



Planning Committee Date	27 March 24
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/04686/FUL
Site	12 - 34 Fanshawe Road Cambridge Cambridgeshire CB1 3QY
Ward / Parish	Coleridge
Proposal	Demolition of the existing buildings, garages and hardstanding and the erection of 84 residential units, car parking, landscaping 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. Design and scale of the development2. Residential amenity3. Brownfield site in a sustainable location.

1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of the existing buildings and hardstanding and the erection of 84 homes, landscaping and associated works.
- 1.2 The development would increase the amount of affordable housing that helps to meet an identified demand within the local area.
- 1.3 The proposed development would provide a high quality, sustainable development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers.
- 1.4 Officers recommend that the Planning Committee grants planning permission subject to the conditions as set out in this report and the completion of a S106 legal agreement.

2.0 Site Description and Context

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

- 2.1 The application site comprises 1.23 hectares in area. The site is located in the Coleridge ward. The site is outside of all designated conservation areas and there are no listed buildings within close proximity to the site. The site currently consists of three large blocks of flats (32 units) and garage buildings. The surrounding area is residential in character. To the north of the site is Coleridge recreation ground and to the north west are the Fanshawe Road allotments. In terms of site constraints part of the site is designated as Protected Open Space. The site is within Flood Zone 1 (low risk). A small part of the site to the north is located in an area at a medium risk of surface water flooding. There are a number of trees within the site boundary, none of the trees within the site are subject to tree protection orders, however, a number of the trees are category A (high quality and value) / B (moderate quality and value) trees.

3.0 The Proposal

- 3.1 The application proposes to demolish the existing 30 homes on the site (which fall below current nationally described space standards, have very low thermal efficiency, are in poor condition with structural issues) and replace these with the 84 new homes (45 affordable homes, 39 market homes).
- 3.2 The proposal consists of six separate blocks of residential accommodation (E1,E2,E3 and W1,W2,W3).
- 3.3 E1 consists of 17 apartments (16 x 2 bed 4 person and 1 x 1 bed 2 person) which are proposed at 4 storeys in height, located to the east of the site. This block is proposed to step up to 5 storeys in height towards the central landscaped area.
- 3.4 E2 consists of 17 apartments (4x 1 bed 2 person, 8 x 2 bed 4 person and 5 x 3 bed 5 person) which are 3 storeys in height and proposed to the east and south of the site with the block stepping up to 4 storeys in height towards the central landscape area.
- 3.5 E3 consists of 5 terrace properties (3bed 5 person) proposed at 2 storeys in height.
- 3.6 W1 consists of 28 units (19 x 1 bed 2 person, 5 x 2 bed 4 person, 4 x 3 bed 5 person). The entire block is proposed to be 5 storeys in height.
- 3.7 W2 consists of 14 units of accommodation (1 x 1 bed 2 person and 13 x 2 bed 4 person). This block is proposed to be 4 storeys in height.
- 3.8 W3 consists of 3 terrace properties (3 bed 5 person) at 2 storeys in height.
- 3.9 The application is accompanied by the following supporting information:
- Drawings
 - Energy Assessment, Overheating Assessment and Sustainability Statement.
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Landscape design statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Phase 1 and 2 Geo-Environmental Assessment;
 - Planning Statement;
 - Preliminary Ecological Appraisal and BNG Assessment/ Plan;
 - Statement of Community Involvement;
 - Transport Assessment;
 - Tree Survey and Arboricultural Impact Assessment;
 - Plant and Noise report
 - Tier 1 and 2 Geo-Environmental Assessment
 - Townscape Visual Impact Assessment
 - Daylight, Sunlight Assessment and Shadow study.

4.0 Relevant Site History

4.1 C/63/0564- Erection of 14 garages for Cambridge City Council

5.0 Policy

5.1 National

National Planning Policy Framework 2023
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
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)
Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 Regulation 33

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 45: Affordable housing
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings
Policy 67: Protected open space
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

Landscape in New Developments SPD – Adopted March 2010

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.4 **Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

6.0 **Consultations**

6.1 **County Highways Development Management**

6.2 No objection subject to conditions relating to falls and levels, construction vehicles weight/ time limits and traffic management plan.

6.3 **County Transport Assessment Team**

6.4 No objection subject to a mitigation package. The proposed development will increase the pedestrian and cycle flows along the Chisholm Trail route. Therefore, a contribution of £359,000.00 is requested towards the cost of this project. A submitted travel plan is acceptable and no monitoring is required. The application must submit a travel welcome pack for approval prior to occupation and this shall be distributed to the new residents.

6.5 **County Growth Officer**

6.6 The County Council education and Section 106 officers have assessed the proposal and advised that there is sufficient capacity within primary and secondary schools in the surrounding area to accommodate the number of additional children expected from the development. Therefore, no education contributions are sought. A contribution of £1950 towards library infrastructure is requested towards Rock Road library.

6.7 **County Archaeology Officer**

6.8 No objection subject to a condition securing a Written Scheme of Investigation.

6.9 **Urban Design Officer**

- 6.10 The Council's Urban Design Officer has been involved in extensive pre-application discussions on this site.
- 6.11 As submitted the officer advised that minor changes and clarifications were required. The applicant has reviewed and responded to the requested minor alterations. The development is considered acceptable in urban design terms subject to conditions securing material details and sample panels.
- 6.12 **Landscape Officer**
- 6.13 The Council's Landscape Architect has been involved in extensive pre application discussions and supports the proposed development subject to conditions securing the following information: hard/ soft landscape details, retention of existing vegetation, groundworks, tree pits and green roof details.
- 6.14 **Tree Officer**
- 6.15 The Council's Tree Officer has been involved in extensive pre application discussions and has no objection to the application.
- The trees of high value have been retained, there is space for significant replacement planting and the trees proposed to be removed help to achieve a scheme that satisfies good urban design principles. Conditions required to secure details of: AMS, TPP, site meeting and replacement planting.
- 6.16 **Local Lead Flood Authority (LLFA)**
- 6.17 The LLFA had issued an objection to the proposal, and sought clarification on a number of points. The applicant provided additional information and the LLFA Officer has subsequently removed their objection subject to the imposition of conditions.
- 6.18 **Sustainability Officer**
- 6.19 No objection subject to conditions securing compliance with the carbon reduction statement and water efficiency measures.
- 6.20 **Environmental Health Officer**
- 6.21 No objection subject to conditions relating to contaminated land, dust, noise/ vibration, lighting, construction and delivery hours.
- 6.22 **Affordable Housing Officer**
- 6.23 Raised some concerns with the clustering of affordable housing proposed, which exceeds policy guidance. However, support was expressed for the proposed mix, and the overprovision of affordable homes is welcomed.

6.24 **Development Contributions Monitoring Officer**

6.25 A list of contributions required to mitigate the impact of the proposal are set out below:

Community facilities: £143,416.00 towards improving community facilities and or equipment at Coleridge Recreation ground.

Indoor sports: £55,312.00 towards indoor sports

Outdoor sports: £48,938.00 towards outdoor sports facilities at Coleridge Recreation Ground.

Informal open space: £49,761.00 towards provision of informal open space facilities and equipment at Coleridge Recreation Ground.

Play: Provided on site.

Waste receptacles for the benefit of the new development: £8,640.00

S106 monitoring fee: £2200.00

£500 per obligation that requires written confirmation of obligation discharged.

6.26 **Ecology Officer**

6.27 No objection subject to conditions securing a Construction Ecological Management Plan (which will include details of the temporary swift boxes to be provided during construction), ecologically sensitive lighting, bird and bat box provision, BNG condition to secure on site net gain and 30 years management.

6.28 **Anglian Water**

6.29 No objection raised.

6.30 **NHS**

6.31 No objection subject to financial contributions towards expanding the local GP capacity.

6.32 **Designing out crime officer**

6.33 No objection- standard advice in relation to lighting, natural surveillance, boundary treatments, cycle parking and footpath locations.

6.34 **Access officer**

6.35 Very pleased with the design of the scheme and the disability panel showed their appreciation for this proposed development. Advisory

comments have been made in relation to the internal arrangements of the M4(2) and M4(3) units.

6.36 Greater Cambridge Shared Waste Service

6.37 Acceptable subject to a condition which ensures the low growing flower bed on the western side of the development will not conflict with the waste collection strategy.

6.38 Cambridgeshire Fire and Rescue

6.39 Asks for provision to be made for fire hydrants.

6.40 Design Review Panel Meeting of 7th March 2023 (Please refer to Appendix 1)

-Consider a reduction of amount of stepping within blocks W1 and W2 will create a better building design.

-An east west connection between blocks W1 and W2 should be tested.

-General concerns with the scale and massing of the buildings proposed. Particularly the overall bulk of W1/W2.

-Passivhaus standards should apply to all new homes not only the affordable.

-Higher biodiversity net gain should be targeted.

-Clearer pedestrian routes need to be established through the site.

6.41 Disability Consultative Panel Review Meeting of 30th January 2024 (Please refer to Appendix 2)

-Very pleased with the space for wheelchairs in the communal areas and asked if the seating will have a mixture of heights and handrails/non handrails.

-Content with the inclusivity of the indicative play equipment and its suitability for a range of children with different needs. The final detail to be secured by condition at the detailed design stage.

- The Chair queried the surface of the paths through to the recreation ground. It was confirmed that it will be a resin bound gravel, which is smooth and a light colour.

7.0 Summary of design changes made through the pre application process and following the Greater Cambridge Design Review panel

7.1 The design and proposed layout of the development has evolved throughout the pre-application process following on from a number of pre

application meetings and workshops with the LPA and as a result of feedback of the presentation of the scheme to the Greater Cambridge Design Review Panel meeting. The main areas of change are summarised below.

- 7.2 A significant change made as a result of the Design Review Panel involved a detailed review of the scale and massing of the western apartments which was originally proposed as one large block. Following the review this apartment block was separated into two separate buildings which resulted in a reduction in the number of units but improved the scheme by achieving an acceptable design in terms of scale and mass. Breaking the block down into two separate buildings led to a further benefit of a clear east- west connection between the apartment blocks across the site and to the central open space.
- 7.3 Through the pre application process and as a result of the design review panel comments various alterations were also made to the layout of the central open space to create more legible footpath connections to improve the permeability across the site and provide enhanced routes to Coleridge recreation ground. Other amendments included a reduction and relocation of some of the car parking to minimise the amount of hard surfacing and visual impact of parked cars on the streetscene. The design and appearance of each of the apartment blocks were frequently discussed at the pre application workshops. Additional detailing and material choices were made to add architectural interest of these buildings.
- 7.4 Throughout the design process the applicants considered and presented various options, building forms, heights and arrangements. As a result of various pre application workshops and discussions with officers the scheme submitted has responded appropriately to the comments of both officers and the design review panel.

8.0 Third Party Representations

8.1 Representations have been received from 26 addresses.

8.2 Those in objection have raised the following issues:

- Density is too high and is an overdevelopment of the site.
- Buildings are too tall and out of context for the area.
- Insufficient car parking is provided.
- Increase in traffic, particularly during construction.
- Impact on local services (NHS and Schools).
- More affordable homes should be provided.
- Overshadowing impact on the recreation ground and allotments.
- Loss of habitat for bats and swifts.
- Concerned by the lack of affordable homes.

9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups and Organisations

Cambridge Cycling Campaign

10.1 Raises concern as an excessive amount of the site is allocated to car parking. The development should be a car free scheme. If a significant amount of car parking is to be provided this should be located within a belowground car park. Camcycle acknowledges the scheme exceeds the amount of cycle parking required by policy standards but considers there to be a need for additional spaces for the smaller properties. Clarification is also sought in respect of the location of the over sized cycle parking within the development.

10.2 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.

11.0 Assessment

11.1 Principle of Development

11.2 Policy 3 of the Cambridge Local Plan 2018 relates to new residential development in the city and is of relevance in determining the acceptability of the principle of this development proposal.

11.3 Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities. The application site is in a location which has other residential uses in close proximity, has good transport accessibility and is on land which already has a residential use.

11.4 With the above in mind, it is considered that the proposal is in accordance with policy 3.

Protected Open Space

11.5 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of this application as the policies Map 2018 identifies part of the application site as protected open space (A07 and AGS32) within the Open Space and Recreation Strategy (2011). These spaces are considered to be of recreational and environmental importance. A07 runs along the northern boundary of the site to the east of the allotments and consists of private grass amenity areas to the rear of the Fanshawe Road properties, this space has a quality rating of 62.22%. AGS32 is a publicly accessible space which fronts onto Fanshawe Road and this space has a quality rating of 36.84%.

- 11.6 Cambridge Local Plan (2018) policy 67 aims to protect designated open space of environmental and recreational importance. The local plan states that development proposals which would lead to the loss of protected open space will not be permitted unless the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost.
- 11.7 Policy 67 states that “Development proposals will not be permitted which would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
 - b. the re-provision is located within a short walk (400m) of the original site.”
- 11.8 The applicants have carried out an analysis of the existing site and calculated the total amount of protected open space within the site boundaries to be 0.448ha. The application proposal seeks to introduce a total of 0.4861ha of enhanced open space within the development, this demonstrates an increase in the amount of protected open space.
- 11.9 In terms of the quality of the open space, the proposals seeks to enhance the existing open space provision. The proposed open spaces will introduce new play spaces, include biodiversity enhancements, landscape improvements and enhanced permeability between Fanshawe Road and the Coleridge Recreation ground through the introduction of new footpaths across the site. The proposed new open spaces will be publicly accessible.
- 11.10 The proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.
- 11.11 **Affordable Housing Provision**
- 11.12 Policy 45 of the Cambridge Local Plan requires for a scheme of this size 40% of dwellings to be affordable. The proposed development includes 45 affordable homes which exceeds the policy requirement by delivering 54% of the development as affordable.
- 11.13 Policy 45 and the Housing SPD requires that developments should include a balanced mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge.
- 11.14 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. This includes the delivery of 9x three bed five person affordable homes. The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.

- 11.15 In terms of the affordable housing tenure proposed, 75% is proposed as affordable rent (capped at 60% of market rent) and 25% is proposed as intermediate (capped at 80% of market rent). This is considered acceptable and in accordance with policy. Each affordable block will also provide a mixture of affordable and intermediate rented accommodation, ensuring a mixed and balanced community is provided in each of the blocks.
- 11.16 In terms of clustering the application proposes 28 affordable units within block W1 and 17 affordable units within block E2. It is noted that the Council's policy seeks to ensure that affordable housing provision is not clustered in one location. However, given that the scheme proposes an above policy provision of affordable homes it is considered that in this instance exceeding the clustering policy requirement is acceptable. Moreover, the external appearance and design of the affordable homes is tenure blind with no discernible difference in quality between private sale and council rented units which is in accordance with policy and is supported.
- 11.17 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.

Design, Layout, Scale and Landscaping

- 11.18 Policies 55, 56, 57, 58, 59 and 60 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 treatments.
- 11.19 The application has been the subject of a Design Review Panel, a Disability Consultative Panel and extensive pre application discussions with officers.
- 11.20 The immediate area around Fanshawe Road and Coleridge Recreation ground is residential in use and the homes are generally two storey detached and semi-detached houses. Further to the west of the site (approximately 180m) is the Flamsteed Close development (to the west of Rustat Road) which reaches 5 storeys in height. The existing housing on the application site, which is proposed to be demolished, consists of three blocks of accommodation. These are arranged in a semi-circular position, with a centrally positioned long block of approximately 66 metres flanked by two shorter blocks of 22 metres. All blocks are three storeys tall with a pitched roof. The blocks are of shallow depth which means that despite being significantly longer and taller than surrounding houses, they retain a domestic scale and proportion.
- 11.21 A key priority throughout the pre application process was to ensure the scheme delivered an equal or increased amount of protected open space within the application site. As a result of this priority along with the need to increase the number of dwellings on site and make efficient use of the

brownfield site, the pre application proposals consisted of various iterations of apartment blocks within the landscape instead of a street based approach. Notwithstanding this, the existing blocks of accommodation on the site are considered to be at odds with the prevailing character along Fanshawe Road and therefore, the addition of buildings of a larger scale/mass into the site was considered to be acceptable in principle subject to an appropriate design and layout being achieved.

- 11.22 The application proposes 84 homes across the 1.23 hectare site which equates to approximately 68 dwellings per hectare which is considered an appropriate density for the application site and would not be an overdevelopment of the site.
- 11.23 Given the overall size of the site, the sustainable location and the opportunity to introduce a larger enhanced open space within the centre of the site, it is considered to be an appropriate location to introduce taller buildings and a denser form of development that make efficient use of the land.
- 11.24 Along the north east and west boundaries of the site two blocks of two storey terraces are proposed which relate positively to the scale of the surrounding residential buildings along Fanshawe Road. These terrace properties will be accessed via two new access roads which will be well overlooked by both the existing and proposed properties.
- 11.25 Policy 60 (Tall Buildings) of the Cambridge Local Plan 2018 requires the submission of a visual assessment where a structure breaks the existing skyline and/ or is taller than the surrounding built form. The applicants have worked with the Councils urban design and landscape officers to identify the viewpoints that need to be included within the visual impact assessment and the outcome of the assessment has helped to develop the design through pre application discussions (this led to a reduction in massing which was achieved by breaking blocks W1 and W2 into separate blocks of accommodation).
- 11.26 Blocks E2 and W2 are proposed to front onto Fanshawe Road and these views will be the most impactful on the streetscape. The proposed increase in scale and massing has been mitigated along Fanshawe Road by limiting the heights of these blocks to three stories for the elements closest to the street and the inclusion of slipped blocks which have helped create an overall more slender appearance. The buildings are proposed to remain set back from Fanshawe Road and to step up in height further to the north of the site, this has led to the most valuable trees being retained along Fanshawe Road which maintains a street lined street and helps to soften the visual impact of the proposed development when viewed from the surrounding streets.
- 11.27 The tallest buildings within the proposed development are Blocks E1 and W1 which are predominantly 5 storeys in height (16.3m to the top of the parapet). These buildings are proposed to be set against the edge of the Coleridge recreation ground. Each of the blocks have been designed to

include slipped building forms which help reduce the overall massing of the blocks. As shown in the majority of the viewpoints the visibility of the blocks will be limited when trees are in leaf but it is likely the blocks would be visible during the winter months. Officers consider the most impactful view is across Coleridge Recreation ground (VP05). It is acknowledged VP05 demonstrates that blocks W1 and E1 will be taller and more visible than the existing buildings on site when viewed from this location. Viewpoint 05 demonstrates that the site is capable of accommodating the addition of these larger and taller buildings without having a detrimental impact on the character of the recreation ground or having an adverse impact on the Cambridge skyline. The scale, height and massing proposed is supported by the Council's Urban Design and Landscape officers.

- 11.28 The proposed open space offers a larger, more accessible and legible landscaped environment which will be well integrated into the proposed development. The landscaped space will run north- south between Fanshawe Road and Coleridge recreation ground and provide clearer pedestrian routes which will benefit existing local and future residents. The development will successfully integrate new planting, biodiversity enhancements and play features within the scheme.
- 11.29 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF subject to conditions as recommended by Urban Design and Landscape officers.

Trees

- 11.30 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 11.31 The application is accompanied by a tree survey and arboricultural impact assessment.
- 11.32 The submitted Arboricultural Impact Assessment identifies that proposed development would result in the loss of seven category B trees and a number of category C groups and hedges are proposed to be removed to the north of the site. However, all category A trees along Fanshawe Road are proposed to be retained.
- 11.33 The Cambridge City Council tree officer has been consulted on the application and has raised no formal objection from the tree team. The tree officer has acknowledged that the loss of category B and C trees will have a detrimental impact on public amenity. However, the retention of the highest value trees along Fanshawe Road as well as sufficient space for strategic replacement planting within the central open space has resulted in an acceptable scheme.

- 11.34 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

Carbon Reduction and Sustainable Design

Sustainable Design and Construction

- 11.35 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.
- 11.36 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 11.37 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.
- 11.38 The application is supported by a Sustainability statement and Energy statement which assesses the proposed development and design in the context of sustainability.
- 11.39 The scheme is proposed to be gas free and will make use of air source heat pumps. All of the proposed affordable homes will all be designed in line with Passivhaus principles to reduce the space heating demand of the properties. For the proposed market housing a fabric first approach is also followed. The proposed development will reduce carbon emissions by 73% site wide compared to the Part L baseline, which significantly exceeds the Local Plan policy requirement. The proposed development will also achieve a maximum water consumption of 99 litres per person per day which exceeds the policy requirement of 110 litres per person per day. The proposed maximum water usage is secured by condition 24). All flat roofs are proposed to have green roofs. The application proposes for all car parking spaces to include active EV charging points.
- 11.40 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to a condition which ensures the scheme is carried out in accordance with the submitted energy statement and a water efficiency implementation condition to ensure compliance with the maximum water usage of 99litres per person per day is achieved.

Overheating and Ventilation

- 11.41 Twelve of the proposed dwellings provided will be single aspect, however, none of these would be north facing properties. Through the pre application process the applicants have worked to design out and reduce the number of single aspect dwellings where possible.
- 11.42 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the thermal modelling report. The Council's Sustainability officer has confirmed that all units achieve compliance with the Part O of the Building regulation requirements and this has been achieved through the design of mitigation measures including glazing specifications, depth of window reveals and provision of external shading.
- 11.43 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 11.44 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.
- 11.45 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG).
- 11.46 The PEA identifies a number of ecological enhancements including bird, bat box provision and hedgehog friendly boundaries. The Council's Ecology officer is content with the submission and the proposals are acceptable subject to conditions securing a Construction Ecological Management Plan (which will include details of the temporary swift boxes to be provided during construction), ecologically sensitive lighting, bird and bat box provision.
- 11.47 In respect of Biodiversity Net Gain, the proposed landscape scheme has demonstrated that a net gain of 35.83% is deliverable on site which exceeds the mandatory 10% net gain. A condition which secures the delivery of this net gain and the 30 years management will be imposed.
- 11.48 Overall, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority

species and the scheme 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).

Water Management and Flood Risk

- 11.49 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.
- 11.50 The site is located within Flood Zone 1, indicating a low level risk of flooding. The site is also at low risk of sewage flooding and surface water flooding.
- 11.51 The applicants have submitted a Flood Risk and Drainage Strategy Report.
- 11.52 The Local Lead Flood Authority had originally raised some concerns, and sought clarification on a number of matters including the overall amount of impermeable areas and hydraulic calculations. During the course of the application the applicant provided additional information and clarification, and the LLFA have advised that the strategy provided is acceptable subject to conditions securing full details of the drainage strategy, maintenance arrangement and management of surface water during construction.
- 11.53 Anglian Water has raised no objections to the proposal.
- 11.54 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Refuse Arrangements

- 11.55 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 11.56 The proposed refuse storage arrangements are shown to be of a logical layout, with underground 'iceberg' bin stores located on both the east and west side of the development to serve all of the residential properties across the site. The applicant has engaged positively with the Greater Cambridge Shared waste team through various pre application meetings to agree the waste capacity calculations, the underground refuse vehicle tracking and the drag distances. The applicants have included a standalone waste strategy document within the submission which has been reviewed by the shared waste officers. Following a review of the application the waste team have raised no objection to the development subject to conditions which secure the specification of the underground bins prior to installation and details which demonstrate there is no conflict between the low growing flower bed on the western side of the development and the iceberg bins during collection.

- 11.57 For the reasons given above officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

Highway Safety and Transport Impacts

- 11.58 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 11.59 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 11.60 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which shows safe use by the Greater Cambridge Shared Waste service refuse trucks is possible within and around the site. A Transport assessment has also been submitted. The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the development is acceptable subject to conditions relating to falls and levels, construction vehicles weight/ time limits and a traffic management plan.
- 11.61 The County Transport Assessment team has also assessed the application and confirmed they raise no objection to the proposed development subject to a mitigation package which secures a contribution towards the Greater Cambridge Partnership Chisholm Trail project. As originally submitted the County requested a contribution of £359,000.00. However, officers are currently reviewing this contribution request and the calculation methodology. An update on the contribution amount requested will be provided via the amendment sheet ahead of the planning committee meeting.
- 11.62 Subject to the conditions and an appropriate mitigation package being agreed it is considered that the proposals are in accordance with Cambridge Local Plan (2018) policies 80 and 81.

Cycle and Car Parking Provision

- 11.63 Cycle Parking
- 11.64 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each

dwelling and be at least as convenient as car parking provision. To support and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 11.65 Each of the four apartment blocks are proposed to have a secure internal cycle store on the ground floor of the apartment blocks. 145 cycle parking spaces are proposed for the apartment blocks which exceeds the policy requirements by 10 cycle parking spaces. The cycle parking provision is proposed in the form of Sheffield stands and provision has been made for the storage of cargo bikes within all of the apartment blocks. The provision is acceptable and in accordance with the requirements of Policy 82 and appendix L of the Cambridge Local Plan 2018
- 11.66 A further 11 visitor cycle parking spaces are proposed externally which have been conveniently located at the entrances to the apartment blocks.
- 11.67 In respect of the cycle parking provision for the terrace properties (blocks E3 and W3). The proposed site layout has incorporated sufficient space within the frontage of these dwellings for cycle stores. A condition will be imposed to secure the detailed design and appearance of the cycle stores.
- 11.68 Subject to condition the proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

Car parking

- 11.69 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. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped developments are supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 11.70 The application site is located inside the controlled parking zone (Coleridge West) with residents only parking between 10am and 6pm which ensures that only residents are able to park in this area during these hours. The proposal provides a total of 49 car parking spaces to serve the 84 new dwellings – this equates to a ratio of 0.54 spaces per dwelling for the apartments and 1 space per unit for the houses. Four of these spaces would be disabled parking bays and these would be allocated to the M4(3) units. All car parking spaces are to be allocated.
- 11.71 The amount of car parking proposed is considered acceptable as the site is located in a sustainable location, in close proximity of bus stops, railway stations and local amenities. The level of parking provided is considered to adhere to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicles and encourage the shift towards more sustainable transport modes. The amount of car parking proposed is therefore considered acceptable in this instance.

- 11.72 The applicant has submitted a parking survey which has been carried out in accordance with the widely used Lambeth Methodology. The surveys were undertaken at night when the residential owner / occupier parking in the local area would be at it's busiest. The results found there to be capacity on surrounding streets. Notwithstanding this, the occupants of the new development will not quality for residents parking permits within the existing on street parking schemes and as such the future occupants of this development will not have any impact on the existing on street parking capacities along Fanshawe Road or any streets surrounding the development within the controlled parking zone.
- 11.73 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. The proposal exceeds policy requirements as the development proposed 100% of spaces to have EV charging points. This is secured by condition 40.
- 11.74 Subject to conditions including provision of the parking spaces before units are occupied and the provision of EV charging points, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

Impact on amenity of neighbouring properties

- 11.75 The application site is adjacent to existing residential properties along Fanshawe Road. Policy 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 11.76 *Impact on No's 32 and 34 Fanshawe Road*
- 11.77 The design of the scheme has been developed to reflect the site's context, including the relationship with existing residential properties nearby. The proposal involves the redevelopment of the rear garden spaces of nos.32 and 34 Fanshawe Road, which become part of the proposed terrace block W3. The front elevation of no.32 Fanshawe Road faces east towards the open space, and diagonally across from the proposed southernmost dwelling within proposed terrace properties of W3. It is acknowledged that the positioning of the proposed terrace properties introduces windows which are adjacent to the front elevation of number 32 Fanshawe Road. However, the views between these properties would be very oblique and at such a tight angle it is not considered to be detrimental to the amenity of existing or future occupants in terms of loss of privacy. Moreover, inter-looking between front elevations of properties is not considered to be as sensitive

as views into the rear elevations of residential units. Furthermore, there is an existing public footpath which passes the front elevations of this property and views into the ground floor windows are already possible from the public realm as existing. Therefore, the proposed relationship between the south facing terrace property within block W3 and number 32 Fanshawe Road is considered acceptable.

11.78 In respect of number 34 Fanshawe Road the proposed windows of the terrace properties within block W3 have been positioned to minimise overlooking towards the rear elevation and garden space of this existing property. During the course of the application an upper floor bedroom window has been removed to ensure a separation distance of approximately 18.5m is achieved between the nearest window upper floor window and the rear of number 34. Moreover, any views between these properties will be oblique views and the impact on the residential amenity of this property is considered acceptable.

11.79 *Impact on number 10 Fanshawe Road*

11.80 The proposed east elevation of block E2 faces the side elevation of no.10 Fanshawe Road. The existing property is proposed to be separated from apartment block E2 by a landscape verge with tree planting and the eastern access road. The separation distance between block E2 and the boundary of number 10 Fanshawe Road is 22 metres. It is acknowledged that the design of the scheme includes the addition of windows and two balconies on the west elevation of block E2 which inevitably will result in an element of overlooking towards the property and rear garden space of number 10 Fanshawe Road. However, the application site is in an urban area where an element of mutual overlooking between the properties is often expected. Moreover, the relationship between the existing block of flats and number 10 Fanshawe Road already involves direct views from the existing flats towards the garden space of this property at a distance of approximately 15 metres and therefore, the proposal is not considered to result in further loss of privacy for this property and the proposed relationship is considered acceptable.

11.81 In terms of overbearingness and overshadowing it is considered that the massing of the apartment Block E2 is successfully broken up and achieves a scheme that does not create an overbearing impact on the adjacent properties to the east of the application site. The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment and this demonstrates that the proposal would have an acceptable impact on the daylight and sunlight receipt of existing properties, as well as an acceptable impact with regard to overshadowing.

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

11.83 Future occupants

11.84 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).

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

W1 (Affordable Block)

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	1	2	1	50	79	+29
2	1	2	1	50	69	+19
3	1	2	1	50	50	0
4	2	4	1	70	89	+19
5	3	5	1	86	87	+1
6	1	2	1	50	50	0
7	1	2	1	50	50	0
8	2	4	1	70	72	+2
9	1	2	1	50	52	+2
10	1	2	1	50	51	+1
11	3	5	1	86	87	+1
12	1	2	1	50	50	0
13	1	2	1	50	50	0
14	2	4	1	70	72	+2
15	1	2	1	50	52	+2
16	1	2	1	50	51	+1
17	3	5	1	86	87	+1
18	1	2	1	50	50	0
19	1	2	1	50	50	0
20	2	4	1	70	72	+2
21	1	2	1	50	52	+2
22	1	2	1	50	51	+1
23	3	5	1	86	87	+1
24	1	2	1	50	50	0
25	1	2	1	50	50	0
26	2	4	1	70	72	+2
27	1	2	1	50	52	+2
28	1	2	1	50	51	+1

E1 (Market Block)

Unit	Number of bedrooms	Number of bed spaces	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit (m ²)	Difference in size
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		(persons)				
1	1	2	1	50	52	+2
2	2	4	1	70	74	+4
3	2	4	1	70	70	0
4	2	4	1	70	74	+4
5	2	4	1	70	70	0
6	2	4	1	70	70	0
7	2	4	1	70	73	+3
8	2	4	1	70	73	+3
9	2	4	1	70	70	0
10	2	4	1	70	70	0
11	2	4	1	70	73	+3
12	2	4	1	70	73	+3
13	2	4	1	70	70	0
14	2	4	1	70	70	0
15	2	4	1	70	73	+3
16	2	4	1	70	74	+4
17	2	4	1	70	73	+3

E2 (Affordable Block)

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	5	1	86	109	+23
2	2	4	1	70	73	+3
3	1	2	1	50	55	+5
4	2	4	1	70	72	+2
5	3	5	1	86	94	+8
6	2	4	1	70	73	+3
7	1	2	1	50	55	+5
8	2	4	1	70	72	+2
9	3	5	1	86	91	+5
10	3	5	1	86	91	+5
11	2	4	1	70	72	+2
12	1	2	1	50	55	+5
13	2	4	1	70	73	+3
14	3	5	1	86	94	+8
15	2	4	1	70	73	+3
16	1	2	1	50	55	+5

17	2	4	1	70	72	+2
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W2 (Market Block)

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	2	4	1	70	74	+4
2	2	4	1	70	70	0
3	1	2	1	50	52	+2
4	2	4	1	70	74	+4
5	2	4	1	70	70	0
6	2	4	1	70	70	0
7	2	4	1	70	76	+6
8	2	4	1	70	74	+4
9	2	4	1	70	70	0
10	2	4	1	70	70	0
11	2	4	1	70	76	+6
12	2	4	1	70	74	+4
13	2	4	1	70	70	0
14	2	4	1	70	76	+6

W3 (Market Block)

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	5	2	93	98	+5
2	3	5	2	93	98	+5
3	3	5	2	93	98	+5

E3 (Market Block)

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	5	2	93	98	+5
2	3	5	2	93	98	+5
3	3	5	2	93	98	+5
4	3	5	2	93	98	+5
5	3	5	2	93	98	+5

11.86 All of the proposed units comply with the size requirements for internal space standards under Policy 50 of the Local Plan.

11.87 Amenity Space

11.88 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 flats would have private external amenity space in the form of a ground floor terrace area or a balcony. The sizes of the gardens for the 3 bedroom houses are considered to be generous in size and offer future occupants a high quality usable private external space.

11.89 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed.

11.90 The development has been assessed to ensure compliance with Policy 51 is achieved. All of the proposed dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure this. Policy 51 seeks to secure 5 per cent of the affordable housing component as M4(3) dwellings. The application proposes to exceed this policy requirement by providing 9% (4 affordable homes) as M4(3) compliant homes. All four of the M4(3) units will have an allocated accessible car parking space which have been conveniently located in close proximity to the entrances of the apartment blocks.

11.91 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

Third Party Representations

11.92 The table below sets out officers' responses to the third party representations and the relevant paragraphs within the report where these matters are addressed.

Third Party Comment	Officer Response
Density is too high and is an overdevelopment of the site.	Please refer to paragraphs 10.18-10.29
Buildings are too tall and out of context for the area.	Please refer to paragraphs 10.18-10.29
Insufficient car parking is provided.	Please refer to paragraphs 10.69-10.75

Increase in traffic, particularly during construction.	The development would be subject to conditions (Traffic Management Plan, Construction Hours and Construction vehicle size/ hours restrictions). The Cambridgeshire County Council Local Highway Authority and Cambridge City Council Environmental Health officers have reviewed the application and have no objection subject to conditions.
Impact on local services (NHS and Schools).	Please refer to paragraphs 6.5 and 6.30. Contributions are sought from relevant consultees which would serve to mitigate the impact of the development on local services.
More affordable homes should be provided.	The proposal includes 54 per cent of the development as affordable homes equating to 45no. affordable dwellings. The proposal exceeds the amount of affordable homes required by Policy 45 of the Local Plan which requires 40 per cent of the total number of dwellings be provided as affordable housing on sites of 11 dwellings or more. The affordable provision consists of a tenure split of 75% affordable rented and 25% intermediate homes.
Overshadowing impact on the recreation ground and allotments.	A Sun Path Study has been provided to demonstrate the impact of the proposals on the neighbouring allotments and Coleridge Recreation Ground. The evidence submitted demonstrates there will be a slight loss of early morning sunlight in September, December and March but this will not be significant. The evidence also demonstrates there will not be any impact on the amount of light to the allotments during the growing season. The relationship with the allotments and recreation ground is considered acceptable.
Loss of habitat for bats and swifts.	Please refer to paragraphs 10.44-10.48.

Planning Obligations (S106)

The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;

- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

11.93 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

11.94 Policy 85 of the Cambridge Local Plan 2018 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

11.95 It is noted that the proposal would result in an increased demand on local facilities and service by virtue of an increase in population. Where these provisions have not been provided on site and where there is not existing capacity to serve the population of the proposed development, the applicants have been asked for a contributions to mitigate the impact of the development. The applicants have agreed to each of the contributions as requested.

Heads of Terms

11.96 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Heads of Terms	Summary	Status
City Council Infrastructure		
Provision for children and teenagers	Play equipment to be provided on site	-
Indoor sports	£55,312.00 towards the provision of indoor sports facilities at Coleridge recreation ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Outdoor sports	£48,938 towards Outdoor Sports at Coleridge Recreation Ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Informal Open Space	£49,761 towards informal open space and equipment at Coleridge recreation ground.	Agreed subject to the contribution being allocated to a specific project which

		complies with the CIL regulations.
Community facilities	£143,416 towards improvement of facilities at Coleridge Recreation Ground.	Agreed subject to the contribution being allocated to a specific project which complies with the CIL regulations.
Affordable housing	Provided on site	-
Monitoring	£2,200 towards the administration and monitoring of the section 106 agreement, and a further fee of £500 <u>for each obligation</u> where the Council is required to confirm compliance of an obligation	Agreed
County Council – Education / Refuse/ Transport		
Chisholm Trail	Financial contribution towards the Chisholm Trail project. Amount requested to be confirmed.	TBC
Early years	No contributions sought	-
Primary School	No contributions sought	-
Secondary School	No contributions sought	-
Life Long Learning (Libraries)	£1960.00 towards Rock Road library facilities.	Agreed
Strategic waste	£8640 for waste receptacles	Agreed
NHS		
GP services	Contribution towards additional floorspace at Cornford House Surgery and Mill Road Surgery of £70,834.18	Agreed

- 11.97 The planning obligations listed above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).
- 11.98 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and the provision of affordable housing,

officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

11.99 **Other Matters**

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.

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. This is secured by condition 3.

The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 42 has been imposed to secure these details prior to the occupation of the development.

Planning Balance

- 11.100 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 11.101 In terms of harm, officers acknowledge the development will involve the addition of taller and more visible buildings which will have an impact from short distance public viewpoints from Fanshawe Road and across Coleridge Recreation ground. However, the site is not in a Conservation Area, close to any listed buildings, and the proposals are not visible from sensitive long distance views of the Cambridge skyline (as demonstrated by the submitted VP24). Overall, the development is considered to comply with policy 60 of the Cambridge Local Plan 2018.
- 11.102 Officers also acknowledge that the proposal would involve the loss of some existing trees on site. Whilst some weight should be given to the loss of these trees the development proposals have prioritised the retention of the trees of the highest value and quality (category A) and also proposes the planting of 47 new trees.
- 11.103 In terms of environmental benefits, the proposal would result in the development of an existing brownfield site. The proposal involves the replacement of the existing properties (low thermal efficiency and structural issues) with low carbon and environmentally sustainable homes, this should be afforded a moderate degree of weight as an environmental benefit. The proposal has also demonstrated an uplift (35%) in biodiversity net gain on

the site goes significantly above the 20% aspiration sought in the Biodiversity SPD and should also be afforded moderate weight as a benefit.

- 11.104 The proposal would result in economic and social benefits through an increase in affordable housing in the City and the addition of a large publicly accessible open space which will provide new connections to the recreation ground. The development will also promote sustainable forms of transport. These benefits should all be given moderate to significant weight.
- 11.105 Overall, the proposed development will bring significant economic, environmental and social public benefits that accord with the three dimensions of sustainable development as set out in the NPPF. The balance of these benefits is considered to outweigh the harm of the loss of the trees.
- 11.106 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval, subject to conditions and the prior completion of a S106 agreement.

11.107 **Recommendation**

11.108 **Approve** subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms.

Planning Conditions

- 1 **Standard time**
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 **Approved Plans**
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.

Written scheme of investigation

3. Unless an alternative trigger is agreed in writing by the local planning authority, no demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. the statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme; and
 - 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 2023).

M4(2) compliance

- 4 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).

M4(3) dwellings

- 5 Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user 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).

Levels

- 6 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

3.5 tonnes construction vehicles hours

- 7 Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:00hours-16:00hours, Monday to Friday.

Reason: in the interests of highway safety.

Traffic management plan

- 8 No demolition or construction works shall commence until a traffic management plan has been submitted to and approved in writing by the Local 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 where practical);
- ii. Contractor parking; providing 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 where practical);
- iv. Control of dust, mud and debris, in relation to the operation of the adopted public highway.

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

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policy 81.

Travel Welcome Pack

- 9 Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

Materials and sample panel

- 10 Prior to the commencement of the development hereby approved, with the exception of demolition and 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. (Cambridge Local Plan 2018 policies 55 and 57).

Hard and Soft Landscaping

11 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme 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 indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)

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

e) Notwithstanding the approved plans the low growing flower bed as shown on page 4 of the waste strategy statement uploaded 4th March 2024 shall be reduced in size to ensure the waste collection process can take place without conflict with the soft landscaping.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

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

Groundworks (landscape condition)

- 12 No development shall take place, including archaeology, until the details of all groundworks and soil movement relating to the development are submitted to and approved in writing by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' produced by DEFRA and Protecting and Enhancing Soils Policy Position Statement produced by Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To ensure that the details of the groundworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Tree pit details

- 13 No development shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been

submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

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

Green roof details

14. Prior to the commencement of any superstructure works the details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub base to be used and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- d) A management/maintenance plan
- e) Evidence of installation shall be required in photographic form prior to handover.

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).

Public Art delivery

15. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010).

AMS and TPP

- 16 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 for its written approval, 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.

Site meeting trees

- 17 Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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.

Tree protection compliance

- 18 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.

Replacement planting

- 19 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, 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.

Surface water drainage strategy

- 20 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Limited (ref: JE/VL/P22- 2768/01) dated 9th February 2024 and shall also include:

- a) Full calculations detailing the existing surface water 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 an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;

- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Drainage management and maintenance

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

Reason To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 169 and 173 of the National Planning Policy Framework.

Surface water management during construction

- 22 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

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.

Energy statement compliance

- 23 No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Energy Statement, Qoda, 5/12/2023 Version P05 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).

Water efficiency

- 24 Water efficiency measures for the scheme shall be implemented in line with the water efficiency targets as set out in the Sustainability Statement, Qoda, 5/12/2023 Revision P04. Prior to the occupation of the development hereby permitted the final water efficiency specifications shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate achievements of these design standards and to respond to the serious water stress facing the area and ensure that 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).

Contamination remediation phase 3

- 25 No development (or phase of) shall commence until a Phase 3 Remediation Strategy based upon the findings of the Tier 2 Geoenvironmental Assessment (Revision P01) by Sweco (ref: 65207740-SWE-XX-XX-T-GE-0002, dated 2nd March 2023), has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Contamination remediation phase 3 (compliance)

- 26 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).

Contamination verification report

- 27 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).

Unexpected contamination

- 28 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).

Material Management Plan

- 29 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).

Dust management

- 30 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).

Noise and vibration

- 31 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)

Construction hours

- 32 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).

Collections and deliveries

- 33 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).

Plant noise

- 34 The plant / equipment as approved shall be installed and operated in accordance with the principles, design and specifications (including operational noise levels, attenuation / mitigation and the results of the BS4142-type assessment) contained within the submitted Technical Note "Plant and Substation Noise"; Reference BD/VL/P22-2768/02TN, prepared by Create and dated September 2023.

The plant / equipment as approved shall be maintained and retained thereafter.

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

Artificial lighting

- 35 Prior to the installation of any external 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 external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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 - GN01/21 (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 nearby properties and future occupiers (Cambridge Local Plan 2018 policy 34).

Biodiversity enhancements

- 36 Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the number, location and specifications of the bird and bat boxes to be installed, hedgehog connectivity, habitat provision and other biodiversity enhancements. The approved scheme shall be fully implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Swifts (Construction Ecological Management Plan)

- 37 No development shall take place (including demolition and ground work) until a construction environmental management plan (CEMP: Swifts) has been submitted to and approved in writing by the local planning authority. The CEMP (Swifts) shall include the following:

- a) Risk assessment of potentially damaging construction activities on the known swift nest sites
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). Including details of temporary nest site provision, to include a minimum of seven temporary swift boxes.
- c) The location and timing of sensitive works to avoid disturbance to breeding swifts
- d) The times during construction when specialist ecologists need to be present on site to oversee works.
- e) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- f) Use of any necessary protective fences, exclusion barriers and warning signs.

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

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Ecological lighting strategy

38

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).

Biodiversity Net Gain

39

No development shall commence, apart from below ground works and demolition, until an updated Biodiversity Net Gain (BNG) Plan (based on the details submitted within the Biodiversity Metric Calculation and Biodiversity Net Gain Plan dated January 2024 produced by MKA

Ecology) has been submitted to and approved in writing by the local planning authority. The BNG Plan shall demonstrate how a minimum biodiversity net gain of 10% will be achieved.

The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

EV car parking charging scheme

- 40 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for active charge point(s) for each car parking space. The active charge points should have a minimum power rating output of 3.5kW. The approved electric vehicle charge points shall be installed prior to first occupation of the development.

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

Underground bin specification

- 41 Prior to the installation of the underground 'iceberg' bins the specification of the underground bins shall be submitted to and approved in writing by the local planning authority. The underground bin specification shall be compatible with the Greater Cambridge Shared Waste Service underground refuse vehicle.

Reason: to ensure an effective and efficient refuse collection strategy is achieved in accordance with Cambridge Local Plan 2018 policy 57.

Fire hydrants

- 42 Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

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

Cycle parking stores

- 43 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 terrace properties within blocks E3 and W3 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).

Energy consumption monitoring

- 44 Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the

contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

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

Letter boxes

45. All letter boxes for the proposed residential apartments shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority due to individual building layout constraints.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

Footpath connections

46. Prior to any works above slab level the detailed design of the proposed footpath connections along the northern boundary and to the allotments shall be submitted to and approved in writing by the Local Planning Authority. The agreed design shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

Reason: In the interest of good design and connectivity (Cambridge Local Plan 2018 policy 55 and 59).

INFORMATIVES:

1. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Highway works

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

3. Signage

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

4. Pollution Control

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

5. Water efficiency

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.