



Planning Committee Date	24 th April 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04191/REM
Site	Netherhall Farm, Wort' Causeway, Cambridge
Ward / Parish	Queen Ediths
Proposal	Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.
Applicant	Cala Homes (North Home Counties) Limited
Presenting Officer	Kate Poyser
Reason Reported to Committee	Application raises special planning policy or other considerations.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Whether the application is in accordance with the outline planning permission.2. Design and layout3. Highway safety4. Car and cycle parking

4. Affordable Housing
5. Sustainability
6. Water management
7. Biodiversity
8. Environmental health impacts

Recommendation

(i) APPROVE this reserved matters application subject to conditions and informatives as detailed in this report with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

(ii) Part discharge of the following planning conditions on the outline consent reference 20/01972/OUT:

- Condition 5 – Arboricultural Impact Assessment
- Condition 6 – Housing Mix
- Condition 7 – Residential Space Standards
- Condition 8 – Wheelchair User Dwellings (as amended)
- Condition 9 – Surface Water Management Strategy
- Condition 10 – Carbon Reduction
- Condition 11 – Water Efficiency
- Condition 12 – Sustainability Statement
- Condition 13 – Acoustic Design and Noise Insulation Scheme Report - Residential
- Condition 14 – Artificial Lighting
- Condition 15 – Public Art Delivery Plan
- Condition 20 – Arboricultural Method Statement and Tree Protection Plan
- Condition 24 – Site-Wide Ecological Design Strategy (EDS)
- Condition 28 – Site-Wide Surface Water Drainage Scheme
- Condition 32 – Public Art Strategy
- Condition 37 – Travel Plan

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1.0 Executive Summary

- 1.1 This application seeks approval of the reserved matters for 200 dwellings and the discharge of conditions listed above. The application site lies to the north of Worts' Causeway and is the specified site GB1, under Policy 27 in the

adopted Cambridge Local Plan 2018. Outline planning permission was granted for 200 homes on this site in January 2022.

- 1.2 The reserved matters are for: appearance, landscaping, layout and scale. The means of access was included within the outline planning permission.
- 1.3 The scheme is generally in accordance with the Parameter Plans and meets the policy requirement of 40% affordable housing. The tenure mix is policy compliant with 75% social/affordable rented units and 25% shared ownership.
- 1.4 A network of cycleways and footpath are to be provided throughout the site, linking up with Worts' Causeway and the GB2 site to the south. There will be one vehicular access to the site off Worts' Causeway, forming a staggered junction with the adjacent allocated GB2 site. Condition 35 of the outline permission required the applicant to make best endeavours to secure connectivity for pedestrians and cyclists to the northwest of the site through Almoners' Avenue or Beaumont Road. It was found not to be feasible and the condition discharged following consideration at the Planning Committee in July 2022.
- 1.5 The development meets the requirements of the Green Infrastructure Parameter Plan. A green buffer approximately 30 metres wide would be provided to the eastern edge of the site, where the site joins an open agricultural field and the Green Belt boundary. A 6 metres wide buffer is shown along the northern boundary with properties in Beaumont Road. A landscape buffer is to be provided to the boundary with Netherhall Farm. The proposed buffer varies in width but is considered to be sufficiently in keeping with the Parameter Plan.
- 1.6 The ridge heights of buildings would be within the heights of the Building Heights Parameter Plan.
- 1.7 Objections from 10 local residents have been received. Great Shelford Parish Council comments but makes no recommendation.
- 1.8 The scheme has benefitted from pre-application advice and has seen several amendments to improve the appearance and function of the development. Overall, it is considered to be of a good design, satisfying policies in the adopted Local Plan.
- 1.9 Officers recommend that the Planning Committee approve the reserved matters and discharge (or part discharge) the specified conditions, except where stated in paragraph 11.2 of this report.
- 1.10 The application proposes a cluster of affordable dwellings which is 3 dwellings greater than normally allowed under the S106 for this development. It is recommended that this is supported in this particular instance as it would cause no material harm.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The application site lies between Worts' Causeway and Beaumont Road and partly wraps around the buildings of Netherhall Farm. It is of an irregular shape and measures 7.2 hectares. Not all of the site is to be developed as the southwest section is a County Wildlife Site. Most of the site is in agricultural use and this is the area to be developed. The site partly wraps around the Netherhall Farm buildings and some trees are the subject of a Tree Preservation Order. The field to the east of the site would remain in agricultural use. The eastern edge of the development area marks the Green Belt boundary.
- 2.2 Buildings at Netherhall Farm are now mostly in residential use and include local listed buildings. Residential properties in Beaumont Road, to the north of the site, have long rear gardens that back onto the application site. 39 and 39a Almoners' Avenue are side on to the northeastern corner of the site. The south boundary of the site abuts Worts' Causeway
- 2.3 The application site connects with the surrounding area via Worts' Causeway. A Permissive path runs along the southern edge of Worts' Causeway from the GB2 site to Cherry Hinton Road. The GB2 site for 230 dwellings lies to the south of Worts' Causeway. This has outline planning permission and 2 out of the 3 Phases have the reserved matters approved. This site will provide cycle/footpath links to Babraham Road. The Netherhall School and Queen Edit Community Primary School would be accessible via Field Way and Almoners' Avenue/Beaumont Road, onto Queen Edith's Way.

3.0 Environmental Impact Assessment

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

4.0 The Proposal

- 4.1 The description of development is as follows:
 “Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.”
- 4.2 A Principal Street runs north/south through the site, with a loop at the northern end. Small cul-de-sacs run east/west either side of the principal street. A larger cul-de-sac serves the area in front of Netherhall Farm. Buildings are set back from Worts’ Causeway behind a 20 metres deep landscaping strip to the front. A 30 metres wide landscape buffer creates a soft eastern edge with the adjacent agricultural field.
- 4.3 There is a good network of cycleway/footpaths running throughout the site, running both north/south and east/west. This includes a shared cycleway/footpath running through landscaped area adjacent to Worts’ causeway. This contributes to an active travel link towards the city centre in one direction and Babraham park and ride in the other.
- 4.4 The site provides for a variety of houses and apartments. Five blocks of apartments occupy the “Farmstead” area between Worts’ Causeway and Netherhall farm, with a row of terrace houses to the western edge. The eastern edge provides for lower density, larger houses; the centre of the site for semi-detached and terrace houses, and a row of terrace houses to the northern edge. An apartment block occupies part of the “loop”.
- 4.5 The application has been the subject of pre-application advice and has been amended to address concerns raised. Further consultations have been carried out as appropriate. The amendments have related to matters of urban design, landscaping, highway detail and further information has been submitted relating to surface water flooding.
- 4.6 The application is accompanied by supporting reports and key plans (including amended plans), which are listed in a schedule in Appendix 1 of this item.

5.0 Relevant Site History

Reference	Description	Outcome
20/01972/OUT	Outline application (all matters reserved except for means of Access) for the erection of up to 200 residential dwellings, with associated infrastructure works, including access (vehicular,	Approved

pedestrian and cycle), drainage, public open space and landscape.

23/03405/S106A	Modification of planning obligations contained within the S106 Agreement associated with outline planning permission ref: 20/01972/OUT.	Approved and signed.
20/01972/NMA1	Non-material amendment to outline application 20/01972/OUT to amend the wording of Condition 8 (Wheelchair User Dwellings)	Permitted

- 5.1 Conditions of the outline planning permission, reference number 20/01972/OUT that have been discharged:
Condition 20 – Arboricultural Method Statement and Tree Protection Plan – part discharged.
Condition 23 – Ground Works – part discharged.
Condition 25 – Archaeological Written Statement of Investigation – part discharged.
Condition 35 - Pedestrian and Cyclist NW Connectivity – fully discharged.
- 5.2 The application site gained outline planning permission for 200 dwellings in January 2022, subject to conditions and a S106 Agreement. This has been followed by the submission of information required by various conditions and a non-material amendment to correct the wording of Condition 8 – Wheelchair User Dwellings.
- 5.3 It is to be noted that Condition 35 – Pedestrian and Cyclist NW Connectivity has also been discharged. This required work to be undertaken for the feasibility of providing a pedestrian/cyclist link between the site and either Beaumont Road or Almoners' Avenue. This was found not to be feasible, and the condition discharged following consideration by the Planning Committee. (Committee report attached at Appendix 3)
- 5.4 The modification of the S106 Agreement for this development has also been agreed by the Planning Committee and this has revised the size of clusters for affordable housing to 25 for a development of 200 dwellings.
- 5.5 There have been numerous applications relating to the conversion of farm buildings at Netherhall Farm to residential use.
- 5.6 An Officer Briefing was made to Members of the Planning Committee on 13th March 2024.

6.0 Policy

6.1 National

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

6.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 4: The Cambridge Green Belt

Policy 5: Sustainable transport and infrastructure

Policy 27: Site specific development opportunities

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 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 42: Connecting new developments to digital infrastructure

Policy 45: Affordable housing and dwelling mix

Policy 47: Specialist housing

Policy 50: Residential space standards

Policy 51: Accessible homes

Policy 55: Responding to context

Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 68: Open space and recreation provision through new development
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
Policy 85: Infrastructure delivery, planning obligations and the Community
Infrastructure Levy

6.3 Neighbourhood Plan

N/A

6.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Open Space SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

7.0 Consultations

7.1 Great Shelford Parish Council –

7.2 No recommendation, but are disappointed not to see solar panels, grey water recycling and air source heat pumps being proposed.

7.3 County Highways Development Management – No objection.

7.4 11th January 2024 – various concerns.

7.5 22nd February 2024 – various concerns.

7.6 29th February 2024 – various concerns.

7.7 12th March 2024 - The use of a 2m x distance visibility splay is not acceptable.

7.8 19th March 2024 – A visibility splay of 2.4m x 25m with a 1m off set is acceptable.

7.9 Lead Local Flood Authority – No objection.

7.10 1st December 2023 – unable to support the reserved matters application or the discharge of Conditions 9 and 28.

7.11 12th January 2024 – unable to support the reserved matters application or the discharge of Conditions 9 and 28.

7.12 22nd February 2024 – no objections raised and the discharge of Conditions 9 and 28 are recommended.

7.13 Environment Agency – No comment.

7.14 Urban Design and Conservation Team – No Objection

7.15 5th December 2023 – Objection for the following reasons:

- A vehicle and cycle parking strategy that fails to adequately promote active travel as a preferred mode of transport.
- A dominance of car parking and lack of soft landscaping in several streets and spaces.
- Poor street scene / lack of animation along the western edge.
- Incoherent street scene within the northern section (around the loop road).
- Inappropriate development form against the northern edge.
- Technical issues relating to refuse collection.
- Lack of placemaking / highway-led design of streets and spaces.
- Inappropriate sub-urban nature of the landscape landscaping details.

8th March 2024 – no objections raised and 3 conditions recommended – see recommended Conditions 4, 5 and 6 below.

7.16 Conservation Officer – No Objection

7.17 A condition is recommended relating to building materials for Building G (this is covered by the recommended Condition 4)

7.18 Senior Sustainability Officer – No Objection

7.19 6th December 2023 – the general approach is welcomed, but further information or a change of approach to mitigate the impacts of the development are necessary. An informative is recommended – see Informative 9 below.

7.20 26th February 2024 – no objection

7.21 Landscape Officer – No Objection

7.22 6th December 2023 – Further information requested. Amendments to tree species sought. Additional structural landscaping required to overcome

dominance of hard surfaces. Improved shape to some attenuation basins required.

7.23 7th March 2024 – no objection and conditions recommended – see Conditions 8, 9 and 10 below.

7.24 Ecology Officer – Object / No Objection

7.25 26th January - No Objection subject to improved nest box provision. (Planning Officer comment - Improvements have been carried out.)

7.26 Housing Strategy Officer – No objections

7.27 30th January – The affordable housing provision is policy compliant. The housing mix is acceptable. Accessible & adaptable dwellings are policy compliant. The tenure mix is policy compliant. All affordable units meet National Described Space Standards. There are 15 x 2 bed flats with only 3 bedspaces, meaning the scheme has an under provision of 15 bed spaces overall which is disappointing, so the scheme is only partially policy compliant. Housing Strategy accept that the over provision on the large cluster of 28 integrates well with the private units around it and does consist of 3 tenure types, allowing different types of households to mix. The scheme adheres to the Draft Housing SPD, with regard, to its requirements that the affordable housing is not distinguishable from market housing by its external appearance and is well integrated into the scheme.

7.28 27th February 2024 – clarification required regarding the number of 1 bed and 2 bed apartments. (Clarification received).

7.29 Environmental Health – No objection

7.30 27th February 2024 - Condition 27 – CEMP of outline permission can be discharged. Details of electric vehicle charging points requested, however these do not need to be submitted at the reserved matters stage. Further information required regarding artificial lighting.

7.31 Shared Waste Service – No objection.

7.32 23rd November 2023 – suggestions are made to improve collection points.

7.33 5th March 2024 – seeks clarification on apartment size and that roads will be built to adoptable standards.

7.34 Police Architectural Liaison Officer – No Objection

7.35 Detailed advice offered about security.

7.36 Fire Authority – No Objection

7.37 Seeks provision of fire hydrants.

7.38 Officer Note: these are to be provided under Condition 42 of the outline planning permission.

7.39 Cambridge City Airport – No objection

7.40 Disability Panel Meeting of 25th July 2023

- Concern about maintenance of unadopted roads.
- All the apartment buildings will be equipped with a lift.
- It would be helpful if all M4(3) properties were to have sliding (pocket) doors and a level access wet room.
- It was queried whether there would be parking spaces for delivery vans.
- Confirmation sought on the evacuation of residents from upper floors of apartment block in the event of a fire.
- A split of 75% affordable rented and 25% shared ownership was noted.

7.41 Cambridge Quality Panel Meeting of 28th July 2023

Specific recommendations

- Elevations and site sections would be helpful.
- The impact of the Parameter Plans is constraining and perhaps could be challenged to be more flexible, especially on the treatment of the 30m buffer.
- Think about where social interactions could happen, and the role of the east/west strip.
- Consider how to avoid encouraging anti-social behaviours and where teenagers might hang out.
- Can the north-west corner have greater amenity value and be future proofed for a connection to the neighbouring streets.
- Speed limits should be consistent within the site.
- ‘Streets’ not ‘roads’ and the walk to the bus stop will be longer than 400m for most residents.
- Apply the Active Travel England checklist.
- Consider the south-east corner and treatment of the hardstanding area.
- Question the need for a segregated cycle/footpath and the Causeway ‘wobble’.
- More planting and greenery needed generally.
- Is there a need for as much adopted road as planned?
- Prioritise walk/cycle routes over cars at side junctions.
- Celebrate water more within the development; and
- How extensive is the use of PVs and consider impacts of heat pumps.

7.42 A copy of the review letter is attached in full at Appendix 2.

8.0 Third Party Representations

8.1 11 representations have been received from nearby residents; 10 object and 1 comment.

8.2 Those in objection have raised the following issues:

- Principle of development – additional traffic, impact on services, water supply and Green Belt.
- Overdevelopment of site.
- The site has poor connectivity with facilities.
- objection to possible cycleway/footpath over neighbour's property.
- Residential amenity impact (impacts on privacy, noise and disturbance)
- Poor visibility at site entrance.
- lack of clarity of proposed work to County Wildlife Site.
- There should be a substantial fence between the track and County Wildlife Site.
- loss of trees to east of access track, as the replacements will take too long to grow.
- Potential surface water flooding to north of site.
- Proposed trees to north boundary are too large.
- Existing hedge to western edge incorrectly located.

9.0 Member Representations – None.

9.1 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.

10.0 Assessment

10.1 Planning Background

10.2 This reserved matters application follows the granting of outline planning permission in January 2022 for 200 dwellings. Pursuant to Condition 35, the applicant has engaged with local residents to explore the possibility of providing a path to link the site with Beaumont Road. However, this has been unsuccessful, and the condition was discharged by the Planning Committee on 20th April 2022.

10.3 At the Planning Committee on 6th December 2023, Members agree to a variation of the S106 Agreement in relation to the clustering of Affordable Housing. This allows up to 25 units in a cluster for a development of 200 dwellings, unless otherwise agreed by the City Council in writing.

10.4 The scheme has been the subject of pre-application advice, an officer led briefing to Members and negotiations have continued following the submission of the application, leading to the submission of revised drawings and documents. Further consultations have been carried out. The amendments include improvements to the design of the apartments to the south of Netherhall Farm and to side elevations fronting the principal street and western-most cycleway/footpath; to the arrangement of dwellings on the eastern edge and the northern terrace; to the affordable housing provision;

improvements to the accessibility of cycle storage; refinement of highway arrangement and improvements to landscaping and further information on surface water flooding.

10.5 Quality Panel Comments

10.6 A version of the proposed scheme was considered by the Quality Panel in July 2023. Some improvements have been made following the advice and these include:

- Improvements to the eastern section of the central east/west strip to increase interest for the LEAP, pedestrian/cycle route around a re-shaped attenuation basin.
- Increased amenity value to the north/east corner and provision of path in the event that a route through to Beaumont Road might one day in the future be possible.
- Provision of a community garden in the south/east corner.
- An overall increase in planting.

10.7 Disability Panel Comments

10.8 A version of the proposed scheme was considered by the disability panel in July 2023. Some work has been carried out following the advice given, which includes the submission of a Highway Technical Note providing information on the maintenance on streets not intended for adoption. Some of the other detailed matters would be considered under the Building Regulations.

10.9 Principle of Development

10.10 The principle of the development has been established as acceptable under the approved outline permission reference number 20/01972/OUT for GB1. The GB1 site has been allocated for residential development under Policy 27 of the Cambridge Local Plan 2018.

10.11 The approved outline planning permission consists of Parameter Plans for Land Use and Access, Building Heights and Green Infrastructure and drawings for the proposed site access arrangements. A single access road is shown from Worts' Causeway with a north/south spine road and loop road at the end, with east/west tertiary streets leading off it. There are three areas of maximum building heights, of 9 metres, 11.5 metres and 12 metres. A green buffer of 30 metres wide minimum is shown to the eastern edge and a mitigation buffer to the northern edge with properties in Beaumont Road. Central and southern open spaces are shown, and a western buffer is to be retained and enhanced. The submitted scheme is generally in line with the Parameter Plans and drawings, and officers can see no objections in this regard.

10.12 Housing Provision

10.13 The outline planning permission requires any reserved matters application to provide a balanced mix of dwelling sizes, types and tenures to meet projected

housing needs. The S106 Agreement requires 40% of the dwellings to be affordable.

- 10.14 The proposed scheme provides 80 affordable housing units, which is 40% of the overall 200 dwellings proposed. This is in accordance with the S106 Agreement and Policy 45 of the Cambridge Local Plan 2018.
- 10.15 All affordable housing units are to be built to Building Regulations requirement M4(2) and additionally 5% (4 units) will meet the Building Regulations requirement M4(a)a – wheelchair accessible and adaptable. This would be policy compliant and would satisfy the requirements of Condition 8 of the outline permission (as amended).
- 10.16 A tenure mix is proposed of 75% rented units and 25% shared ownership units. This equates to 60 units for rent and 20 units for shared ownership. The 60 rented units will comprise of 30 for Social Rent and 30 for Affordable Rent, which is policy compliant. A table of the tenure mix is provided below.

Dwelling	Social Rent	Affordable Rent	Shared Ownership	Bed space
2 bed flat (M4(3))	2	2	0	3
1 bed flat	5	14	11	2
2 bed flat	10	5	2	3
2 bed flat	6	5	2	4
2 bed house	3	2	2	4
3 bed house (3 storey)	2	2	3	5
4 bed house	2	0	0	6
Total	30	30	20	

- 10.17 The affordable housing units will be provided within several of the apartment blocks in the Farmstead area, south of Netherhall Farm; a couple of houses to the east of this area and the remainder as houses or within the apartment block H towards the north of the site, around the loop road. The S106 Agreement allows clusters of affordable housing up to 25 for a development of 200 dwellings. This is unless otherwise agreed in writing with the Council. There would be one cluster occupying an apartment block in the Farmstead area of 28 units. In this case, officers consider this to be acceptable as these units are well integrated with the private units around it and would consist of 3 tenure types, allowing different types of households to mix.
- 10.18 In the Greater Cambridgeshire Housing Strategy 2019, there is a requirement for the number of bed spaces per property to be maximised to house as many people on the housing register as possible. There are 15 x 2 bedroom flats with only 3 bed spaces. This amounts to an under provision of 15 bed spaces overall, which is disappointing. In this respect, the scheme is only partially policy compliant.

10.19 The affordable housing would not be distinguishable from market housing by its external appearance and is well integrated into the scheme. As such, it adheres to both the adopted and the emerging draft Housing SPDs.

10.20 All proposed dwellings on site will meet the Nationally Described Space Standards, as required by Condition 7 of the outline permission.

10.21 Conclusion

Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and sufficiently in accordance with Local Plan Policy 45 and the Greater Cambridge Housing Strategy 2019-2023. The requirements of Condition 6 of the outline permission, relating to housing mix have been met.

10.22 Design, Layout, Scale and Landscaping

10.23 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

10.24 The submitted scheme is sufficiently in line with the Parameter Plans approved under the outline planning permission. The overall layout has been refined, but not significantly changed; buildings are within the prescribed maximum heights; and the main site access is located in accordance with the Parameter Plans and approved site access drawings.

10.25 Condition 4 of the outline planning permission sets out some urban design principles. Negotiations have taken place during the pre-application stage and following the submission of the application to achieve a good urban design for the development. The scheme now achieves the design principles this condition seeks to achieve.

10.26 Much work has been undertaken to move away from a car led scheme. There is a good network of cycleways and footpaths throughout the scheme and negotiations have resulted in all dwellings having provision for cycle parking. (Cycle parking is considered under paragraph 11.76). The number of trees within streets have been increased, particularly within the Farmstead area, the Principal Street and to the northern terrace area.

10.27 For clarification, there is no proposal as part of this application to provide a cycle/pedestrian connection across adjacent private residential land to either Almoners Avenue or Beaumont Road.

10.28 Negotiations have resulted in amendments to house designs on the west of the Principal Street. Flank walls have been replaced with corner turning homes on the ends of terraces to provide front doors and greater interest to character of the Principal Street.

10.29 The external design of the apartments to the Farmstead area, between Netherhall Farm and Worts' Causeway, have greatly improved throughout negotiations. The most prominent elevations have inset balconies and there have been improvements to the window designs and external materials. The materials include brick and Cedral Lap fibre cement cladding to give a weatherboard-like appearance. They are of an appropriately strong design to reflect their prominent location fronting Worts' Causeway.

10.30 Homes on the eastern edge are the larger properties and would be more loosely knit to provide a low-density development. Negotiations have resulted in an informal layout to give a softer edge appropriate to its location on the edge of the development and close to the open countryside beyond.

10.31 A 30 metres deep landscaped area would provide a buffer between the development and the adjacent agricultural land. Within this area would be a meandering leisure cycle/footpath, a Local Area of Play and planting, including some larger trees. This would achieve the soft landscaped green edge intended under the outline planning permission and Policy 27 of the Cambridge Local Plan 2018.

10.32 Conclusion

Following negotiations, the scheme has been amended to provide a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Local Plan Policies 27, 55, 56, 57, 58 and 59; outline Condition 4, and the NPPF.

10.33 Trees

10.34 Local Plan Policies 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.

10.35 The application is accompanied by an Arboricultural Impact Assessment which seeks to address the requirements of outline Conditions 5 and 20. There is an Area Tree Preservation Order that covers Netherhall Farm and land between Netherhall Farm and Worts' Causeway. The developed part of the site would occupy agricultural land with few trees, most of which are within boundary hedges. Several trees are proposed to be removed. These include a dead Ash and a group of dead Elms. There are also 2 groups of Hawthorn trees and an Elm which are all category C trees. There are no trees of particular significance proposed to be removed.

10.36 A large Horse Chestnut tree is to be retained within the development and appropriate protection taken to minimise disturbance of the tree within the root protection area. Trees are proposed to be planted throughout the development, the size and species being appropriate to the specific location. The proposed Condition 3 requires a programme for planting trees within the

eastern buffer to be agreed with the planning authority to enable early establishment.

- 10.37 Subject to retained trees being protected in accordance with the Tree Protection Plans, the proposal would accord Local Plan Policies 59 and 71, and Condition 5 and 20 can be discharged, subject to being implemented as approved.

10.38 Heritage Assets

- 10.39 Netherhall Farmhouse and the farm buildings which formed part of its curtilage are all Buildings of Local Interest and are classed as non-designated heritage assets.
- 10.40 Local Plan Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 10.41 The development gives an appropriate breathing space around the farmhouse, so that the Buildings of Local Interest can be appreciated for the former use as a farm within the city's boundary.
- 10.42 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the significance, appearance, character or setting of the local heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan Policies 62.

10.43 Carbon Reduction and Sustainable Design

- 10.44 The outline planning permission for the application site is supported by a Sustainability and Energy Statement. (This accords with the requirements of the Council's Sustainable Design and Construction SPD (2020), Local Plan Policies 28 – Carbon reduction, community energy networks, sustainable design and construction, and water use, and Policy 29 – Renewable and low carbon energy generation).
- 10.45 Conditions are attached to the outline planning permission which seeks to ensure the approved statement, the requirements of the policies and the SPD are adhered to in the reserved matters application. The conditions are: Condition 10 – Carbon Reduction, Condition 11 – Water Efficiency and Condition 12 – Sustainability Statement.
- 10.46 The application is supported by a Sustainability Statement and Water Conservation Strategy and a Carbon Reduction Statement. These respond to the requirements of Conditions 10, 11 and 12 of the outline permission.
- 10.47 Condition 10 – Carbon Reduction requires the applicant to demonstrate how the development will achieve reductions in CO₂ emissions. The approach utilises improvements to fabric performance and energy efficiency; the use of air source heat pumps units for all houses and individual exhaust air heat

pumps for apartments. This approach exceeds the requirements of Condition 10.

- 10.48 Condition 11 – Water Efficiency requires all dwellings to be able to achieve a design standard of water use of no more than 110 litres/person/day as a minimum. Following advice of the Council’s Sustainability Officer in light of the current water resource issue the scheme has been amended, this include a potential specification to achieve 98.3litres/person/day, which is to be welcomed. (See proposed Condition 21 – Energy monitoring)
- 10.49 Condition 12 – Sustainability Statement requires the setting out of how the proposed development will have integrated the principles of sustainable design and construction into their design. The submitted statement sets out a range of measures including a fossil fuel free development, Home Quality Mark Level 4 and timber framed construction. This is welcomed.
- 10.50 Consideration has been given to overheating and the majority (85%) of apartments would be double or triple aspect. However, some would be single aspect and the use of the Council’s overheating informative is recommended in the event that amendments are required to meet the requirements of the Building Regulations Part O and F.
- 10.51 The application has been subject to formal consultation with the Council’s Sustainability Officer who raises no objection to the proposal as amended, subject to proposed Condition 13 below which requires full details of any solar panels prior to installation. Proposed Condition 12 requires a noise impact assessment to be submitted for the proposed air source heat pumps.
- 10.52 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with the outline planning permission and consequently in accordance with Local Plan Policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 10.53 Biodiversity**
- 10.54 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.
- 10.55 The outline planning permission was granted subject to Condition 24 – Site-Wide Ecological Design Strategy. Pursuant to this, a Biodiversity Net Gain Assessment has been submitted.

- 10.56 The existing County Wildlife Site (within the application site, but to the west of the development area), is to be retained and enhanced within this project, securing a minimum of 30 years management by the applicant for this site and the adjoining species rich parcel. The proposed habitat retention, enhancement and creation is capable of providing a 17.84% biodiversity net gain (BNG), which exceeds the current policy requirement of 10% and comes close to the local authority aspirational 20% BNG. After 30 years, a management company will maintain the site. Proposed Condition 20 below requires the number and location of green roofs to be approved.
- 10.57 In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with Local Plan Policies 57, 69 and 70 of the Cambridge Local Plan (2018).

10.58 Water Management and Flood Risk

- 10.59 Local Plan 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.
- 10.60 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. A pumping station is proposed in the northwest corner of the site.
- 10.61 A strategic side-wide surface water strategy and a Flood Risk Assessment were approved under the outline planning permission and Conditions 9 and 28 require further details to be submitted for approval.
- 10.62 Following advice from the Local Lead Flood Authority additional information has been submitted to overcome initial concerns. The revised Surface Water Drainage Scheme is now considered acceptable and Conditions 9 and 28 can be discharged, subject to be implemented as approved.
- 10.63 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Local Plan Policies 31 and 32 and NPPF advice.

10.64 Highway Safety and Transport Impacts

- 10.65 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.
- 10.66 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.

- 10.67 The impact of the development on the existing highway network has been considered at the outline planning application stage. Condition 37 requires a Travel Plan to be submitted for approval prior to first occupation. The Travel Plan has been submitted with the reserved matters application for discharge under this condition. A Transport Statement has also been submitted.
- 10.68 The access to the site is not a reserved matter as this was approved under the outline planning permission.
- 10.69 It is noted that Condition 36 of the outline permission, and the S106 Agreement, seeks to ensure a 3 metres wide shared pedestrian and cycleway is provided on the north side of Worts' Causeway, between the existing bus gate and the junction with Field Way. Such a path is shown within the application site and the S106 Agreement will provide the off-site works.
- 10.70 Shared pedestrian and cycleways running north-south through the site are proposed to the east, centre and western edge. The western most path would provide a connection, over Worts' Causeway, to a shared pedestrian/cycleway that is required to run along the western edge of the GB1 site to the south. This would provide a connection with Babraham Road. As part of the highway works, required in the S106 Agreement, it is intended that the carriageway of Worts' Causeway would narrow at this crossing point.
- 10.71 It is noted that when the outline planning application was being considered by Planning Committee, Members raised concern about the overall connectivity of the application site to the surrounding area and Condition 35 – Pedestrian and Cyclist Northwest Connectivity, was imposed. This required the applicant to investigate the feasibility of providing a link to either Almoners' Avenue or Beaumont Road for a pedestrian/cycleway. This work was undertaken, but the securing of land to provide such a link was unsuccessful and this condition was discharged by the Planning Committee in July 2022.
- 10.72 The connectivity of the site with the surrounding area and local facilities was a matter for consideration when the site was allocated for development in the Local Plan and under the outline application. It is not, therefore, a reserved matter to be considered under this application. However, in response to concerns raised about the connectivity of this site by Members and local residents, Planning and Highway Officers have considered whether it would be possible to carry out improvements to widen an existing footpath that connects Almoners Avenue and Bower Croft. The Highway Authority has ownership of the footpath itself, but not the adjacent amenity land running alongside that would be required to widen it.
- 10.73 Amendments have been made to the Travel Plan in line with the request of the Highway Authority.
- 10.74 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal.

- 10.75 The principal street and loop are to be adopted and the remaining roads would remain private. Condition 22 – Management and Maintenance of Streets of the outline planning permission, requires details of the proposed arrangements for future management and maintenance of streets to be submitted for approval prior to the commencement of development. The applicant has not yet submitted this information. Appendix 4 shows which streets are intended to be adopted.
- 10.76 The recommended Condition 2 below seeks to ensure the satisfactory completion of roads.
- 10.77 The proposal accords with the objectives of Policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

10.78 Cycle and Car Parking Provision

- 10.79 Cycle Parking
- 10.80 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Local Plan 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.
- 10.81 A Cycle Strategy has been submitted within the Design and Access Addendum. There is a good network of cycleways and footpaths throughout the scheme and negotiations have resulted in all dwellings having provision for cycle parking. This is achieved in various ways and the goal has been to provide cycle parking that is at least as accessible as car parking. The majority of houses have cycle parking provision at the front of the property. Some are incorporated within the garage or within the design of the house and some in separate stores. The layout of the dwellings is such that cycle stores may be to the side of the house; some are in the rear garden, but for most of these there is an alternative store more conveniently located as well. It is felt by officers that this aspect of the scheme has been greatly improved through negotiation and achieves the aim of cycle parking being at least as accessible as car parking.
- 10.82 Details of the appearance of the proposed cycle stores is required by proposed Condition 11 in the recommendation. The applicant proposes to provide 2 cycle repair stations on site providing air pumps and tools for residents and the wider community. Condition 19 in the recommendation seeks details of how these will be maintained.

- 10.83 The application does not make specific reference to a provision for cargo bikes, although it is noted that some of the larger garages are likely to be sufficient to store such bikes.
- 10.84 The number of cycle parking spaces satisfies the standards set out in Appendix L of the Cambridge Local Plan 2018.
- 10.85 Officers consider that the objectives of Local Plan Policy 82 and the Cycle Parking Guide for New Residential Development (Supplementary Planning Document) in promoting the use of cycles to be at least as convenient as cars has been satisfactorily achieved.
- 10.86 Car parking
- 10.87 Local Plan Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.
- 10.88 A Proposed Parking Provision Plan has been submitted and a Technical Note responding to Highway Comments. This sets out justification for parking provision and proposed management of parking. Car parking spaces for residents would amount to 242 spaces across the development of 200 dwellings. On average this is 1.21 spaces per dwelling. Visitors parking will be provided at 1 space per 25 dwellings (total of 8). Car parking standards in Appendix L of the local plan requires no more than an average of 1.5 spaces for dwellings of 2 bedrooms or less and no less than an average of 0.5 spaces for dwellings of 3 bedrooms or above, up to a maximum of 2 spaces. For visitors parking, 1 space is required for every 4 units. The amount of parking for residents meets the requirements of the local plan. Visitors parking, however, falls short of the standard. The applicant confirms that on-site parking management will be undertaken to prevent illegal parking.
- 10.89 It is intended under the S106 Agreement that a club car space will be provided on either the GB1 site or GB2 site. It is to be provided on the GB2 site.
- 10.90 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging.
- 10.91 Condition 26 of the outline planning permission (20/01972/OUT) requires an Electric Vehicle Charging Point Provision and Infrastructure Strategy to be submitted for approval prior to the commencement of development. This has yet to be submitted. However, the application advises that electric charging points will be provided for each dwelling.

10.92 Conclusion

On balance, the proposal is considered to sufficiently accord with Local Plan Policy 82 and the Greater Cambridge Sustainable Design and Construction SPD.

10.93 Residential Amenity

10.94 Local Plan Policies 35, 50, 51 and 57 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

10.95 Neighbouring Properties

10.96 There are existing residential properties to the north of the site in Beaumont Road, to the northwest of the site in Almoners Avenue and to the west of the site at Netherhall Farm. Properties in Worts' Causeway are to the west adjacent to the County Wildlife Site and adjoining species-rich parcel.

10.97 Netherhall Farm consists of the original farmhouse and several barns converted to residential use. Their gardens abut the application site boundary. Within the application site, a landscaped amenity strip of land will run close to this boundary, within which with a cycle/pedestrian path is proposed and some tree planting. Some proposed residential properties will have windows at first/second floor level facing these existing properties. However, all proposed dwellings and the pumping station are of sufficient distance to the Netherhall Farm properties to have no significant effect upon their residential amenity.

10.98 39 and 39a Almoners Avenue are at the end of the cul-de-sac and abut the northwest corner of the site, near to where the balancing pond and pumping station are proposed. Planting including trees are proposed in this area. All proposed buildings are of a distance such that no significant loss of amenity would be caused to these existing properties. For clarification, although the drawings indicate a potential for a future cycle/pedestrian connection in this area, there is no such proposal to create one within this application.

10.99 Residential properties in Beaumont Road back onto the application site and have long rear gardens. A 6 metres deep buffer is proposed between these rear gardens and a proposed line of terrace houses. The buffer is a requirement under the outline permission, and it is proposed to plant a variety of medium sized trees and shrubs here. It is noted that the proposed terrace properties are on slightly higher ground than those in Beaumont Road. Due to the distance between properties and the landscaped buffer, the proposed development would not have a significant effect on the residential amenities of properties in Beaumont Road. Again, for clarification it is not proposed to create a cycle/pedestrian link through to Beaumont Road as part of this application.

10.100 31 Worts' Causeway abuts the application site to the west, but is adjacent to the Wildlife Site, rather than the area to be developed. The nearest proposed buildings would be a row of terraced 2 storey houses. These would have a primary elevation facing the side of 31 Worts' Causeway (a ninety degrees relationship). However, as this would be at a distance of approximately 50 metres, it would not result in a significant loss of privacy to the occupiers of 31 Worts' Causeway. This does take into account the presence of a balcony at first floor level at 31 Worts' Causeway.

10.101 Future Occupants

10.102 Local Plan Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings will meet this standard, satisfying the requirements of Condition 7 of the outline permission.

10.103 The relationship between homes has been considered for privacy and over-domination, taking into account distances and orientation. Negotiations have led to some small changes to the proposed scheme. Officers now consider that the relationships would provide for acceptable levels of residential amenity in this respect.

10.104 Garden Sizes

10.105 Local Plan 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.

10.106 Local Plan Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.

10.107 The applicant has advised that all dwellings will meet part M4(2) standards and four of the affordable housing units will meet the M4(3) standard. Officers consider that the layout and configuration enables inclusive access and future proofing.

10.108 Generally, private external amenity space for houses will be in the form of rear gardens appropriate for the size of dwellings. A row of mews houses within the Farmstead area would have very small gardens on either side, but with sufficient space to accommodate, cycle and bins storage, and provide a table and four chairs.

10.109 Apartments within the Farmstead area and Block H within the Loop will have balconies or patios, typically measuring 6 metres square.

10.110 Site-Wide Provision

10.111 The scheme provides for a Local Equipped Area of Play (LEAP) where the central green area meets the eastern green buffer. A Local Area of Play (LAP) would be located within the southern landscaped strip, close to the Farmstead area. Informal open space is mostly provided in the eastern and southern landscaped areas, the central green corridor and additionally at the northwest balancing pond, by the pumping station. This is sufficiently in accordance with the approved Green Infrastructure Parameter Plan of the outline planning permission.

10.112 Construction and Environmental Impacts

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

10.114 Acoustic Design and Noise Insulation is controlled under Condition 13 of the outline planning permission. This submission seeks to discharge Condition 13 and an Acoustic Design and Noise Insulation Mitigation Scheme Report has been submitted. The Council's Environmental Health raise no objections to the report and recommend that Condition 13 can be discharged.

10.115 Conclusion

10.116 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered to be compliant with Cambridge Local Plan Policies 35, 50, 51 and 57.

10.117 Third Party Representations

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

Third Party Comment	Officer Response
Objection to building on the Green Belt.	This is a matter of principle that was considered at the outline application stage and under the allocation of the site for development in the Local Plan. Only the 30 metres wide green eastern edge lies within the Green Belt and no buildings are proposed here.
Objection to increase in traffic.	Traffic generation is a matter of principle and was considered at the outline application stage and as such is not for consideration under the reserved matters application.

Concern whether there is sufficient water supply.	This is a matter of principle and not a reserved matter. However, the application includes a potential specification to achieve 98.3litres/person/day. Also see recommended Condition 21 below.
The site has poor connectivity with facilities.	This issue was considered at the outline application stage and when the site was allocated for development in the local plan. As such it is not for consideration as a reserved matter.
Additional strain on over stretched services e.g. doctors, dentist, schools.	This issue was considered at the outline application stage and is not a reserved matter.
Worts' causeway should be tidied and enhanced after the development is complete.	Worts' Causeway is beyond the application site. Highway works to this were considered at the outline applications stage and will be the subject of control under highway regulations exercised by the Local Highway Authority.
Objection to large tree species adjacent the north boundary with properties in Beaumont Road.	No large trees are proposed to the north boundary of the site. Proposed trees here are typically the size of an apple tree.
Overdevelopment of site.	The proposed number of dwellings does not exceed that allowed under the outline planning permission.
Proposed flats should be further from existing properties due to noise.	The proposed flats are not unduly close to existing dwellings and their location would not result in an unacceptable impact to existing residential amenity.
Objection to potential cycle/pedestrian connectivity over private garden land in Almoners Avenue.	The application does not propose to provide connectivity over any private residential garden. The matter of improved pedestrian/cycle connectivity beyond the site was explored under Condition 35 of the outline permission and found not to be feasible at that time. The scheme does, however, seek to not prevent such a connection should one be found to be feasible in the future.
Concern about possible surface water flooding to northwest of site.	This has been considered under the outline permission and a pumping station is proposed in this part of the site, together with a balancing pond. The Lead Local Flood Authority raise no objections to the proposed scheme.
Poor visibility at site entrance.	The means of access to the site formed part of the consideration of the outline planning application. No objections are raised by the Local Highway Authority.

There should be a substantial fence between the existing track and County Wildlife Site.	This is not proposed and not requested by any of the consultees.
There should be convenient cycle storage.	The application has been amended to greatly improve the convenience of cycle storage on the site.
Loss of privacy to 31 Worts' Causeway.	This existing property is at least 50 metres from the nearest proposed row of dwellings and as such a significant loss of privacy would not be caused. See paragraph 10.100 above for further consideration.
Would have liked more than 3 weeks to comment on the application.	This is the standard time allowed for third parties to comment on any planning application.
Concerned over security between the development and The Farmhouse.	The Police Architectural Liaison Officer has been consulted and no objections raised relating to security of nearby residential properties.
Lack of clarity on the emergency vehicular access.	An emergency vehicular access is proposed to the site along the western path leading up from Worts' Causeway and into the Farmstead area.
Existing hedge to Netherhall Farm incorrectly shown.	Site visits have been carried out by Officer and the position of existing trees and hedges have been taken into account.
Loss of hedgerow trees along access track.	Existing Hawthorn trees would be lost, but these are not considered to be of sufficient quality or importance to be retained.

10.119 Other Matters

10.120 Bins

10.121 Local Plan Policy 57 requires refuse and recycling to be successfully integrated into proposals.

10.122 The submitted information includes a refuse swept path analysis and a Proposed Refuse Strategy Plan, indicating the location of bin stores and collection points. Details of the capacity of apartment storage areas has also been provided. The Shared Waste Service has been consulted and following the clarification of some matters, no objections have been raised.

10.123 Public Art

10.124 A Public Art Delivery Plan and Public Art Strategy have been submitted with the application and the discharge of Conditions 15 and 32 of the outline permission are sought. The vision is to make a high quality contribution to the

architectural and landscape context. The Public Art budget in the S106 Agreement will provide £400 per dwelling (£80,000) for this site. The Public Art Strategy is sufficient to discharge Condition 32. Several elements of the delivery plan are yet to be confirmed, so Condition 15 cannot yet be discharged.

10.125 Artificial Lighting

10.126 Condition 14 requires an artificial lighting scheme to be submitted with the reserved matters. Such a scheme has been submitted. Negotiations are currently taken place between Officers and the applicant in relation to the brightness of the proposed artificial lighting. An officer update will be made either prior to the meeting of the Planning Committee or orally at the meeting.

10.127 Planning Conditions Submitted in Parallel

10.128 Through approving this application and the details contained therein, it is considered that this reserved matters application will have met the requirements of Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 24, 28, 32, 37 of outline permission ref: 20/01972/OUT. Please see the table in the recommendation at paragraph 11.2 below.

10.129 The requirements of Condition 14 – Artificial Lighting and Condition 15 - Public Art Delivery Plan have only been met in so far as the required scheme and plan has been submitted with the reserved matters. Details submitted under Condition 14 are under discussion and Members will be updated prior to or at the Planning Committee. The details of Condition 15 are not adequate and cannot yet be discharged.

10.130 Planning Balance

10.131 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).

10.132 The assessment of this application is limited to the reserved matters relating to layout, scale, landscaping, and appearance, to compliance with the outline planning permission. The reserved matters are considered to be in general compliance with the outline permission.

10.133 The development provides 200 dwellings and supports the identified housing needs of the area. It accords with Local Plan Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.

10.134 The scheme supports the aims of sustainable development with a range of measures to achieve Home Quality Mark Level 4, including to mitigate overheating; timber framed construction; reduce carbon emissions that go beyond Part L of the Building Regulations and exceeds the requirements of

Condition 10; all electric approach; will achieve potable water use of 98.3 litres/person/day; encourages cycle use to mitigate the impacts of traffic.

10.135 The development will minimise its impact on the Green Belt with a reduced density and height to the east and wide planted edge.

10.136 Conclusion

Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

11.1 **(i) Approve reserved matters application reference 23/04191/REM subject to the planning conditions and informatives as set out below, with delegated authority to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission.**

11.2 **(ii) Approve the part discharge of the following outline planning conditions in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:**

Condition	Recommendation
5. Arboricultural Impact Assessment	approve
6. Housing Mix	approve
7. Residential Space Standards	approve
8. Wheelchair User Dwellings (as amended)	approve
9. Surface Water Management Strategy	approve
10. Carbon reduction	approve
11. Water efficiency	approve
12. Sustainability Statement	approve
13. Acoustic Design and Noise Insulation Scheme Report - Residential	approve
14. Artificial Lighting	TBC
15. Public Art Delivery Plan	Cannot yet be discharged
20. Arboricultural Method Statement and Tree Protection Plan	approve
24. Site-Wide Ecological Design Strategy (EDS)	approve
28. Site-Wide Surface Water Drainage Scheme	approve
32. Public Art Strategy	approve
37. Travel Plan	approve

11.3 The discharge of conditions is subject to the work being implemented as approved.

12.0 Planning Conditions

1. Approved Plans

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

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

2. Roads, footway and cycleway compliance

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

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

3. Eastern edge tree planting

No development shall take place above ground level until details and a programme for tree planting to the Eastern Edge of the development have been submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out as agreed.

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

4. Materials

No development shall take place above ground level until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as window, cills, doors and entrance canopies, shaders, roofs, cladding external metal work, rainwater goods, edge junction and coping details. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies 55 and 57 of the Cambridge Local Plan 2018.

5. Sample panel

No brickwork above ground level shall be laid until a sample panel minimum 1.5mx1.5m has been prepared on site, or an alternative location to be agreed, detailing the choice of brick, bond, coursing, any special brick patterning [recessed brick, soldier coursing, stepped brick, vertical projecting brick, hit

and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained for the duration the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies 55 and 57 of the Cambridge Local Plan 2018.

6. Pumping station

No dwellings shall be occupied until the proposed pumping station has been constructed and is operational.

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

7. Lighting

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

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

8. Landscape implementation and maintenance plan

No development above ground level, other than demolition, shall commence until details of a landscape implementation, maintenance and management plan have been submitted to and approved in writing by the Local Planning Authority. These details shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 55, 57, 59 and 69 of the Cambridge Local Plan 2018.

9. Alternative boundary treatments

Notwithstanding the details hereby approved, no development above ground level shall commence until the planting details around the enclosure of the pumping station, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 55, 57, 59 and 69 of the Cambridge Local Plan 2018.

10. Headwalls

No headwalls shall be installed until details on the appearance of the headwalls have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance with Policies 55, 57 and 59 of the Cambridge Local Plan 2018.

11. Cycle parking

Prior to the occupation of the dwellings, details of the proposed cycles stores shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations, internal layout and materials. Any flat / mono-pitch roof shall be a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum and planted on a sub-base being no less than 80 millimetres thick, unless otherwise agreed in writing. The cycle store and green roof as appropriate shall be provided and planted in full accordance with the approved details prior to occupation of the associated dwelling 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, in accordance with Policies 31 and 82 of the Cambridge Local Plan 2018.

12. Air Source Heat Pumps

Prior to the installation of air source heat pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and monitoring scheme for the ASHPs shall be submitted to and approved in writing by the local planning authority. The noise assessment and schemes shall reduce the noise impacts to future occupiers of the properties internally and externally from ASHPs both individually and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes.

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

13. Solar Panels

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

Reason: To ensure that the appearance and location of the PV panels are appropriate to the locality in accordance with Policies 55 and 57 of the Cambridge Local Plan 2018.

14. Removal of Class A P D rights (two storey extensions)

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

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

15. Removal PD rights garages

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

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

16. Visibility Splay

The visibility splay south of and within the front curtilage of Plot 200, shown on drawing number 23002.OS.123.29 shall be kept free of any obstructions above 600 millimetres.

Reason: In the interests of highway safety and in accordance with Policies 80 and 85 of the Cambridge Local Plan 2018.

17. Part M4(2)

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 in accordance with Policies 50 and 51 of the Cambridge Local Plan 2018.

18. Refuse collection

All unadopted streets to be accessed by a refuse collection vehicle shall be constructed to the adoptable standards of Cambridgeshire County Highway Authority.

Reason: To ensure provision of a suitable surface for a refuse freighter in accordance with Policies 56 and 85 of the Cambridge Local Plan 2018.

19. Cycle Repair Stations

Prior to the installation of the cycle repair stations on site, details of how these will be maintained shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of maintaining the appearance of the application site in accordance with Policies 56 and 59 of the Cambridge Local Plan.

20. Green roofs

No development shall take place above ground level until details of the number and location of green and brown roofs has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: In the interests of the water management of the site, in accordance with Policy 31 of the Cambridge Local Plan 2018.

21. Energy monitoring

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 in accordance with Policy 28 of the Cambridge Local Plan 2018.

Informatives

1. Infiltration

Infiltration rates should be worked out in accordance with BRE 365/CIRIA 156. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

2. Cranes

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

3. Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood

inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

4. Pollution Control

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

5. Materials

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

6. Letterboxes

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

7. Cambridge Sustainable Design and Construction SPD

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

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- 8: Further technical guidance related to noise pollution

Air Source Heat Pumps

The Air Source Heat Pump noise impact assessment, mitigation scheme and monitoring scheme shall include the following details:

- a. Manufacturers' specifications of any proposed ASHP unit and in particular noise data e.g. Sound power level determined in accordance with BS EN 12102 Part 1 or 2 as appropriate or any equivalent. The test standard / procedure used and under what test operating conditions / cycle / mode. If possible one third octave band frequency sound data should be provided to assist in identifying tonal sound character.
- b. Demonstrate by measurement or prediction (or by a combination of measurement and prediction) that the operational noise from the said ASHP/s or other equivalent mechanical plant / equipment and vents either individually or cumulatively does not exceed the existing background sound level (determined in accordance with the principles of BS 4142:2014+A1:2019 with appropriate acoustic character / features corrections added to the specific

sound level to obtain the rating level) at 1 metre from any window, door opening or any other opening of any habitable room in the façade of any residential property - including a nearfield 1m reflective acoustic effect correction for that façade (both the property at which the ASHP is installed at and neighbouring) and free field at the legal property boundary of any individual residential property at a height of 1.5m above ground level or at 1.5m above the ground level of any adjacent residential property external amenity area such as a garden, terrace, balcony or patio free field.

c. Confirm and include details of the installation of ASHP proprietary anti-vibration / vibration isolation / dampening (such as inertia bases set on anti-vibration pads/mats/mounts/isolators), vibration isolated pipe connections (flexible pipe / hose connection elements and expansion joints) to reduce the effects of airborne vibrations, ground / structural borne transmission of vibration and regenerated noise within adjacent or adjoining premises / building structures.

d. Confirm the specification of any noise insulation / mitigation as required including the sound reduction performance of any acoustic enclosures or equivalent.

e. The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with manufacturer's instructions.

f. Detailed scheme for monitoring the noise levels of the ASHPs over a period (which should cover a least 1 full heating season). The outcomes of the monitoring should be shared with the local planning authority and considered on future schemes.

9. Building Regulations Informative

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