



<b>Planning Committee Date</b>	11 June 24
<b>Report to Lead Officer</b>	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
<b>Reference</b>	23/04687/FUL
<b>Site</b>	Barnwell Local Centre Barnwell Road Cambridge Cambridgeshire CB5 8RG
<b>Ward / Parish Proposal</b>	Abbey Redevelopment of the existing local centre to provide a new community centre, library, pre-school, shops and/ or café and/ or commercial space, 120 homes, car parking, cycle parking, landscaping and associated works, following the demolition of existing buildings.
<b>Applicant</b>	Cambridge Investment Partnership
<b>Presenting Officer</b>	Aaron Coe
<b>Reason Reported to Committee</b>	Third party representations have been received which are contrary to the officer recommendation. The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Context of the site, design, scale and external spaces.</li><li>2. Protected Open Space.</li><li>3. Affordable housing.</li><li>4. Impact on existing businesses.</li><li>5. Amenity of existing and future occupants.</li></ol>

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for the demolition of existing buildings and hardstanding and erection of a new community centre, library, pre school, shops and/ or café, 120 new affordable homes, car parking, cycle parking, landscaping, substation and associated works.
- 1.2 The development would increase the amount of affordable housing in a sustainable location to help meet an identified demand within the local area.
- 1.3 The site is capable of accommodating the addition of the proposed larger and taller buildings without having a detrimental impact on the character of the surrounding area or the Cambridge skyline. The scale, height and massing proposed is supported.
- 1.4 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.
- 1.5 The proposal would provide new high-quality facilities for the local community including a community centre, library, pre school and commercial units.
- 1.6 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions and the completion of a S106 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	X	Article 4 Direction	

- 2.1 The application site comprises 1.59 hectare in area, the site consists of two separate parcels of land located to the east and west of Barnwell Road.
- 2.2 The parcel of land to the west of Barnwell Road currently consists of Abbey Bowls Club green and associated facilities, publicly inaccessible green space and a public tennis court. This parcel of land will be referred to as

'Site 1' throughout this report. The majority of Site 1 is designated as protected open space, a number of trees are located along the northern and eastern boundaries and a boundary hedgerow extends along Newmarket Road and Barnwell Road.

- 2.3 The parcel of land to the east of Barnwell Road will be referred to as site 2 throughout this report. Site 2 currently comprises four buildings, a library to the south of the site, a parade of 1960's shops with residential units above which front onto a hard landscaped space with car parking. The retail and library form part of the designated local centre and the north east corner of site 2 falls within the R6 site allocation. The vehicular access is via Barnwell Road.
- 2.4 The application site does not fall within a conservation area, and there are no listed buildings on the site, or in the immediate vicinity.

### **3.0 The Proposal**

- 3.1 This application proposes the demolition of all existing buildings (including 18 existing homes), hardstanding, removal of the Abbey Bowls Club and erection of a new community centre, library, pre-school, shops and/ or café, 120 affordable new homes, car parking, cycle parking, landscaping, substation and associated works.

#### Site 1 (Blocks A,B,C and D)

- 3.2 Within site 1 the application proposes the construction of 54 homes, a community centre, a library and a commercial unit. Four blocks are proposed across site 1, blocks A, B and C form part of one larger block which creates an active frontage along both Newmarket Road to the north and Barnwell Road to the east. Blocks A and C are proposed to be 4 storeys in height whilst Block B steps up to 5 storeys at the north east corner of the site.
- 3.3 Block D is proposed to the south of the site and is proposed to be 3 storeys in height and will include a commercial unit and pre school at ground floor. Site 1 also consists of a public green space which will include street furniture, play equipment and cycle/ pedestrian routes.
- 3.4 A new vehicular access to the site is proposed via Rawlyns Close, this would serve residential and community vehicle parking. 32 car parking spaces are proposed in total (including 4 accessible bays) and one loading bay.
- 3.5 Block A/B would contain 32 dwellings (8x 1bed, 20x 2bed and 4x 3bed), Block C would house 12 dwellings (6x 1bed and 6x 2bed)  
Block D would consist of 10 dwellings (2x 1 bed, 6x 2 bed and 2x 3 bed).

#### Site 2 (Blocks E, F and G)

- 3.6 Within site 2 the proposal includes 66 new homes with commercial uses at the ground floor of the blocks. Block E is proposed in the northwest corner of the site at 6 storeys in height, Block F is proposed in the south east corner of the site at 4 storeys in height and Block G at the north east corner of the site is also proposed to be 4 storeys.
- 3.7 The existing green space to the west of the Stepneys block is proposed to be enlarged and enhanced as part of the proposals.
- 3.8 The vehicular access to site 2 is proposed via Barnwell Road, the existing junction will be improved and new car parking is proposed. 45 car parking spaces are proposed in total (including 4 accessible bays) and one loading bay.
- 3.9 Block E would contain 30 dwellings (15x 1bed, 15x 2bed), block B would Block F would comprise of 21 homes (11x 1bed, 3x 2bed and 7x 3bed), Block G would comprise of 15 homes (1x 1 bed, 11x 2 bed, 3x 3 bed).
- 3.10 All dwellings would have their own private amenity space in the form of terraces for ground floor properties and balconies for those on the upper floors. The residents would also have good access to the public open spaces on both sites 1 and 2.
- 3.11 The scheme has been through an extensive pre-application process with officers.
- 3.12 The application is accompanied by the following supporting information:
- Drawings
  - Planning and Affordable housing statement
  - Energy Assessment and Sustainability Statement.
  - Thermal Comfort Assessment Part O
  - Daylight, Sunlight and Overshadowing Assessment;
  - Design and Access Statement;
  - Landscape design Statement;
  - Flood Risk Assessment and Drainage Strategy Report;
  - Phase 1 Land Contamination Assessment
  - Preliminary Ecological Appraisal, Surveys and BNG Assessment,
  - Statement of Community Involvement;
  - Transport Assessment;
  - Travel Plan
  - Tree Survey and Arboricultural Impact Assessment;
  - Noise impact assessment
  - Utilities Statement
  - BREEAM pre assessment

#### **4.0 Relevant Site History**

- 4.1 No relevant site history.

#### **5.0 PUBLICITY**

- 5.1      Advertisement:                      Yes  
             Adjoining Owners:                  Yes  
             Site Notices Displayed:            Yes
- 5.2      Neighbour notification letters were sent out by the Local Planning Authority. In addition to the standard consultation letters, statutory press notices and the display of site notices, the applications have been subject to extensive consultation and publicity.
- 5.3      Prior to the submission of the applications, the applicants held a series of public meetings and exhibitions to seek public/stakeholder views on the proposed development.
- 5.4      The proposals have also been discussed with officers as part of comprehensive pre-application discussions.

## **6.0      Policy**

### **6.1      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

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

Policy 42: Connecting new developments to digital infrastructure  
Policy 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 64: Shopfronts, signage and shop security measures  
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 73: Community facilities  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### **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  
Landscape in New Developments SPD – Adopted March 2010  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

### **6.4 Other Guidance**

Cycle Parking Guide for New Residential Developments (2010)

## **7.0 Consultations**

### **7.1 County Highways Development Management**

7.2 No objection subject to conditions which secure the following:  
-Compliance with the stopping up plan.  
-Traffic management plan.  
-Falls and levels.  
-Construction vehicles weight and time limits.

### **7.3 County Transport Team**

No objection subject to the following mitigation package:

- £278,000 towards the Cambridge Eastern Access proposals (highway improvement works at the Newmarket Road and Barnwell Road junction).
- £10,000 towards the implementation of waiting restrictions along Rawlyn Close.
- A travel welcome pack to be secured by condition and approved prior to the first occupation of the development.

#### 7.4 **County Growth Officer**

7.5 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. The application proposes to replace and enhance the existing Barnwell Library with a new facility and therefore no contributions towards library provision are sought.

#### 7.6 **Urban Design Officer**

7.7 The Council's Urban Design Officer has been involved in extensive pre-application discussions on this site.

7.8 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.

#### 7.9 **Landscape Officer**

7.10 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, management/ maintenance and green roof details.

#### 7.11 **Tree Officer**

7.12 The Council's Tree Officer has been involved in extensive pre application discussions and has no objection to the application.

7.13 The trees of high value have been retained and the proposed new trees will improve the diversity of the site's tree stock. There is no objection from an arboricultural perspective subject to conditions which secure details of: AMS, TPP, site meeting and replacement planting.

#### 7.14 **Local Lead Flood Authority (LLFA)**

7.15 No objection subject to conditions securing the details of the surface water drainage strategy and the details of how surface water will be managed during construction.

7.16 **County Archaeology Officer**

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

7.18 **Sustainability Officer**

7.19 No objection subject to conditions securing compliance with the carbon reduction statement, compliance with the water efficiency measures for the residential element of the application, a water efficiency condition to secure the submission of the final water efficiency specifications for the non-residential elements and a condition to secure the submission of the BREEAM design stage and post construction certificates.

7.20 **Environmental Health Officer**

7.21 No objection subject to conditions relating to: contaminated land, dust, noise/ vibration, lighting, construction and delivery hours, noise insulation, balconies/ winter garden details, plant noise, air source heat pumps, community centre noise assessment/ insulation, community centre hours of use, community centre amplification, pre school building insulation, pre school hours of use, odour extraction, commercial units delivery hours, artificial lighting scheme and EV charging points.

7.22 **Environment Agency**

7.23 No comments received.

7.24 **Housing Strategy team**

7.25 Initially the Housing Strategy team requested further detail as to how mitigation for exceeding the current clustering policy to create a mixed and balanced community would be achieved. The applicants have since confirmed the management arrangements, provided evidence from their other developments which demonstrate a long-term balanced community can be achieved and they have confirmed both the affordable and social rent will be subject to a local lettings plan.

7.26 **Cambridge Airport**

7.27 No objection subject to conditions and informatives.

7.28 **Development Contributions Monitoring Officer**

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



Community facilities: to be provided as part of the application.

Indoor sports: to be provided as part of the application.

Outdoor sports: to be provided as part of the application.

Informal open space: to be provided as part of the application.

Play: Provided on site.

Waste contribution 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.

**7.30 Ecology Officer**

7.31 No objection subject to conditions securing the submission of a biodiversity enhancement scheme and the delivery of 20% Biodiversity Net Gain. As submitted the scheme has demonstrated a +21.25% net gain in area habitat units but a net loss of -37.12% of hedgerow habitat units.

**7.32 Anglian Water**

7.33 No objection raised.

**7.34 Cadent**

7.35 No objection raised.

**7.36 Fire Authority**

7.37 No objection subject to a condition requiring the provision of fire hydrants.

**7.38 NHS**

7.39 No objection subject to financial contribution towards an extension and refurbishment of the East Barnwell Health Centre or other GP facility within Cambridge City.

**7.40 Designing out crime officer**

7.41 No objection: the applicants have engaged in early consultation with the applicant. Recommendations relating to crime prevention measures and the installation of enhanced security products have been made. The designing out crime team will continue to engage with the applicant moving forward to achieve the Secure By Design Gold Accreditation.

7.42 **Access officer**

7.43 Acknowledges the policy requirement is 5% of affordable provision as M4(3) but expects the Council to be ahead of the curve and offer 5% of all homes.

7.44 **Sport England**

7.45 Content with the proposal and does not raise any objections subject to conditions and a Section 106 agreement:

- Phasing- requests the replacement Bowls club facility be operational before the East Barnwell Local Centre redevelopment commences.
- Management arrangement condition.

7.46 **Greater Cambridge Shared Waste Service**

7.47 No objection subject to conditions securing details of road markings, pressure pad location and finalised landscape details.

7.48 **Design Review Panel Meeting of 27<sup>th</sup> April 2023** (Please refer to Appendix 1)

- This project can solve a number of existing problems in the area.
- It will be difficult to unify the two public open spaces across Barnwell Road.
- The proposed change in scale will unify the sites and form a gateway across the road.
- The panel supports the introduction of taller buildings in this location.
- The development will make good use of a sustainable brownfield site.
- A clearer definition between public and private spaces needs to be designed into the scheme.
- The applicants must set ambitious sustainability targets for the scheme and achieve Passivhaus certification.

7.50 **Disability Consultative Panel Review Meeting of 25<sup>th</sup> July 2023** (Please refer to Appendix 2)

- Request the applicants consider sliding doors for the bathrooms located within the wheelchair accessible homes.
- Support the step free access throughout the development.
- Disappointed by the number of M4(3) homes proposed.

-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.

The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

## **8.0 Third Party Representations**

8.1 Representations have been received from 29 addresses objecting to the proposed development and representation from 3 addresses have been received supporting the proposed development.

8.2 There is also an online petition created by Change.org due to the impacts of the development on the East Barnwell shops during the construction phase of site 2. At the time the application was received there were 887 signatures (360 of which are Cambridge residents).

8.3 The representations in objection to the development have raised the following issues:

### **Principle**

-Loss of protected open space.

### **Scale, massing, design and townscape**

-The proposed architecture and building forms are detrimental to the character of the area.

-The bulk and height of blocks A and B are excessive and at odds with the surrounding buildings.

-Acknowledge the area requires improvements but these should be well designed.

-The layout proposed does not make efficient use of the site as too much space is allocated to car parking.

-The proposed designs appear to resemble 'Eddington'.

-The proposal is an overdevelopment of the site.

### **Amenity**

-Block A is overbearing and will cause residential amenity impacts on Chartwell House properties.

-The location of the car parking will be detrimental to the amenity of neighbouring properties.

- Impact of traffic noise and air pollution of the local community.
- Concerned by the impacts during construction (traffic, noise, dust, access arrangements).
- Loss of privacy for neighbours due to the proposed location of the pre school.
- Overlooking impacts on the rear garden spaces of Rawlyn Close and Malden Close properties.

### **Land Use**

- Not enough car parking proposed for 120 new homes.
- Another pre-school is not needed in the area.
- The application should include provision of a doctors and dental practise.
- More green space should be provided.

### **Impact on shops and sports facilities**

- There are no temporary arrangements in place for the existing businesses that operate within the Barnwell Local centre.
- Concerned by the amount of time the area will be without local shops during construction.
- Loss of bowls club and tennis court.

### **Transport and Highways**

- Concerned by the proposed access arrangements.
- Additional traffic congestion on surrounding roads including congestion at nearest junctions. Detrimental to journey times and safe movement for pedestrians and cyclists.
- There is insufficient car parking for the proposed development.
- This will result in additional on street parking, and put pressure on the surrounding streets.
- Lack of a dedicated drop off and pick up space.
- Lack of covered cycle parking.

### **Ecology and Tree impacts**

- Concerned that the details of the offsite BNG delivery have not been included within the submission.
- Concerned the proposed development will disturb existing bat roosts.

### **Sustainability**

- Standards will need to be conditioned to ensure they are delivered by the applicant.

### **Other matters**

- Concerned the development will lead to anti-social behaviour in the area.
- The development will devalue properties in the surrounding area.
- Visitor cycle parking is not conveniently located.

8.4 The representations in support of the development have raised the following points:

- The proposed development will deliver much needed affordable homes in the City.
- Great to see a development making efficient use of land and proposing 3-6 storeys.
- The addition of new community facilities is welcomed (library, community centre and shops).
- The development will enhance what is currently a deprived and dilapidated part of Cambridge.

## **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**

#### *Principle of residential 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 Paragraph 119 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The proposed development will provide a meaningful increase in the delivery of affordable housing within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 120 new homes (a net increase of 102 homes).
- 11.5 With the above in mind, it is considered that the proposal is in accordance with policy 3 of the Cambridge Local Plan 2018 and the NPPF.

Protected Open Space

- 11.6 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 (site 1) as protected open space (SP01) within the Open Space and Recreation Strategy (2011). This space is considered to be of recreational and environmental importance, the open space consists of a tennis court (620sqm), a private Bowls Club green and building (2642sqm) and green amenity spaces (2353sqm). Within the open space and recreation strategy this space has a quality rating of 55.2%.
- 11.7 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.
- 11.8 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.”
- 11.9 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 5615sqm. The application proposal seeks to introduce a total of 3600sqm of enhanced open space within the application site (across site 1 and site 2) and re-provide an additional 2361sqm of additional open space offsite.
- 11.10 As mentioned at paragraph 10.8 there is an existing 2,353 sqm of protected (but inaccessible) green amenity space within Site 1. This open space is proposed to be re-provided across both Sites 1 and 2 but in a manner where the open space forms the heart of the development, is fully accessible to all members of the public, and supports the use of the community and commercial buildings that are to form part of the new local

centre. In total 2,295 sqm of open space is proposed to be provided on Site 1, forming a new community green with play spaces and street furniture and 1,305 sqm of open space is to be provided as a new plaza in front of the commercial area on Site 2. In total therefore 3,600 sqm of new publicly accessible open space is to be created at the heart of these proposals within both Sites 1 and 2.

- 11.11 In terms of the quality of the new open space, the proposal 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 across the sites.
- 11.12 In accordance with the assessment criteria of Policy 67 a key priority has been securing the re-provision of the protected open space and ensuring the scheme delivers enhanced replacement community, commercial and recreational facilities to benefit the local community.
- 11.13 The existing Bowls Club is proposed to be relocated to the overflow car park area located at Abbey Leisure Sports Centre. These proposals are the subject of a separate full planning application that has been submitted concurrently with this application (application reference 23/04849/FUL).
- 11.14 The bowling green is to be provided as a brand new playing surface of higher quality than the existing facility along with an enhanced pavilion, designed specifically to meet the needs of the Bowls Club. The new facility has been designed following engagement with the Bowls club and will allow for indoor carpet bowls to be played when the weather is not conducive to outside play, therefore offering an enhanced offer. The current Local Plan designates part of the overflow car park upon which the new bowls club is proposed to be located as protected open space.
- 11.15 Cambridge City Council policy team have confirmed the hard surfaced overflow car park clearly does not and has not offered a space of recreational or environmental importance either now or in the past. Therefore, the replacement of the hard surfaced car park with a new bowls club facility will enhance this space and is supported. The replacement Bowls facility is proposed to be located approximately 500m from the existing. Whilst this is more than the 400m distance recommended by policy 67 on balance the re-provision of the enhanced replacement facility in this location is still considered to meet the overall requirements of this policy and is supported by officers.
- 11.16 The existing tennis court is also to be relocated to Abbey Leisure. It has been agreed with the Council's Sports and Recreation Team that an existing undersized and poor quality Multi Use Games Area (MUGA) be significantly enhanced and re-provide the tennis court provision. The works proposed to the existing MUGA include increasing the width, resurfacing and provided with a new 4.5m high fence. These works will enable the MUGA to be used for a wide range of different sports including tennis, football, basketball and netball with a designated storage area

being provided adjacent to the pitch to allow nets and hoops etc to be available for use when needed. The provision of this high quality, flexible space will offer a significant enhancement and will improve the provision of sporting facilities in the local area. The proposed enhanced MUGA will therefore compensate for the loss of the 620 sqm tennis court currently located on site 1.

- 11.17 Having regard to the enhanced open spaces and relocated recreational facilities, the proposed development is considered to comply with the requirements of policy 67 of the Cambridge Local Plan 2018.
- 11.18 *The Local Centre*
- Commercial units*
- 11.19 The proposal involves the demolition of existing commercial properties within the existing Local Centre and dwellings which are proposed to be replaced by new commercial and residential buildings. Policy 72 of the Cambridge Local Plan (2018) is therefore of relevance in determining the acceptability of the principle of the proposed development.
- 11.20 Policy 72 seeks to ensure that Local Centres retain their function in providing important services to local people. The proposal would result in the loss of 489 square metres of existing commercial floorspace through demolition, however, the development proposal would re-provide a small increase in quantum (495 square metres) as replacement. The re-provision of new commercial floorspace is considered acceptable and will help to maintain the vitality and viability of the Local Centre in the longer term.
- 11.21 The majority of Site 2 forms part of a designated local centre (as defined by policy 72) and the proposals are required to provide appropriate uses in accordance with the requirements set out within Cambridge City Local Plan Policy 72. At ground floor the proposal consists of commercial uses fronting onto Barnwell Road and Newmarket Road within the area defined as a local centre, these uses are in accordance with policy 72. However, there is a conflict with part of policy 72 as the scheme introduces maisonettes to the rear of block F and therefore involves a residential use at ground floor which is contrary to the requirement of table 8.1 of policy 72 which sets out the uses that are not suitable at ground floor within which residential (C3) is listed. Notwithstanding this policy conflict the proposed residential use within this part of the site at ground floor is considered acceptable as it will provide a better relationship with the Stepney block, the open space and introduce active frontages to a space that is currently a poor quality servicing area.
- 11.22 A significant number of third-party comments have raised concerns with regard to the loss of the commercial uses during the construction phase of development. Within the submission documents the applicants have confirmed they are committed to working with each commercial leaseholder to take account of the individual needs and lease terms. In the interest of



securing temporary solutions for the existing businesses and to achieve continuity of service for the local community during the construction period condition 61 is recommended (interim commercial unit re-provision strategy).

- 11.23 The proposed development will re-provide the existing commercial floor within the new buildings and the proposed development is considered to comply with the requirements of policy 72 of the Cambridge Local Plan 2018.

*The relocation of the Community Centre, Library and Pre School*

- 11.24 Policy 73 stipulates that the loss of community facilities will be permitted if the loss can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. The existing community centre is located to the east of the application site (outside of the red line) and it measures 331 sqm in area. The existing library is currently located within site 2 and has a floor area of 144sqm. This equates to a total floor space of 475sqm. The proposed replacement community centre and library measures 515sqm. The existing pre school is also to the east (has been temporarily relocated to the Galfrid School complex) and this facility measures 181sqm. The replacement pre school is proposed to measure 184sqm.

- 11.25 In this instance, a new community centre, library and pre school all of which are proposed to be greater in size and quality than the existing facilities. This provision ensures that the loss of the existing uses would not result in an unacceptable reduction in the level of community service provision in the locality. Condition 62 is recommended to ensure the new centre and facilities are built and functioning prior to the existing community facilities cease operations, so as to ensure that there would be not be a loss of a community facility even on a temporary basis. The community facilities will still serve the surrounding communities in the same way as existing and the City Council will continue to manage and operate the community facility whilst the County Council will be responsible for the library as existing.

- 11.26 Overall, the proposals are considered to provide enhanced facilities which will benefit existing and new members of the local community. With the above in mind, the proposal is compliant with policy 73 of the Cambridge Local Plan 2018.

**11.27 Affordable Housing Provision**

- 11.28 Policy 45 of the Cambridge Local Plan 2018 requires 40% of dwellings for a scheme of this size to be affordable. The applicants have committed to delivering 100% of the 120 proposed new homes as affordable. The requirements of policy 45 are therefore being significantly exceeded.

- 11.29 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. Whilst not being prescriptive, Policy 45

requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing. The proposed development is for a scheme of 120 dwellings with all of these being for affordable housing. It is acknowledged that there has been third party comments which raised concerns over the amount of affordable housing being provided, preferring a more mixed split between private and affordable. It is noted that the policy requirement of 40% is a minimum provision, and not a target. The provision of 100% affordable housing is considered acceptable and is policy compliant.

- 11.30 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.
- 11.31 It is acknowledged that the Council's policy seeks to ensure that affordable housing provision is not clustered in one location to ensure that a mixed and balanced community is achieved. 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 and outweighed by the need for affordable homes in the City. As set out in the comments made by the Council's housing strategy officers, the City Council Housing management team are content that the cluster size and tenure proposed will successfully maintain a sustainable, long term balanced community.
- 11.32 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.
- 11.33 **Design, Layout and Scale**
- 11.34 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.
- 11.35 The application has been the subject of a Design Review Panel, a Disability Consultative Panel and extensive pre application discussions with officers.
- 11.36 Site 1 is located on the southwest corner of the Newmarket Road – Barnwell Road junction. It is currently an area of open space comprising of a bowling green, a tennis courts and a lawn area (inaccessible to the public.)
- 11.37 Site 2 is located to the east of Barnwell Road and (in part) forms part of the designated East Barnwell Local Centre. It includes a 1960s development of a 3 storey flat block, a run of shops with a single storey of flats above and a separate library building. Immediately east of Site 2 is The Stepneys flat block. Although the flat block itself is excluded from the planning application, the proposal does introduce enhancements to the external spaces, including landscaping, car parking and refuse storage facilities.
- 11.38 The Greater Cambridge Partnership (GCP) has prepared detailed plans for

the improvement of Newmarket Road, with a focus on improving conditions for pedestrians, cyclists and buses. This includes proposed changes to the Newmarket Road / Barnwell Road / Wadloes Road junctions that will impact on the application sites. The submitted proposals have been designed to fit both with the existing road layout and the emerging GCP proposals.

- 11.39 The immediate area surrounding the application site is residential in character, with some commercial buildings along the two main roads adjacent to the site (Barnwell Road and Newmarket Road). There are various open spaces within walking distance from the site, these include Coldhams Common to the south, Ditton Meadows to the north and a number of local green spaces within nearby residential streets.

#### Local Centre and Land uses

- 11.40 Although the two sites are separated by Barnwell Road, they have been designed to work together to form the new local centre of East Barnwell. To the west of Barnwell Road (Site 1) the focus is on community uses. A proposed new square is framed by three blocks (B, C and D) including a library, community centre, nursery and café at ground floor with residential above. The east of Barnwell Road (Site 2) retains its commercial focus with 5 retail units in two new blocks (E and F) generously set back from main road, also with residential above. The two blocks facing Newmarket Road (Block A on Site 1 and Block G on Site 2) are fully residential.
- 11.41 The development seeks to focus the local centre on either side of Barnwell Road and this is supported. It creates the opportunity for the provision of a new public open space on Site 1 which will be fronted by new community facilities, this space has the potential to become a gathering space and focal point for the local community which is welcomed. The form and alignment of the blocks, together with the design of the public realm facilitates and encourages a circular route through the centre by way of the two pedestrian crossings on Barnwell Road, which is considered critical in making the proposed local centre strategy work.

- 11.42 Layout, massing and building heights

#### Site 1

- 11.43 Blocks A and B are linked to create a continuous frontage to Newmarket Road, with a setback to allow for additional tree planting. This is supported to create a strong urban form to Newmarket Road and a deck-access housing typology has been created to avoid single aspect, north-facing units along Newmarket Road.
- 11.44 Block A is proposed to be a 4 storey building stepping up to 5 storeys to Block B. The 4 storey block serves as a transition to the existing 3 storey block immediately west of the site (Chartwell House), with a landscaped area between the existing and proposed building.
- 11.45 Block B steps up to 5 storeys towards the main junction, to help create

additional massing around this node. The step in storey height also reflects the introduction of the community centre at ground floor level, which is designed to appear as a single storey volume that has been “slid underneath” Block B. The development block is slightly pulled back from the edge of Barnwell Road, with a walled garden introduced on the corner.

- 11.46 Block C is set at right angles to Block A/B and linked at ground floor level only, by means of the entrance to the community centre and library. Block C creates the western edge of the proposed public space and screens the car park from the main space. The four storey building provides a good level of enclosure to the square and also provides an appropriate transition to Block D. Block D is a three storey block which includes a nurse's office and café at ground level. Block D provides the southern edge to the square, but also continues the development edge on Rawlyn Close. The proposed height of block D is reduced to 3 storeys and the block is set back from the street to allow for a landscape buffer in front of the Block. This serves to mitigate the change in scale and massing between Block D and the two storey homes along Rawlyn Close. There is a slight kink in the Block that serves to guide pedestrians along the route from the square towards the pedestrian crossing on Barnwell Road.
- 11.47 Blocks B, C and D enclose the proposed new public square on three sides, with the Barnwell Road side remaining open to allow views of the existing mature trees and the shops across the road.
- 11.48 The overall development form, layout and building heights proposed within the site are considered to be acceptable and in accordance with Policies 55, 56, 57, 58, 59 and 60 of the Local Plan.

### Site 2

- 11.49 Site 2 consists of the proposed Blocks E, F and G. Block E is the tallest building within the proposal at 6 storeys (approximately 21.5m) in height (commercial at ground floor and 5 storeys of residential above). This block is located on the corner of Newmarket Road and it is considered to be an appropriate location for a building of this height.
- 11.50 Block F is a 4 storey block, also with commercial at ground level and 3 storey residential above. Its lower height serves to provide a transition to the existing three storey apartment block to the south. There is a slight kink in the building form that reflects the change in direction of the orientation of Block E and the existing buildings on Barnwell Road. The Block has been located to allow the retention of the mature trees along the Stepneys access road.
- 11.51 Block E and F create a new development edge to Barnwell Road. In comparison to the existing blocks, the new blocks are located closer to the road. This has helped to create a greater sense of enclosure to Barnwell Road and a better relationship with Site 1. A generous setback has been retained to accommodate some existing and several new trees and planting

beds. This creates an attractive public realm setting and circulation space to the proposed commercial units. Furthermore, by moving Block F closer to Barnwell Road, additional space is created between the Block F and The Stepneys apartment block to the east of the site.

- 11.52 Block G is proposed as a deck access block of flats and provides a frontage onto Newmarket Road. Its alignment follows that of the existing flat block to accommodate existing trees. This is considered appropriate, providing that the proposed housing typology avoids single-aspect units onto Newmarket Road.
- 11.53 Areas of car parking are proposed to the west of site 1 and east of site 2. The car parking has been intentionally located in these spaces to be obscured from the most prominent streetscenes by buildings and tree planting. Additional planting is proposed to break up lengths of parking bays to further reduce any sense of car-dominance.
- 11.54 The introduction of landscaping and new play equipment would largely be experienced from within the site, and these are considered acceptable from a design perspective. The finer details of the play equipment are proposed to be secured by way of condition 12. A range of new hard and soft landscaping is proposed in order to increase permeability of the site, whilst providing increased environmental and biodiversity benefits to the site. A new vehicular access point is proposed via Rawlyn Close which will serve the community and residential uses. Car parking for the community centre would be located via this access.
- 11.55 New pathways are proposed to allow for increased permeability of the site, promoting greater use, increased accessibility for cyclists, walkers and wheelchair users alike. A substation is proposed to the west of site 1 and this would be hidden from views from the public realm by the existing hedgerows and additional planting which form part of the proposals.
- 11.56 The site is capable of accommodating the addition of these larger and taller buildings without having a detrimental impact on the character of the area 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.
- 11.57 Overall, the proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council's Urban Design and Landscape officers and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF subject to conditions.

### **Trees**

- 11.58 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.

- 11.59 The application is supported by a tree survey and arboricultural impact assessment.
- 11.60 The submitted Arboricultural Impact Assessment identifies that proposed development would result in the removal of seventeen individual trees, one area of trees, three groups of trees and parts of two additional groups, one hedge and one section of a hedge. However, during the course of the application the AIA has been updated to demonstrate that part of G4 and T34 can be retained, as requested by the Council's Tree officer. The trees proposed for removal are mixed in value, the majority being category C. There are no category A removals required. A total of ninety two new trees are proposed as part of the landscape works and the Council's tree officer has acknowledged that the new trees will improve diversity of the site's tree stock.
- 11.61 The Cambridge City Council tree officer has been consulted on the application and has raised no objection.
- 11.62 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

#### 11.63 **Carbon Reduction and Sustainable Design**

##### *Sustainable Design and Construction*

- 11.64 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.
- 11.65 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 per person 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.
- 11.66 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.
- 11.67 The application is supported by a sustainability statement, BREEAM pre assessments, water conservation strategy and thermal comfort assessment which assesses the proposed development and design in the context of sustainability.

11.68 The scheme is proposed to be gas free and will make use of air source heat pumps. All of the proposed buildings will be designed in line with Passivhaus principles to reduce the space heating demand of the properties. The proposed development will reduce carbon emissions by 79% site wide compared to the Part L baseline, which significantly exceeds the Local Plan policy requirement. The proposed residential development is targeting a low water consumption of 99 litres per person per day which better than the policy requirement of 110 litres per person per day. The submitted water conservation strategy sets out the approach being taken to minimising water consumption for both the residential units and the non-residential floor space. It includes an indicative Wat01 water efficiency calculation for the community centre/library and pre-school to demonstrate that the development will be capable of achieving 5 Wat01 credits, via the specification of water efficient appliances and without the need for water re-use. The strategy does note that the pre-school garden would be capable of utilising water butts to irrigate landscaping, and it is recommended that these be included at the detailed design and construction stages. Condition wording is recommended to secure the submission of final water efficiency specifications for the non-residential elements, in line with the indicative water efficiency calculations set out in the Water Conservation Strategy.

11.69 The proposed maximum water usage is secured by conditions 23 and 26. All flat roofs are proposed to have green roofs with PV solar panels. The application proposes for the car parking spaces to include active EV charging points.

11.70 The information submitted has been assessed by the Council's 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, water efficiency targets (for residential and non-residential elements) implementation condition to ensure compliance with the maximum water usage of 99 litres per person per day is achieved.

#### Overheating and Ventilation

11.71 Thirty-four (28%) of the proposed dwellings provided will be single aspect, however, none of these would be north facing properties and these are predominantly one bedroom homes. Through the pre application process the applicants have worked to design out and reduce the number of single aspect dwellings. Two of the maisonette homes in the middle of Block F are single aspect; however, they benefit from generous front gardens on the ground floor and balcony amenity on the first floor to improve their outlook. Where possible the aspect of these homes has been enhanced by introducing side windows onto the balconies.

11.72 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, 400mm canopies above west and south facing windows, increased depths of window reveals and provision of external shading. Ground floor bedroom windows will utilise secure louvres so that secure ventilation at night can be provided. The single aspect units have also been designed with a shallow plan which assists with air flow.

- 11.73 Whilst it is disappointing that the applicants have not designed out all of the single aspect homes, it must be acknowledged that all homes tested pass the requirements of Pass O and the approach to overheating is supported by the Council's sustainability officer. Moreover, all of the homes meet or exceed space standards, have good floor to ceiling ratios and have access to private external amenity spaces.
- 11.74 Overall, the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance and compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **Biodiversity**

- 11.75 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.
- 11.76 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).
- 11.77 The PEA also identified buildings with bat roost potential and follow up emergence surveys were recommended. The emergence surveys identified single Pipistrelle day roosts within two buildings and a Natural England License will be required to proceed. Evidence of this license is secured by condition 63.
- 11.78 In respect of Biodiversity Net Gain, the proposed development has demonstrated that a net gain of 21.25% habitat units is achievable on site, however, the scheme results in a -37.12% net loss in hedgerow units. Whilst the target 20% net gain for area base habitats has been met the trading rules mean a deficit in habitat units for individual trees and linear habitat units for native hedgerows.
- 11.79 As such in order to achieve a 20% net gain 0.26 habitat units for individual trees of medium distinctiveness and 1.05 hedgerow units are required to



satisfy trading rules. The Biodiversity Net Gain will be secured via condition 64 which will also require the details of the management/ monitoring for a 30-year period.

- 11.80 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

### **Water Management and Flood Risk**

- 11.81 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.
- 11.82 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.
- 11.83 The applicants have submitted a Flood Risk and Drainage Strategy Report.
- 11.84 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.
- 11.85 Anglian Water has raised no objections to the proposal.
- 11.86 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.

### **Highway Safety and Transport Impacts**

- 11.87 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.
- 11.88 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.

- 11.89 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 securing compliance with the stopping up plan, falls and levels, construction vehicles weight/ time limits and a traffic management plan.
- 11.90 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 £278,000 Cambridge Eastern Access proposals (highway improvement works at the Newmarket Road and Barnwell Road junction). A travel plan condition is also recommended (condition 10)
- 11.91 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**

### **Cycle Parking**

- 11.92 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. To support and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 11.93 214 secure and covered cycle parking spaces for future residents are proposed for the 120 residential properties which exceeds the local plan policy requirement. 6% (13 spaces) of the total number of cycle parking are proposed as cargo bike spaces.
- 11.94 A further 82 visitor cycle parking spaces are proposed externally across sites 1 and 2 which have been conveniently located in appropriate locations. Dedicated cycle parking is provided for staff members within secure internal stores. A condition will be imposed to secure the detailed design of the external cycle parking stores proposed for the maisonettes within block F and the external visitor cycle parking. An informative is also recommended to encourage the installation of charging points for electric bikes.
- 11.95 Subject to condition the proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

### **Car parking**

- 11.96 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 11.97 The proposal provides a total of 23 car parking spaces for the 54 homes proposed within site 1– a ratio of 0.43 spaces per dwelling and 28 car parking spaces are proposed for the 66 homes within site 2- a ratio of 0.42 spaces per dwelling. Four of these spaces would be accessible parking bays and these would be allocated to the M4(3) units. All residential car parking spaces are proposed to be allocated.
- 11.98 Sixteen car parking spaces, four accessible spaces and two loading bays are proposed for the community / commercial uses across the application site.
- 11.99 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging as 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. This is secured by condition 48.
- 11.100 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.
- 11.101 A forecast vehicle parking accumulation assessment is contained in the Transport Assessment which further sets out that the proposed residential and local centre parking provision is sufficient to accommodate the forecast arrival and departure trip profile.
- 11.102 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 its busiest. The results found there to be capacity on surrounding streets.

11.103 The submitted information has been assessed by the Cambridgeshire County Transport Assessment team and is considered acceptable subject to conditions securing a travel plan and final details of the EV charging scheme. 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

11.104 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.

### Block A- Impact on Chartwell House

11.105 Block A sits to the north west of the site and will be 4-storeys in height. The nearest residential properties to this block are located immediately to the west of the site at Chartwell House, this was previously an office block which has been converted to residential accommodation.

11.106 The proposed 4 storey block serves as a transition to the existing 3 storey block at Chartwell House. An 11m buffer between the Chartwell House properties and Block A has been retained as a grassed area. In respect of overshadowing and loss of light impacts, there are openings on the east elevation of Chartwell House which serve the living rooms of four one bedroom properties. However, all of these windows are secondary openings and as per the BRE guidance the impact of the development on these windows is acceptable as the primary windows (on the north and south elevations) which serve the same rooms remain unaffected by the proposed development. There are also recently constructed external amenity spaces to the west of the application site which serve the Chartwell House properties. It is acknowledged that the development will result in an overbearing impact on these external spaces, however, the retention of a buffer space (10-11 metres) between the west elevation of the new building and given the level of openness to the north and south of these external spaces, it is considered that the impact is acceptable. In terms of overlooking and privacy, as mentioned the openings on the east elevation of Chartwell House are secondary windows serving living room spaces. There are four windows on the west elevation of Block A which will have direct views towards these rooms at a distance of approximately eleven metres, as such it is considered necessary to impose a condition that requires these windows to be obscure glazed with restricted openings. There will be oblique views from the proposed windows serving living rooms towards the external amenity spaces of the Chartwell House properties, however, given the urban character of the site and the fact the views will be

oblique the overall impact on the residential amenity is considered acceptable.

*Impact on the Stepneys block*

- 11.107 The proposals are for a 4 storey block (Block G) which is proposed to have a minimum separation of 8m to the north of the Stepneys block, a 6 storey block (Block E) which is proposed to have a minimum separation distance of 35m to the west and a 5 storey block (Block F) also to the west with a minimum separation distance of 39m.
- 11.108 The proposed Block G within site 2 is both taller and deeper than the existing block of flats which fronts onto Newmarket Road, which inevitably results in a greater impact on the Stepneys block. The Stepneys is located south of Block G and as such the impact in terms of overshadowing is not considered to be an issue. Additionally, the Stepneys block does not include any primary windows on its northern elevation and as such the impact of the proposals on the privacy of the homes within the Stepneys block is also not a concern. To prevent overlooking towards the rear garden spaces of the properties within the Stepneys block full height privacy screens are incorporated into the design of the balconies proposed in the southeast corner of block G, the inclusion of the screens successfully protects the amenity of both existing and future occupants.
- 11.109 The main issue requiring assessment is the overbearingness and loss of light impacts on the Stepneys. The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment. Officers have reviewed the internal floor plans of the Stepneys block alongside the daylight sunlight assessment.
- 11.110 The Vertical Sky Component (VSC) is a measure of the amount of light falling on a window; it is quantified as a ratio of the direct sky illuminance falling on the surface at a specific reference point against the horizontal illuminance under an unobstructed sky. The maximum possible ratio is just under 40% for a completely unobstructed vertical wall. The VSC values attained by windows of a building will not vary with the compass orientation of that building; therefore orientation does not give an appreciation of the interior daylighting. The target value recommended is 27% but this is not to be strictly applied. This is because if the VSC for a window is less than 27% and is less than 0.8 times its former value, the BRE numerical guidelines will not be satisfied.
- 11.111 At ground floor within the Stepneys block only four of the west facing windows serve habitable rooms and living spaces. All four windows fail to comply with the BRE guidance in respect of the VSC test. Three living room windows at first floor and two living room windows at second floor fail to comply with the VSC BRE guidance. However, eight out of the nine windows impacted serve open plan kitchen/ living/ dining room spaces which are also served by generous glazing on the east elevation. The only other impacted window serves a bedroom which is generally as per BRE guidance considered to be less sensitive than living room spaces as the bedroom is

used for sleeping. Further assessment of the impacted windows was undertaken by the specialists via the Daylight Distribution assessment.

- 11.112 The Daylight Distribution is otherwise known as the 'no sky-line' (NSL) method and takes the VSC analysis a step further in looking at where in the room Daylight is received at the working plane (roughly desk or kitchen worktop height). After a development is complete, the area of a room with visible sky should, ideally be 0.8 times or more of the former area on the working plane prior to the development. The daylight distribution results show that all of the windows with the exception of four ground floor and one second floor window comply with this requirement. However, following an assessment of the internal floorplans officers note that all four of the ground floor windows which fail to comply with the daylight distribution (BRE guidance) serve ground floor bathrooms which do not require consideration as part of the assessment. Likewise, the second floor window impacted serves circulation space which also does not require consideration. Therefore, the habitable rooms which fail to comply with the VSC test still manage to pass the daylight distribution test and the impact on the Stepneys block in terms of daylight distribution is considered acceptable.
- 11.113 Overall, in relation to the VSC test the rooms served by these windows maintain compliant levels of Daylight Distribution (DD). It is therefore reasonable to conclude that the window impacts should not affect the overall enjoyment of the properties to an extent that the proposals would have an unacceptable impact. Moreover, the results confirm that the development will not create any new areas which receive less than two hours of sunlight on 21st March. Officers consider the scheme to sit appropriately within its surroundings and there are no Daylight and Sunlight related reasons that would warrant the refusal of the application.
- 11.114 *Impact on Malden Close, Rawlyn Close, Peverel Road and Barnwell Road properties*
- 11.115 A separation distance of approximately 19.5 metres is proposed between Block A and the closest Malden Close property. Full height privacy screens are proposed to the balconies of the flats in the south west corner of block A to prevent any overlooking or loss of privacy impacts. The relationship is considered acceptable.
- 11.116 The proposed west elevation of block D faces the side elevation of no.15 Rawlyn Close. The existing property is proposed to be separated from apartment block D by a landscape verge with tree planting, the site 1 access road and car parking. The separation distance between block D and the boundary of number 15 Rawlyn Close is in excess of 22 metres. It is acknowledged that the design of the scheme includes the addition of windows and balconies on the west elevation of block D which inevitably will result in an element of overlooking towards the property and rear garden space. 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 the proposed relationship is considered acceptable.

- 11.117 A separation distance of approximately 37 metres is proposed between Block F and the rear elevation of the closest property along Peverel Road.
- 11.118 The proposed balconies serving the apartments are located in the south east corner of block F and they would have oblique views towards the rear gardens and elevations of the Peverel Road. The existing properties are proposed to be separated from apartment block F by tree planting, hard landscaping, the access to site 2 and car parking. The relationship between existing and proposed buildings is considered acceptable.
- 11.119 The south elevation of block F also includes balconies and windows serving the proposed apartments. Block F is proposed to be located to the north of an existing block of flats which contain balconies on the north elevation. The proposed separation distance between the existing and proposed balconies and windows is in excess of 27 metres. The existing mature trees and the existing access to site 2 would be located between these buildings. In terms of residential amenity, the relationship is considered acceptable.
- 11.120 In terms of overbearingness and overshadowing it is considered that due to the suitable separation distances and the appropriate transition in building heights/ massing between the existing and proposed buildings the application proposal achieves a scheme which does not create an overbearing impact on the adjacent properties to the west 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.
- 11.121 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.
- 11.122 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this scale is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.
- 11.123 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.
- 11.124 Future occupants
- 11.125 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).

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

<b>Unit Type</b>	<b>Number of storeys</b>	<b>Min standard (sqm)</b>	<b>Min proposed (sqm)</b>
1 bed 2 person	1	50	50
2 bed 3 person	1	61	72
2 bed 4 person	1	70	70
3 bed 5 person	1	86	86
3 bed 6 person	2	102	104

11.127 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.

11.128 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies. As well as the private amenity spaces, the development benefits from direct access to the hard and soft landscaped areas and the play spaces that are proposed.

11.129 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. The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 120 dwellings proposed, four are proposed to be M4(3). Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 120 dwellings is only required by policy to provide 48 affordable dwellings, and this would require just two M4(3) units. It is not considered appropriate to insist upon more M4(3) units as a result of the applicants proposed over-provision of affordable housing. If permission were to be granted, a condition should be attached to secure the provision of the proposed four M4 (3) wheelchair accessible homes.

### **Refuse Arrangements**

11.130 Policy 57 requires refuse and recycling to be successfully integrated into proposals.



- 11.131 The proposed refuse storage arrangements are shown to be of a logical layout, with underground 'iceberg' bin stores located within sites 1 and 2. The underground bins will serve the entire development. 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 submission documents have 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 details of road markings, pressure pad location and the finalised landscape details.
- 11.132 Officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

### **Other Matters**

- 11.133 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.
- 11.134 A public art strategy is secured by condition 15 to ensure compliance with Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD.
- 11.135 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.
- 11.136 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 56 has been imposed to secure these details prior to the occupation of the development.
- 11.137 Cambridge City Airport have recommended conditions to secure a Bird Hazard Management Plan and glint/ glare assessment. Officers recommend the imposition of informatives advising the applicants to engage with the airport regarding the use of cranes during construction.
- 11.138 The applicant sought a screening opinion from the LPA with respect to whether an Environmental Impact Assessment would be required. The applicant was advised that such an assessment would not be required as the development proposed less than 150 homes and therefore does not fall within the description at Column 1 section 10b 'Urban Development Projects' of Schedule 2 of the EIA Regulations 2017.

11.139 Officers note that the Secretary of State has received a third-party request to call in the above planning application for his consideration.

### Third Party Representations

Third Party Comment	Officer Response
<ul style="list-style-type: none"> <li>-Loss of protected open space.</li> <li>-More green space should be provided.</li> </ul>	<p>Please refer to paragraphs 11.6-11.15</p>
<ul style="list-style-type: none"> <li>-The proposed architecture and building forms are detrimental to the character of the area.</li> <li>-The bulk and height of blocks A and B are excessive and at odds with the surrounding buildings.</li> <li>-Acknowledge the area requires improvements but these should be well designed.</li> <li>-The layout proposed does not make efficient use of the site as too much space is allocated to car parking.</li> <li>-The proposed designs appear to resemble 'Eddington'.</li> <li>-The proposal is an overdevelopment of the site.</li> </ul>	<p>Please refer to paragraphs 11.31-11.55.</p>
<ul style="list-style-type: none"> <li>-Block A is overbearing and will cause residential amenity impacts on Chartwell House properties.</li> <li>-Loss of privacy for neighbours due to the proposed location of the pre school.</li> <li>-Overlooking impacts on the rear garden spaces of Rawlyn Close and Malden Close properties.</li> </ul>	<p>Please refer to paragraphs 11.102-11.122.</p>
<ul style="list-style-type: none"> <li>-Not enough car parking proposed for 120 new homes.</li> </ul>	<p>Please refer to paragraphs 11.85 - 11.101.</p>

<p>-Impact of traffic noise and air pollution of the local community. Concerned by the proposed access arrangements.</p> <p>-Additional traffic congestion on surrounding roads including congestion at nearest junctions. Detrimental to journey times and safe movement for pedestrians and cyclists.</p> <p>-Concerned by the proposed access arrangements.</p> <p>-Concerned by the impacts during construction (traffic, noise, dust, access arrangements).</p>	
<p>-Another pre-school is not needed in the area.</p> <p>-The application should include provision of a doctors and dental practise.</p>	<p>-Please refer to paragraph 11.22</p> <p>-Please refer to paragraph 11.138</p>
<p>-There are no temporary arrangements in place for the existing businesses that operate within the Barnwell Local centre.</p> <p>- Concerned by the amount of time the area will be without local shops during construction.</p> <p>-Loss of bowls club and tennis court.</p>	<p>-Please refer to paragraph 11.20 and condition 61.</p> <p>-Please refer to paragraph 11.13 and condition 59.</p>

<ul style="list-style-type: none"> <li>- This will result in additional on street parking, and put pressure on the surrounding streets.</li> <li>- Lack of a dedicated drop off and pick up space.</li> <li>- Lack of covered cycle parking.</li> </ul>	<p>-Please refer to paragraphs 11.85 - 11.101.</p>
<ul style="list-style-type: none"> <li>-Concerned that the details of the offsite BNG delivery have not been included within the submission.</li> <li>-Concerned the proposed development will disturb existing bat roosts.</li> </ul>	<p>-Please refer to paragraphs 11.73 - 11.78.</p>
<ul style="list-style-type: none"> <li>-Sustainability standards proposed will need to be conditioned to ensure they are delivered by the applicant.</li> </ul>	<p>-Please refer to conditions 22-26.</p>

### Planning Obligations (S106)

#### Heads of Terms

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

<b>Heads of Terms</b>	<b>Summary</b>
City Council Infrastructure	
Provision for children and teenagers	Provided as part of the application.
Indoor sports	Provided as part of the application.
Outdoor sports	Provided as part of the application.
Informal Open Space	Provided as part of the application.
Community facilities	Provided as part of the application.

Affordable housing	100% 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.
County Council – Education / Refuse/ Transport	
Transport	£278,000.00 financial contribution towards Cambridge Eastern Access Proposals.
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	£8640 towards waste infrastructure.
NHS	
GP services	£86,083.20 contribution towards additional floorspace at East Barnwell Health Centre or other GP practice within Cambridge City PCN

The planning obligations 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).

11.139 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions, biodiversity net gain, and 100% affordable housing provision, Officers are satisfied that the proposal accords with Cambridge Local Plan (2018) policies 45 and 68 and the Planning Obligation Strategy 2010.

#### 11.140 **Planning Balance**

11.141 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).

11.142 Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. It is acknowledged that the scheme will impact existing protected open space and involve the relocation/ temporary displacement of existing recreational and commercial facilities. However, Officers are required to consider the

Local Plans as a whole – weighing up the harm against public benefits. In this case, Officers consider that the benefits of the applications are considered to weigh in favour of granting planning permissions, outweighing any harm that the proposed development will cause.

- 11.143 Officers acknowledge the development will involve the addition of taller and more prominent buildings which will have an impact from short distance public viewpoints along Newmarket Road, Barnwell Road and neighbouring residential streets. However, the site is considered to be capable of accommodating buildings of the scale, height and massing proposed whilst offering the opportunity to deliver an enhanced vibrant new local centre to the area. Overall, the development is considered to comply with the Cambridge Local Plan 2018 policies 55, 56, 57, 58, 59 and 60.
- 11.144 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 92 new trees.
- 11.145 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.
- 11.146 The proposal would result in economic and social benefits through a significant increase in affordable housing in the City and the addition of a publicly accessible open space which will be surrounded by replacement community and commercial facilities. The development will also promote sustainable forms of transport. These benefits should all be given moderate to significant weight.
- 11.147 Officers are content that the proposal would result in a significant increase in much needed affordable housing, whilst not adversely impacting upon residential amenity or highways safety. The development would provide a new community and commercial facilities whilst encouraging sustainable methods of transport. The proposal would increase biodiversity and significantly improve the quality of the remaining open space on site.
- 11.148 Having examined the proposals against other material planning considerations, none are identified that would on their own, or in combination, lead officers to consider recommending refusal of planning permission.
- 11.149 Officers have carefully considered all of the issues raised, including the evidence and opinions submitted on behalf of the applicants, the contributions of key consultees and the views of members of the public. Officers recommend that planning permission is granted, following prior completion of a Section 106 Agreement to secure necessary developer

contributions and subject to a number of controlling and safeguarding conditions.

#### 11.150 **Recommendation**

#### 11.151 **Approve** subject to:

- The planning conditions as set out within the officer report and delegated authority to officers to amend and add conditions where required.
- Satisfactory completion of a S106 agreement with delegated authority to officers to agree the final contribution amounts and minor amendments to the Heads of Terms as set out in the officer report.

### **Planning Conditions**

#### **Standard time**

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

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

#### **Approved Plans**

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

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

#### **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).

**Highways/ Transport assessment conditions**

**Management/ Maintenance of streets**

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

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with NPPF (2023) paragraph 114.

**Levels**

7. All paved areas within the site that abut the public highway shall be constructed so that their 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, in accordance with NPPF (2023) paragraph 114.



### **3.5 tonnes construction vehicles hours**

8. 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.

### **CEMP/ Traffic management plan**

9. No demolition or construction works shall commence (including demolition or preparation works) until a Construction Environmental 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.
  - v. Contact details for the site manager, including how and where these details will be displayed on site.

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) Policies 35 and 81.

### **Travel Welcome Pack**

10. 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**

11. 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**

12. 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, visitor cycle parking, 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 applicants shall ensure the waste collection process can take place without conflict with any of the hard and soft landscaping features.

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).

**Landscape Maintenance and Management**

13. No development above ground level, other than demolition, shall commence until details of a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas 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. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

**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)).

### **Tree conditions**

#### **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.

### **Drainage**

#### **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.
- j) Measures taken to recycle rainwater within the development.

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.

### **Surface water management during construction**

21. 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.

### **Sustainability Conditions**

#### **Energy statement compliance**

22. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the Energy and Sustainability Statement, Qoda, 27/11/23, Issue 01 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 (residential)**

23. Water efficiency measures for the scheme shall be implemented in line with the water efficiency targets as set out in the Energy and Sustainability Statement, Qoda, 29/11/2023 Issue 01. 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).

#### **BREEAM (non residential design stage)**

24. Within 12 months of commencement of development, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with maximum credits for Wat 01 (water consumption). Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

**BREEAM (non residential post construction stage)**

25. Within 12 months following first occupation, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

**Water efficiency (non residential)**

26. Following completion of the first fit out of the non residential uses and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements meet 5 credits in the Wat01 section of BREEAM based on the product installations set out in Appendix A and B of the Water Conservation Strategy, East Barnwell, Hill Partnerships Ltd, May 2024. The report shall include relevant drawings showing the any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: 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).

**Standard EH conditions**



### **Phase 2 Site Investigation**

27. No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 2 Site Investigation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

### **Phase 2 investigation and Phase 3 remediation strategy**

28. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
  - b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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)**

29. 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**

30. 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**

31. 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**

32. 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**

33. 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**

34. 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).

35. **Noise Insulation**

Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

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

**Community Centre EH conditions**

36. **Community Centre Noise Assessment**

Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme and other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following shall be submitted in writing for approval by the Local Planning Authority:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;

- Acoustic performance of the building fabric, glazing, openings and ventilation systems;
- Details of an adequate alternative ventilation shall be provided to ensure external doors and windows remain closed during the playing of music.
- Premises entrances / exits and any associated external spaces and patron noise;
- Details of a cut-out device fitted to external entrance / exit doors shall be provided, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

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

37. **Noise Assessment / Insulation Scheme Post Construction Completion, Commissioning and Testing Report**

Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 36 respectively) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the Local Planning Authority will be required.

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

38. **Community centre hours of use**

The community centre use hereby approved shall not operate outside the hours of 08:00 – 22:00 Monday to Thursday, 08:00 – 23:00 Friday and Saturday and 09:00 to 20:00 on Sundays.

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

39. **Community centre external / third party amplification**

All musical and sound generation equipment used within the community centre shall be connected to and played and channelled through the in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

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

**Pre School EH conditions**

40. **Pre School Noise Insulation scheme**

Prior to the commencement of development/construction, a scheme for the insulation of the pre-school building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

**Pre School Hours of Use**

41. The pre school (use class E (f)) shall only be open to the public between the hours of 09:00 and 15:00 Monday to Friday.

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

42. **Alternative ventilation scheme**

Prior to the commencement of development/construction, details of an alternative ventilation scheme for the residential accommodation units to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

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

**Balconies/ Winter Gardens**

43. Prior to the commencement of above ground works, full details of the design and construction of the balconies / winter gardens including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as a result of high ambient noise levels in the area from traffic shall be submitted to and approved in writing by the local planning authority.

The balconies / winter gardens shall be constructed and installed in accordance with the approved details and retained in situ thereafter.

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

**Construction hours**

44. 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**

45. 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**

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

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the Create Consulting Engineers Ltd "Noise Impact Assessment – Revision B" dated 29<sup>th</sup> November 2023 (Ref: D/VL/P22-2760/02 Rev B).

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

**Artificial lighting**

47. 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).

**EV charging scheme (residential and non residential)**

48. Prior to the commencement of development, an Electric Vehicle Charging Point Provision and Infrastructure Strategy' including an implementation plan shall be submitted to and approved in writing by the local planning authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the National Planning Policy Framework (2023), the Cambridge Local. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations.

The Strategy shall include the following principles which are to be applied to the detailed design of the Development Parcels as they come forward:

- 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated parking;
- Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- Dedicated slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and
- Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the

provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.

The approved scheme shall be fully installed before the use is commenced and retained as such.

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

### **Commercial units EH conditions**

#### 49. **E (a & b) use – noise insulation scheme**

E(a) & E(b) development use shall not commence until a noise insulation / mitigation scheme in order to minimise the airborne / impact noise emanating from the premises is submitted in writing for approval by the Local Planning Authority. The scheme as approved shall be fully implemented before the use is commenced and shall be retained as such.

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

#### 50. **E(b) use - Odour filtration / extraction**

E(b) development use shall not commence until a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours has been submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

#### 51. **Class E hours of use**

The class E use hereby approved shall not open outside of the hours of 07:00 – 23:00hrs Monday to Saturday and 08:00 – 22:00hrs on a Sunday.

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

#### 52. **Commercial units delivery hours**

All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday



to Friday, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

#### **Biodiversity enhancements**

53. 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.

#### **Underground bin specification**

54. Prior to the installation of the underground 'iceberg' bins the specification of the underground bins and details of the locations of the required pressure pads 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.

#### **Road markings (waste vehicle and highways)**

55. Prior to commencement of development the details of the proposed road markings along Rawlyn Close for the approved development shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the underground refuse vehicles can service the development site without obstructions along the tracked servicing route. In accordance with policies 57 and 59 of the Cambridge Local Plan 2018.

#### **Fire hydrants**

56. 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).

### **Energy consumption monitoring**

57. 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**

58. 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)

### **Sport England conditions**

#### **Phasing**

59. Prior to the commencement of the development, a detailed delivery programme for the reprovision of the bowls green and tennis court, as detailed within application 23/04849/FUL, shall be submitted to and approved in writing by the Local Planning Authority. The delivery programme shall confirm:
- The construction programme for the replacement bowling green, including the duration of the bowling green construction period and details of when the green will be first ready for use.
  - The location(s) where members of the Abbey Bowls Club shall be provided with access to a bowling green(s) and associated facilities for the duration of the bowling green construction programme including details of pricing and programming of this facility.
  - The construction programme for the replacement tennis court, including the duration of the tennis court/MUGA construction period and details of when the court/MUGA will be first ready for use.
  - The location(s) where access to a tennis court shall be provided for the duration of the tennis court/MUGA construction programme.

The development of the new bowls green and MUGA, approved via application 23/04849/FUL, shall thereafter be carried out in accordance with the approved delivery programme with the agreed venues of interim use maintained available for use at all times during the bowling green and tennis court/MUGA construction programme

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Cambridge Local Plan 2018 policy 73.

**License agreement (bowls club)**

60. Prior to the first use of the bowling green a license agreement between Cambridge City Council and the Bowls Club shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

Reason: To ensure that an equivalent or better management arrangement is secured.

**Interim Commercial Unit Reprovision Strategy**

61. Prior to the commencement of the development a detailed interim commercial unit reprovision strategy shall be submitted to and approved in writing by the Local Planning Authority. The reprovision strategy shall confirm:
- The proposed temporary arrangements for the existing commercial units during the construction phase on site 2.
  - The location(s) where the existing commercial businesses will trade from for the duration of the site 2 construction phase.
  - Confirmation the temporary arrangements will be in place and available for the businesses to trade from prior to the commencement of development on site 2.

Reason: To ensure continuity of trading and provision of services during the construction phase to accord with Cambridge Local Plan 2018 policy 72.

**Community Facility Phasing And Management Plan**

62. Notwithstanding the approved plans, prior to the commencement of the development, a community uses phasing and management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:
- 1) How and when the development of the community centre, library and pre school will be constructed so as to allow for the existing community uses to function uninterrupted prior to the opening of the community hub hereby approved.
  - 2) Final floor plans for the community centre and library facility and the details of the future management arrangements.

Reason: To ensure the adequate and uninterrupted, availability of community floorspace (Local Plan policy 73).

### **Natural England License**

63. Demolition of buildings 1B1 and 1B4 shall not commence until the following detail has been submitted to and agreed in writing by the Local Planning Authority:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
  - b) a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Demolition shall thereafter be in accordance with the approved details.

Reason: To ensure the protection and appropriate mitigation for the proposed loss of the identified Pipistrelle day roost within the buildings (Cambridge Local Plan 2018 policy 70).

### **BNG**

64. Prior to the commencement of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
  - Identify the proposed habitat improvements on-site and where applicable, off-site.
  - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, Cambridge Local Plan 2018 policy 70 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

### **Cycle parking**

65. 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 maisonette properties (within block F) 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).

#### **Obscure glazed windows**

66. Notwithstanding the plans hereby approved, the development, hereby permitted, shall not be occupied until the proposed windows in the west elevation of Block A serving bedroom two on the ground, first, second and third floor, have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and with restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties (Cambridge Local Plan 2018 policies 55, 57/58).

#### **Bird Hazard Management Plan**

67. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 3 'Wildlife Hazards Around Aerodromes'
  - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
    - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
  - signs deterring people from feeding the birds.
- The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

Reason: It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport (Cambridge City Local Plan 2018 policy 37).

#### **Glint and Glare**

68. No solar panels shall be installed on the framework until a Glint and Glare Assessment to determine the full impact on pilots approaching Cambridge and air traffic controllers in the Air Traffic Control tower, has been submitted to and agreed in writing by the Local Planning Authority. Any mitigation measures required shall be agreed with the Local Planning Authority in writing in consultation with Cambridge Airport. The mitigation measures shall be subsequently implemented as approved and shall thereafter be maintained.

Reason: To mitigate the risk of aircraft accident and maintain the operational integrity of Cambridge Airport in accordance with Policy 37 of the Cambridge Local Plan 2018.

**Stopping up/ Highway works**

69. Notwithstanding the plans hereby approved, a revised proposed site plan showing the full extent of highways works to be undertaken shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development above ground level. The highways work shall be carried out fully in accordance with the approved details, and retained and maintained thereafter.

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

Electric, water and gas monitoring

70. Prior to first occupation and unless otherwise agreed in writing with the LPA for reasons relating to the specific management arrangements of the accommodation, each apartment shall be fitted with a means for future occupiers to monitor all of their own electric, water and gas consumption including the extent of the contribution made from on-site renewable energy sources.

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

**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.

6. Sustainable Design and Construction SPD informative

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

7. The applicant is encouraged to include electric spurs for the charging of electric cycles within the cycle stores approved.

8. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/diversions](http://cadentgas.com/diversions) Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.
9. The applicants are advised to engage with Cambridge Airport regarding any proposed use of cranes or tall structures during construction.