023.

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.

35. Prior to the bin stores coming into use the applicants shall submit details in writing of the proposed dropped kerb arrangements within the adopted public highway. The crossings shall be fully installed prior to occupation of the development and retained thereafter.

Reason: for the safe and efficient operation of the highway.