



Planning Committee Date	11 June 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	23/02294/FUL
Site	Edward House, 8 Albion Row, Cambridge
Ward / Parish	Castle
Proposal	Demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments
Applicant	The Foundation of Edward Storey
Presenting Officer	Katie Christodoulides
Reason Reported to Committee	Third party representations
Member Site Visit Date	-
Key Issues	<ol style="list-style-type: none">1. Principle2. Visual Impact and impact on character of Conservation Area3. Neighbour Amenity4. Highway Safety and Parking Provision
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments.
- 1.2 The existing site which served as a care home closed in 2021. The site lies adjacent to Storey's House which provides sheltered flats.
- 1.3 The proposal accords with the Local Plan 2018 as the design and scale would not have an adverse impact on the character of the surrounding area and Conservation Area. The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring properties and would provide a high quality living environment for future occupiers.
- 1.4 Officers recommend that the Planning Committee approve the application.

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The proposed site is 0.0753ha in area and is bounded by Albion Row to the south east and Mount Pleasant to the south west. To the north west sits Storey's House and residential dwellings within Albion Yard to the north. The site lies within the Castle and Victoria Road Conservation Area, and adjacent to the west Cambridge Conservation Area (to the south west).
- 2.2 The existing vacant building on site, Edward House was previously used as a care home (use class C2) and provided 15 single occupancy bedrooms for extra care. Residents would move from Storey's House to Edward House when they were no longer able to live independently. Edward House was closed in 2021 due to being uneconomical to run.
- 2.3 The proposal seeks to provide 16 No. 1 bedroom almshouses which will be sheltered housing in use class C3. This will provide an extension of Storey's House which lies adjacent and provides 47 x No.1 bedroom sheltered flats. The proposal will utilise the existing facilities, and gardens of Storey's House.

3.0 The Proposal

- 3.1 The application seeks consent for the demolition of a 15 bed care home and construction of a replacement building with 16 No. 1 bedroom Almshouses apartments.
- 3.2 The proposal would include 8 cycle parking spaces and provision for mobility scooters and charge points.
- 3.3 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
13/1323/FUL	Extension of the ground floor office and sitting room to the front of the property with existing roof extended to wrap around. First floor bay extension in residents bedroom to incorporate existing balcony structure.	Permitted

5.0 Policy

5.1 National

National Planning Policy Framework
 National Planning Practice Guidance
 National Design Guide 2021
 Conservation of Habitats and Species Regulations 2017
 Equalities Act 2010
 Technical Housing Standards – Nationally Described Space Standard (2015)
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 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 35: Human health and quality of life
 Policy 36: Air quality, odour and dust
 Policy 45: Affordable housing and dwelling mix
 Policy 47: Specialist housing
 Policy 50: Residential space standards
 Policy 51: Accessible homes
 Policy 55: Responding to context
 Policy 56: Creating successful places
 Policy 57: Designing new buildings

Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 **Supplementary Planning Documents**

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

5.4 **Other Guidance**

Castle and Victoria Road conservation area

6.0 **Consultations**

6.1 **County Highways Development Management –No Objection**

Second comments:

6.2 Nothing to add to previous comments.

First comments:

6.3 The effect of the proposed development upon the public highway should be mitigated through conditions and informatives.

6.4 **Lead Local Flood Authority–No Objection**

Fourth Comments

6.5 The surface water from the proposed development can be managed through the use of an attenuation tank and permeable paving, through restricting surface water discharge to 2l/s. Supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment. Water quality has

been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual. Requests conditions in regard to surface water drainage and surface water run-off.

Third comments:

- 6.6 The submitted drainage strategy has not included areas of permeable paving within the total impermeable area. The proposal seeks to install a surface water sewer beneath the highway, outside the red-line boundary. Permission must be gained from the third-party landowner.

Second comments:

- 6.7 Further hydraulic calculations and infiltration testing are needed. There is a discrepancy in the discharge rate. Sewer undertaker consent is required. The orifice diameter for the attenuation tank is too small and details of existing and proposed discharge volumes are needed.

First comments:

- 6.8 Further information is required in terms of surface water is proposed to be managed within the development.

- 6.9 **Cambridgeshire & Peterborough Integrated Care System –No Objection**

- 6.10 No contributions required.

- 6.11 **Urban Design and Conservation Team –No Objection**

Second comments:

- 6.12 No objections subject to conditions.

First comments:

- 6.13 The overall design approach and elevations are acceptable in design terms. The final materials and detailing can be covered by condition and a sample panel.

- 6.14 **Access Officer –No Objection**

- 6.15 A good proposal and the accommodation for older people looks good and will be flexible if they become more infirm. No drop off or parking space and there needs to be close detailing for accessible design of the rooms.

- 6.16 **Conservation Officer –No Objection**

Third comments:

- 6.17 While there remains minor concerns over the amount of visible flat roof, the scheme overall is considered high quality and sensitive to the heritage

context. The proposal would preserve or enhance the character of the appearance of the Conservation Area.

Second comments:

- 6.18 The revisions have reduced the scale and broken down the elements facing Albion Row and Haymarket, which relates the prominent corner of the building to the finer grain and scale of its domestic context. The revisions expose more of the main blocks flat roof form.

First comments:

- 6.19 Refinement of the elevation facing Haymarket Road/Albion Row is needed to respond to the Conservation Area and context of pitched roof domestic buildings.

6.20 **County Archaeology –No Objection**

- 6.21 The site should be subject to a programme of archaeological investigation through a condition.

6.22 **Senior Sustainability Officer –No Objection**

Second comments:

- 6.23 Original comments in support of the proposals stand.

First comments:

- 6.24 Recommends conditions in regard to carbon reduction and water efficiency and an informative in regard to Building Regulations.

6.25 **Landscape Officer –No Objection**

Second comments:

- 6.26 New information on the finished floor levels and planting strategy for the shared, courtyard garden has been provided and address previous comments and concerns. Recommends conditions on hard and soft landscaping.

First comments:

- 6.27 Recommends that more detail on the hard and soft landscape is submitted and to demonstrate that the garden and private terrace areas are accessible.

6.28 **Ecology Officer –No Objection**

Second comments:

6.29 Requests conditions in regard to provision of bat and swift boxes and lighting. The redline boundary consists of built and sealed surface, the unsealed habitat to be lost is below 25 m² and therefore is considered de-minimis and exempt from BNG requirements.

First comments:

6.30 Requests a Preliminary Ecological Appraisal for the site, including protected species scoping survey, concentrating on bat roost potential of the existing building and trees. A BNG metric should be submitted.

6.31 **Environmental Health –No Objection**

Second Comments:

6.32 The development proposed is acceptable subject to conditions.

First Comments:

6.33 Air Source Heat Pump Noise Impact Assessment required prior to determination.

6.34 **Anglian Water – No Objection**

6.35 Recommends a condition in regard to submission of a surface water management strategy.

6.36 **Designing Out Crime Officer –No Objection**

Second Comments:

6.37 Previous comments still stand.

First Comments:

6.38 Comments in regard to lighting, cycle stands, mobility scooters, boundary treatment, landscaping and roof access.

6.39 **Tree Officer- No Objection**

6.40 The proposal results in a negative impact on T1 and T2, however these are not sufficient alone to object and recommends conditions.

6.41 **Section 106 Officer – No Objection**

6.42 Does not propose in this instance to seek specific infrastructure financial contributions.

6.43 **Policy Officer – No Objection**

6.44 The proposal is consistent with policy 47 of the Local Plan and although not consistent with the evidence of need which suggests rented sheltered housing is currently in surplus, the proposal will be an extension to an existing scheme which has a waiting list.

6.45 **Strategic Housing Officer- No Objection**

6.46 Recommends a condition in regard to a management plan requiring details of the management of the properties, tenancies, eligibility and rent setting.

7.0 Third Party Representations

7.1 5 representations have been received.

7.2 Those in objection have raised the following issues:

- Proposed building does not respond to the prominence of its site and the character of the West Cambridge Conservation Area.
- Harm to the street scene.
- The proposals reference of the architecture of Storey's House is inappropriate, flat and jarring to the prominent corner location.
- Impact on the environment.
- Should aim for carbon zero.
- Lack of parking provision.
- Traffic problems.
- Little off street parking for local residents.
- No structures in place to look after local residents.
- New development should include parking for No.1 Albion Row and 10 Albion Yard residents to compensate for the loss of their car parking spaces.

7.3 Those in support have raised the following reasons:

- Good proposal meeting the needs of Storey's Trust.
- Enhances the physical environment of the locality.
- Will complement the prospective of St John's College redevelopment.
- The revised application addresses the issues of the key corner at Albion Row and Mount Pleasant as seen from both Lady Margaret and Haymarket Roads.
- The new building has an overall softer impact and more interesting aspect to the street.
- Would like to see more detailed and emphatic articulation of the doorway on to Mount Pleasant.

8.0 Assessment

8.1 Principle of Development

8.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential

development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 8.3 Policy 47 of the Cambridgeshire Local Plan 2018 states that planning permission will be granted for the development of specialist housing, subject to the development being supported by evidence of the demonstratable need for this form of development within Cambridge, suitable for the intended occupiers in relation to the quality and type of facilities, accessible to local shops and services, public transport and other sustainable modes of transport and in a location that avoids excessive concentration of such housing within any one street or small area.
- 8.4 Policy 47 continues to state that where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45. This will be detailed under the Housing Provision section of the report.
- 8.5 The existing site is currently vacant and was previously used to provide extra care accommodation for residents moving from Storey's House when they were no longer able to live independently. Edward House was closed in 2021 as it was no longer meeting its intended purpose of providing 'move on' accommodation for Storeys House as funding was made available for the elderly to remain in their own homes for longer. It was inefficient and too small to achieve effective economies of scale, it required significant investment as was outdated and needed bringing up to modern standards and it was becoming difficult to fill vacancies from the residents of Storey's House or externally and the home was incurring substantial losses each year.
- 8.6 The proposal will form an extension of Storey's House, providing sheltered housing for 16 new residents. Each new resident of Edward House will have access to facilities within Storey's House. Currently Storey's House is at 100% capacity with 7 people on the waiting list. Priority is given to women over 60 who have a connection with the Church of England and who are Parish branch, Chesterton or Clergy widow branch beneficiaries.
- 8.7 The 'Housing Needs of Specific Groups – Greater Cambridge Addendum' (September 2021) identifies significant need for accommodation for older people in Cambridge across most types of accommodation. It does project a surplus of rented sheltered housing by 2041. The Council's Policy Officer acknowledges this however given the proposal will provide an extension to an existing successful scheme which has a waiting list, the site is considered suited to the proposal for almshouse provision. The proposal would comply with Policy 47a of the Local Plan.
- 8.8 Policy 47b requires the development to be suitable for the intended occupiers in relation to the quality and type of facilities and the provision of

support and/or care. The proposal will allow for residents to benefit from the same facilities and support as the existing occupiers. Policy 47c requires the proposal to be accessible to local shops and services, public transport and other sustainable modes of transport and community facilities. The site is centrally located in Cambridge and to a nearby bus stop. The proposal would therefore comply with Policy 47a, b and c. It is acknowledged that it would lead to a total of 63 almshouse apartments in the area, however given the configuration and dispersal with adjacent neighbouring properties the proposal is considered acceptable in terms of Policy 47d.

8.9 The principle of the development is acceptable and in accordance with policies 3 and 47 of the Local Plan.

8.10 **Housing Provision**

8.11 Policy 45 of the Cambridge Local Plan requires residential development of 15 units or more to provide a minimum of 40% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD). The policy operates on the basis of a net increase of, in accordance with NPPF advice, 10 units. As the net increase is 1 unit, there is no requirement arising from the proposal to provide any percentage of the units as though they were affordable.

8.12 Policy 47 of the Cambridge Local Plan states that where the development falls within use class C3 (dwelling houses), the development will be expected to contribute to the supply of affordable housing within Cambridge in accordance with Policy 45.

8.13 The proposal is for 16 x 1 bedroom almshouses which will be sheltered housing. The Foundation of Edward Storey are a registered charity providing almshouses for the over 60's, priority is given to women over 60 who have a connection with the Church of England. The Charity lets out the almshouses at below market value.

8.14 Annex 2 of the National Planning Policy Framework states that 'housing for sale or rent, for those whose needs are not met by the market can be permitted', subject to complying with one of the affordable housing definitions. The Foundation of Edward Storey have confirmed that their housing model will meet the definition of Annex 2 (a)a as the properties are let below market values. Whilst the charity are not technically a 'Registered Housing Provider', private landlords such as The Foundation of Edward Storey are still able to meet the definition of (a)b, provided it is a 'Build to Rent' scheme.

8.15 Whilst there are no controls the LPA could reasonably impose on the rental values of the housing provision put forward, there is nothing to suggest that the new housing would not benefit from the Foundation's continuing principles of provision at below market values for letting as a

charity. There is no technical requirement for a legal agreement to be entered into.

8.16 Officers, in consultation with the Council's Policy and Housing Officers, are satisfied that the proposal accords with Policies 45 and 47 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023 subject to condition(s) to ensure its management is suitable for the intended occupiers as per the requirements of policy 47(b).

8.17 **Housing Mix**

8.18 The application proposes 16 one bedroom dwellings, measuring around 50m² in area. The proposed mix is considered appropriate to the proposal and would accord with Policy 47 of the Local Plan.

8.19 **Design, Layout, Scale and Landscaping**

8.20 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment. The key design issue is the design and appearance of the proposed new development in its setting. The proposal will comprise of the demolition of Edward House and replacement with two new buildings framing a courtyard of residential space.

8.21 The site lies at the corner of Albion Row and Mount Pleasant. Albion Row forms a residential area, with Storey's House to the north west which forms a redbrick sheltered housing development. The site has a gentle slope of 1.5 metres across from east to west. Mount Pleasant has a finer urban grain with a varied topography. The corner of the site from Haymarket Road, Albion Row and Mount Pleasant is very prominent and the Conservation Area Appraisal identifies a key view north-west along Haymarket Road towards the site.

8.22 The proposed layout of the development with two new buildings framing a courtyard of residential space with the main entrance accessed from Albion Row is considered appropriate. The proposed scale and massing of the proposals are not considered to be too prominent in street scene views and neighbouring properties.

8.23 The proposed design of the development with a barrel-vaulted roof on the corner of Albion Row and Mount Pleasant junction reduces the prominence of the building and softens its appearance. The Mount Pleasant elevation with its stepped façade with bay windows reduces the overall building volume and the recessed brick arches are seen within dwellings on Haymarket Road and the flats at Mount Pleasant.

8.24 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55,

56, 57, 58 and 59 and the NPPF (Condition 8-External Materials, Condition 9- Sample Panel, Condition 10- Hard and Soft Landscaping, Condition 13- Roof Covering Materials).

8.25 Trees

8.26 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. 131 of the NPPF seeks for existing trees to be retained wherever possible.

8.27 The application is accompanied by an Arboricultural Impact Assessment. There are three mature alders along Mount Pleasant and a smaller tree within the site.

The Council's Tree Officer has commented that the proposal will have a negative impact on T1 through the increase in height at the boundary and to T2 through the proximity of the development to the root protection area however these are not considered to be sufficient alone to object to the proposal. Should consent be granted, conditions shall be added in regard to the submission of an Arboricultural Method Statement (Condition 7- Arboricultural Method Statement) and Tree Protection Plan (Condition 21- Tree Protection Methodology Implementation) to be submitted and the approved tree protection methodology being retained on site until all equipment and surplus materials have been removed.

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

8.29 Heritage Assets

8.30 The application falls within the Castle and Victoria Road Conservation Area and adjacent to the west Cambridge Conservation Area. There are a number of listed buildings on Lady Margaret Road and Buildings of Local Interest on Haymarket Road.

8.31 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

8.32 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.

- 8.33 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 8.34 The existing building forms a modern building in the Conservation Area. This part of the Castle and Victoria Road Conservation Area is characterised by an irregular medieval street plan with a fine urban grain and varied topography. The buildings are predominantly domestic and of two storeys with traditional forms, materials and pitched roofs.
- 8.35 The Conservation Officer has commented that the proposal has minor concerns over the amount of visible flat roof, however it would preserve or enhance the character and appearance of the Conservation Area, and they consider the scheme is high quality and sensitive to the heritage context.
- 8.36 It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.
- 8.37 **Carbon Reduction and Sustainable Design**
- 8.38 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.
- 8.39 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 8.40 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.
- 8.41 The application is supported by a Sustainability Statement and the proposal details the use of all electric with air source heat pumps and

photovoltaic panels. The proposal would lead to an 85% reduction in carbon emissions, a 70-72% reduction in primary energy compared to Part L 2006 and potable water use of 102.39 litres/person/day. The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies (Condition 14-Carbon Reduction Strategy) and Water Efficiency (Condition 15- Water Efficiency Specification) and an informative in regard to Building Regulations.

8.42 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

8.43 **Biodiversity**

8.44 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.45 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal.

8.46 A Bat Roost Assessment Report (Small Ecology Limited, September 2023) has been submitted.

8.47 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure provision of bat and swift boxes and lighting to protect commuting and foraging routes for bats.

8.48 Given the site's boundary consists of mainly built and a sealed surface and the unsealed habitat lost is below 25m², this is considered de-minimis and exempt from the biodiversity net gain requirement.

8.49 In consultation with the Council's Ecology Officer, subject to an appropriate condition (Condition 11- Bat and Swift Boxes), 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).

8.50 **Water Management and Flood Risk**

- 8.51 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 8.52 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 8.53 The application is accompanied by a SuDs Report.
- 8.54 The Local Lead Flood Authority have following their initial comments now raised no objections and commented that the proposal demonstrates that surface water from the proposed development can be managed through the use of an attenuation tank and permeable paving, restricting surface water discharge to 2l/s. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 8.55 Anglian Water have commented that should consent be granted, they request a condition in regard to submission of a surface water management strategy (Condition 4- Surface Water Management Strategy).
- 8.56 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.
- 8.57 **Highway Safety and Transport Impacts**
- 8.58 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 8.59 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.60 There is no vehicular access proposed to the site.

The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal subject to conditions in regard to submission of a traffic management plan, restriction on the weight limit of demolition and construction vehicles and proposed paved areas do not drain onto the public highway (Condition 3- Traffic Management Plan, Condition 19 Demolition/Construction Vehicles- weight limit, Condition 20-Private Water onot the highway).

- 8.61 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.
- 8.62 **Cycle and Car Parking Provision**
- 8.63 Cycle Parking
- 8.64 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.65 The proposal will provide 8 cycle parking spaces within two cycle stores sited within the courtyard. Spaces for mobility scooters and charging points will be proposed outside each unit on the ground floor. The proposal complies with Policy 82 of the Local Plan which requires 2 spaces for every 5 members of staff and 1 space for every 6 residents, 1 visitor space for every 6 residents (minimum 2 spaces).
- 8.66 Car parking
- 8.67 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped 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.
- 8.68 No car parking will be provided as part of the development, given the highly sustainable location of the site and sustainable modes of transport to the site.
- 8.69 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.70 **Amenity**
- 8.71 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance,

overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

8.72 Impact on the amenity of Neighbouring Properties

No.1 Albion Yard

8.73 No.1 Albion Yard lies to the north west of the site and forms a bungalow. The site wraps around No.1 Albion Yard on two sides. A small garden area lies adjacent to the site and a small window lies within the side elevation of No.1 Albion Yard. This window serves a bedroom and is the only window serving this room. The proposal two storey block on the north eastern part of the site would be sited closer to the boundary with this neighbour but would be set down lower in height with a hipped roof facing this neighbour. The proposed three storey block on the west boundary of the site would be sited further away than the existing building. As a result, on balance it is considered that there would not be a significant impact in terms of loss of light and overbearing impact to this neighbour at No.1 Albion Yard. The proposal would not result in any loss of privacy.

No.2 Albion Row

8.74 No.2 Albion Row lies to the north east of the site and forms an end of terrace property. No side elevation windows lie within this neighbouring property facing the site however there are windows in the front and rear elevations and a small enclosed garden. The proposal would extend closer to the common boundary with the Albion Yard access road by 2 metre and would extend along the whole of the boundary, also being approximately 2 metres higher than the existing lean-to structure. The proposal would not result in any significant loss of light or be visually overbearing. A condition shall be added to any consent granted to obscure glaze any first floor elevation windows in the north east (Albion Yard Elevation).

8.75 The proposal is considered to be in accordance with policies 55 and 57 of the Local Plan.

8.76 Future Occupants of the site

8.77 The residential amenity of the prospective occupiers must also be considered in terms of the quality of the living environment and provision of adequate amenity space.

8.78 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). For a one bedroom, one person dwelling, the minimum space requirements are 39m².

8.79 All of the proposed units exceed the space standards identified above. In this regard, the units would provide a high quality internal living environment for the future occupants.

- 8.80 Garden Size(s)
- 8.81 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 8.82 External private amenity space is proposed for each flat on the ground floor, directly outside front doors. On the first and second floor, an allocated space on the walkways, that is separate from the access deck is proposed.
- 8.83 In addition to the above, an external communal court yard is proposed and within the Storey's House site, residents will have access to the communal gardens. It is acknowledged that the proposed level of private outside amenity space is limited for the units, however given the large amount of communal garden space for the site and applicant's vision prevent loneliness and create a community and inclusive shared spaces, on balance the proposal is considered acceptable.
- 8.84 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. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing. The Council's Access Officer has commented that the proposal will allow for future proofing if needed.
- 8.85 Construction and Environmental Impacts
- 8.86 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose (Condition 7-Airborne Dust, Condition 14-Piling Method Statement, Condition 18- Noise Assessment- operational plant, machinery and equipment, Condition 22-No External Lighting), Condition 23- Construction Hours, Condition 24- Collection/delivery hours).
- 8.87 The Council's Environmental Health team have assessed the application and raised no objections.
- 8.88 Summary
- 8.89 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

8.90 **Third Party Representations**

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

Third Party Comment	Officer Response
The proposal should include car parking for 1 Albion Row and 10 Albion Yard which had their spaces removed.	This is not a matter which this application can address. This is a separate civil matter.

8.92 **Archaeology**

8.93 The site lies in an area of very high archaeological potential to the west of Cambridge Castle, Civil War Earthworks and wider castle complex.

8.94 The application has been subject to formal consultation with the Cambridgeshire County Council Archaeology Officer who comments that due to the high archaeological potential of the site across a number of periods but particularly Roman, Early medieval and Medieval, a further programme of investigation is required and condition shall be added to require a written scheme of investigation (Condition 6-Archaeological Work).

8.95 The proposal would accord with Policy 62 of the Cambridge Local Plan 2018.

8.96 **Other Matters**

8.97 Bins

8.98 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The proposal will incorporate an integrated bin store which will be sited close to Mount Pleasant for accessible collection.

8.99 **Accessibility**

8.100 The Access Officer has commented on the proposal and considers it to be good. Their main comment was that there is no proposed drop off or parking space for taxi's or anyone who may need to visit such as nurses or doctors. Given the proposal will form part of the wider site with the adjacent Storey's House, there is provision within wider site for taxi's and visitors.

8.101 **Planning Balance**

8.102 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).

- 8.103 The principle of the redevelopment of the site to 16 Almshouses is acceptable in policy terms. The scheme is considered to provide an appropriate designed development which would ensure that the character and appearance of the Conservation Area is preserved and enhanced. The proposal would provide a high-quality residential development for future occupiers whilst no significant neighbour amenity or highway safety harm has been identified. The application has support from the Council's Urban Design, Conservation, Environmental Health and County Council's Highway Officers.
- 8.104 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

1.0 Recommendation

1.1 Approve subject to:

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

2.0 Planning Conditions

Time Limit

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 91 of the Town and Country Planning Act 1990 (as amended by 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.

Traffic Management Plan

3. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the

Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

Surface Water Management Strategy

- 4. No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.

Reason: To ensure appropriate surface water drainage and to prevent the increased risk of flooding. (Cambridge Local Plan 2018 policies 31 and 32).

Programme of Archaeological Work

- 5. Following demolition of the existing building, the applicant, or their agents or successors in title, shall implement a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) and shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no building work for the new building shall take place other than under the provisions of the agreed WSI, which shall include: a. the statement of significance and research objectives; b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; c. The timetable for the field investigation as part of the development programme; d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the

proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Airborne Dust

6. 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).

Arboricultural Method Statement

7. Prior to commencement of development 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.

External Materials

8. No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in

writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

Sample Panel

9. No brickwork above ground level shall be laid until a sample panel; has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

Hard and Soft Landscaping

10. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be 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.

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

Bat and Swift Boxes

- 11. No development above ground level shall commence until a scheme for the provision of bat and swift boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57)

Piling Method Statement

- 12. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

Development shall be carried out in accordance with the approved statement.

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

Roof Covering Materials

- 13. No roofs shall be constructed until a sample of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to and approved in writing by the Local Planning Authority. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Building of Local Interest and the Conservation Area. (Cambridge Local Plan 2018, policies 61 and 62)

Carbon Reduction Strategy

14. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in Sustainability Statement, Joel Gustafsson Consulting, 28 April 2023, Revision P01; 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 Specification

15. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Electric, water and gas monitoring

16. 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).

Noise Assessment- operational plant, machinery and equipment

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

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

Management Plan

18. Prior to the occupation of the dwellings, a management plan which accords with the aims and objectives of the Foundation of Edward Storey shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of the management of the properties, the process of allocation of the tenancies/licences, including eligibility and selection criteria and rate / rent setting. The scheme shall be managed in accordance with the approved details thereafter.

Reason: To ensure the proposal complies with specialist housing requirements (Cambridge Local Plan, 2018, policies 45 and 47).

Demolition/Construction Vehicles- weight limit

19. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09.30hrs -15.30hrs, seven days a week.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018, policies 81).

No private water onto highway

20. The proposed paved areas (including the access ramp to the bin store) 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. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway. (Cambridge Local Plan 2018, policies 81)

Tree Protection Methodology Implementation

21. 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.

No external lighting

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

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

ii) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

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

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

Construction Hours

23. 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).

Collection/delivery hours

24. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

Informatives:

Building Control Informative:

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

Public Highway Informative:

Residents of the new dwelling will not qualify for Residents' Permits within the existing Residents' Parking Schemes operating on surrounding streets.

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.

Natural England Licence Informative:

The applicant is advised that no demolition shall commence on site until 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 will require a licence.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs

