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| Planning Committee Date | 03 July 2024 |
| Report to | Cambridge City Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 22/05556/FUL |
| Site | 198 Queen Edith's Way, Cambridge, CB1 8NL |
| Ward / Parish | Queen Edith's |
| Proposal | Demolition of the existing dwelling and erection of four dwellings and associated works |
| Applicant | Mr Sean Dudley |
| Presenting Officer | Michael Sexton |
| Reason Reported to Committee | Called-in by a Councillor |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Principle of development2. Impact of the development upon the character and appearance of the area.3. Highway safety4. Residential Amenity5. Ecology6. Trees and Landscaping |
| Recommendation | APPROVE subject to conditions |

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of an existing dwelling and the erection of four dwellings (two pairs of semi-detached properties) and associated works.
- 1.2 The principle of subdividing the plot for four dwellings, a net gain of three units, is acceptable and complies with Local Plan policies.
- 1.3 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting is provided to the front of the site, within the rear gardens and along the side boundaries of the site. The development would provide a measurable net gain in biodiversity. Biodiversity, landscape, and tree details are secured by planning condition.
- 1.4 Secure cycle parking is provided to the front of the site, with a cycle store providing two spaces for each unit and further cycle storage provided in the rear gardens of each unit. Four car parking spaces are incorporated to the front of the site, each equipped with EV charging points, providing one space per unit.
- 1.5 The application was considered by the Planning Committee on 06 December 2023 and deferred by Members who sought further information / clarification on matters relating to:
 - Biodiversity Net Gain calculations: the accuracy of the information provided in respect of felled trees and removal of vegetation prior to submission.
 - Cycle Parking Provision: two cycle spaces to the front per unit and three to the rear.
 - Bat Survey: submission of survey prior to determination rather than by way of pre-commencement conditions.
 - Internal Layout: downstairs toilet linking to kitchen area.
 - Highway Safety: clarification from Highways Authority given proximity to school.
- 1.6 The application is returned to the Planning Committee following progression of the matters above, the details of which are embedded within this report.
- 1.7 Officers recommend that the Planning Committee approve the proposed development subject to conditions outlined in the report.

2.0 Site Description and Context

| | | | |
|-------------------|--|-------------------------|---|
| None-relevant | | Tree Preservation Order | X |
| Conservation Area | | Local Nature Reserve | |

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|---|--|-------------------------|--|
| Listed Building | | Flood Zone 1 | |
| Building of Local Interest | | Green Belt | |
| Historic Park and Garden | | Protected Open Space | |
| Scheduled Ancient Monument | | Controlled Parking Zone | |
| Local Neighbourhood and District Centre | | Article 4 Direction | |

- 2.1 The application site is located south of Queen Edith's Way and to the north of Netherhall School and Sixth Form Centre.
- 2.2 To the rear of the site is a private garden that abuts onto car parking serving the School and Sixth Form. To the east of the dwelling there is a narrow gated Emergency Track Road from Queen Edith's Way to the School car park, beyond which is no.200 Queen Edith's Way, a two storey detached dwelling, the first of a long row of two storey residential properties extending to the east. To the north of the site is a large play area. To the west is the frontage of Netherhall School and Sixth Form Centre.
- 2.3 The existing dwelling within the site is a small flat roof detached bungalow constructed from facing brickwork of no architectural merit. The existing dwelling is set back from the public highway and benefits from a large front garden.
- 2.4 The site had mature trees and hedgerows surrounding the front garden but several of these have been removed. At the time of removal there were no Tree Preservation Orders on site and the site is not located within a Conservation Area, which would have provided a degree of protection.
- 2.5 There is a Tree Preservation Order in the north-western corner of the site. This tree, a Field Maple, is to be retained as part of the development.
- 2.6 The site is location within Flood Zone 1 (low risk) and falls outside the controlled parking zone. The site is not located in a Conservation Area or near to any listed buildings, or buildings of local interest.

3.0 The Proposal

- 3.1 The application seeks planning permission for the demolition of the existing dwelling and the erection of four dwellings and associated works.
- 3.2 The proposed dwellings comprise two pairs of 3-bed semi-detached dwellings. The design of the pairs of semi-detached dwellings is identical, having hipped roof designs and front hipped-gable projections intersecting the main roof. Each unit would have a small box dormer on the rear roof slope. The dwellings would be finished in red stock brickwork laid in stretcher bond in a light-coloured mortar. For the roof covering, concrete

interlocking plain tiles is proposed, and galvanised steel for the downpipes and rainwater gutters. The windows would be aluminium composite in a matt black finish.

- 3.3 At the front of the site, each dwelling would have one allocated car parking space equipped with an EV charger along with a communal bike store providing two spaces for each dwelling. Rear bike stores for each unit would also be provided offering a further three spaces.

4.0 Relevant Site History

- 4.1 None relevant.

5.0 Policy

5.1 National

National Planning Policy Framework 2023
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Equalities Act 2010
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Technical Housing Standards – Nationally Described Space Standard (2015)
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 30: Energy-efficiency improvements in existing dwellings
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 50: Residential space standards
Policy 51: Accessible homes
Policy 52: Protecting Garden land and subdivision of dwelling plots
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

N/A

6.0 **Consultations**

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

6.2 Recommend conditions for a Traffic Management Plan, construction/demolition vehicle weight, removal of redundant vehicular crossing, pedestrian visibility splays and driveway falls and levels along with an informative relating to works to or within the public highway.

6.3 **Ecology Officer – No objection**

6.4 Comments received 10 February June (support):

6.5 No ecology objection. Support the submitted biodiversity enhancement plan.

6.6 Comments received 15 June (no objection):

6.7 Reviewed the Small Site BNG metric submitted for this scheme and can confirm that the baseline has been set prior to the identified vegetation clearance, in line with best practice. As such the BNG metric is acceptable and demonstrates a measurable net gain in biodiversity in line with NPPF. Please note this BNG relies on the proposed landscape conditions and recommend the standard BNG plan condition to ensure the proposed features are installed and maintained and the BNG is realised.

6.8 Comments received 20 June (holding objection):

6.9 Holding objection until evidence to support statement that the submitted small site BNG metric was assessed on a pre-vegetation clearance baseline. Within the submitted metric '1d. Tree area calculator' there is no reference of medium or large trees being lost from site, contrary to what the provided images are showing. In line with the Environment Act, if the local planning authority believe a site to have been cleared to aid development after January 2020, then the baseline can be set from aerial

photographs or previous habitat surveys if available. The condition of these habitats or features should be assessed on a precautionary approach.

- 6.10 Given the site is within 500 metres of designated wildlife sites the small site metric flagged the potential use of the full BNG metric 4.0 for this scheme. The applicants ecologist assessed the likely impacts of the scheme on these sites as being low. Given the plot size and wider urban context, I originally agreed with this assessment and felt the small site metric remained appropriate. However, given the apparent scale of vegetation loss and local concerns raised, I would now recommend requesting a revisit of BNG using the more detailed 4.0, based on an agreed pre-site clearance date. The metric should be accompanied by supporting evidence that clearly maps and references the habitats, individual trees and linear hedgerows, lost, retained, enhanced or created.
- 6.11 Given the previous vegetated nature of the site I would also request that an internal and external preliminary bat roost inspection be provided for the building proposed for demolition. This assessment can be carried out by a qualified ecologist at any time of year.
- 6.12 Comments received 06 October 2023 (no objection):
- 6.13 Not in a position to challenge whether the site was cleared by the applicant, but evidence has been submitted that tree and hedgerow removals have taken place in the recent past. Given the small scale of the site, refer to case officer to determine if it is expedient to challenge this further.
- 6.14 The small site metric has been revised in line with additional proposed amendments and demonstrates a potential plus 35% BNG uplift from the applicants submitted baseline. Given the scheme currently only needs to demonstrate a measurable net gain, there is suitable contingency to achieve this within the proposals. This could be secured via a BNG Plan condition.
- 6.15 The proposed nest box and additional biodiversity enhancements are appropriate and acceptable.
- 6.16 The applicants do not appear to have provided further evidence with regard our request for preliminary bat roost inspection of the building proposed for developed. Protected Species survey are required pre-determination as per the adopted Biodiversity SPD. The preliminary survey is not seasonal and can be undertaken by an experience ecologist at any time of year. If, however, bat roosts are suspected or identified then emergence surveys may be required which are seasonally dependent.
- 6.17 Comments received 06 October 2023 (no objection; updated comments regarding Preliminary Bat Roost Inspection):

6.18 Arguably it is asked for within the adopted and available Biodiversity SPD. However, the risk is likely low and not just a planning matter for the applicant, as all bat species and their roosts sites are protected by law. Although not best practice, content for the requested survey to be a pre-demolition condition.

6.19 Comments received 12 June 2024, following deferral (no objection):

6.20 Content with timing and duration of emergence survey within the JD Ecology Bat Report (May 2024), following identification of the on site buildings as having 'low bat roost potential' within the Preliminary Bat Roost Assessment (JD Ecology). The follow up emergence survey accords with bat survey best practice guidelines for such features.

6.21 No bat roosts have been identified and therefore no additional bat roost surveys are required prior to determination.

6.22 Support the proposed Biodiversity Enhancement Plan detailing specification and location of integrated bird and bat box features, request this plan forms part of any approved plans.

6.23 **Environmental Health – No objection**

6.24 Recommend standard conditions for construction / demolition hours, demolition / construction collections / deliveries, construction/demolition noise/vibration & piling, dust and plant noise insulation.

6.25 A bespoke informative relating to air source heat pumps is also recommended along with an informative relating to plant noise insulation.

6.26 **Sustainable Drainage Officer – No objection**

6.27 The development proposed is acceptable subject to the imposition of a condition requiring surface water drainage and foul drainage schemes.

6.28 **Tree Officer – No objection**

6.29 Recommend a condition for hard and soft landscape details, an Arboricultural Method Statement and Tree Protection Plan and its implementation, and replacement planting.

7.0 **Third Party Representations**

7.1 Prior to the deferral of the application in December 2023, two representations have been received.

7.2 Those in objection have raised the following issues:

Comments received 17 January:

- Error about the ownership of the hedgerow that marks the boundary with no.200 Queen Edith's Way.

- The impact of development on the hedgerow has not been recognised and is not clear.
- Application form ignores the emergency access track land.
- Density of development is disproportionate relative to neighbouring properties and previous occupational density.
- Impact on residential amenity (no. 200)
- Impact on biodiversity.
- Need to assess future parking, waste storage collection and drop kerb/grass verges and cumulative effects on Queen Edith's Way.
- Request conditions placed upon construction.

Comments received 14 March:

- Proposal to remove half width of hedgerow questioned.
- Arboricultural Impact Assessment (AIA) does not mention trees within hedgerow.
- AIA doesn't explain Category C conclusion for the hedgerow or how an 80+ year hedgerow is "young".
- AIA inconsistent in its assessment the hedgerow.
- No assessment of impact on animal biodiversity on the site or hedgerow.

Comments received 18 April:

- Hedgerow: lack of proper identification, recognition and assessment and its notable contribution to the local area (history, landscape, biodiversity).
- Biodiversity impact; no justification for premature, unauthorised removal of the sites biodiversity and habitats.
- Restrictive covenant upon no.200 to grow and maintain hedgerow.

Comments received 01 May:

- Procedural regularity and fairness; documents published back-dated.
- Dispute AIA concluding hedgerow being in poor condition.
- Hedgerow contains plum trees.
- Legal boundary determined according to the methodology set out in the Royal Institute for Chartered Surveyors' professional standard.
- Hedgerow has significance concerning history, landscape, biodiversity.

Comments received 22 June:

- Refers to commenting on Small Site Biodiversity Net Gain metric after applicants submission of information requested by the Biodiversity Officer.

Comments received 22 September:

- Biodiversity Enhancement Plan would appear to be coming onto no. 200 (if to scale), which is not acceptable.
- Impact of new trees on no. 200 (shadow and leaves falling).
- The BNG 4.0 does not seem to have a baseline starting date from before the first of the three site clearances i.e., before 30 May 2022.

- BNG 4.0's description and assessment of the hedgerow are inaccurate.

Comments received 20 October:

- Question timing of publication of information on website.
- Highlights information not published (third party photos, and attachment to pre-commencement conditions email to agent).

Comments received 02 November:

- Question timing of publication of information on website.
- Provides historic photos and context to site, highlighting removed biodiversity surrounding the front and sides of the site.
- Reiterates inaccuracies of existing site use, existing private road, number of existing parking spaces, hedgerow importance and purpose against AIA assessment, BNG 1.0 and BNG 4.0.
- Need to recognise and assess biodiversity on existing site, areas adjoining the site, an accurate assessment of the hedgerow, TPO request for the entire hedgerow.
- Clarification of the private road's status and the rights of way.

7.3 Those in support have raised cited the following reasons:

- Delivery of much needed housing from a windfall site in a very sustainable location.
- Appropriate in design.
- Development would support the education of 1200 students from local area releasing funding for much needed capital developments.

7.4 Five third party objections have been received from nos.163, 200, 222, 232 and 234 Queen Ediths Way following publication of a Preliminary Bat Roost Assessment in January 2024 and a Bat Report in May 2024 raising the following concerns:

- Overdevelopment of the site.
- Parking and highway safety concerns.
- Wildlife impact.
- Vegetation already cleared from site.
- Does not address lack of affordable housing.
- School has insufficient provision for parking or dropping off.
- Bat survey does not consider recent bat surveys nearby.
- Inadequacy of Bat Survey duration.

7.5 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.

8.0 Member Representations

8.1 Cllr Richard Robertson has made representations objecting to the application on the following grounds:

Comments received 10 March:

- Concerned about the loss of trees on this site and the risk of further loss.
- Concerned about the risk to the substantial hedge along the boundary between 198 and 200 Queen Edith's Way; plans cutting into this hedge not acceptable and unnecessary if buildings were pulled back to wider part of site, or reduced in size.
- Have asked for a TPO to be put on the hedge
- Call application in (in event of recommendation of approval).

Comments received 15 March:

- Impact on biodiversity, removal of half width of existing hedge; should not accept current proposals so close to hedge and the whole hedge should be reduced in width (or height) at any point.

Comments received 17 May:

- Applications must demonstrate a net gain in biodiversity; applicant has failed to comply.

Comments received 25 May:

- Reference to site visit with neighbour, photographs of trees cut down, tree stumps photographed, incorrect claim from applicant that there were three parking spaces already on site.

Comments received 17 October:

- Metric is incorrect in pre-development assessment and diameter of trees.
- Metric appears to have excluded landscaping, hedge and trees removed in May 2022; wrong baseline date has been assumed.

8.2 A further representation from Cllr Robertson was received following publication of a Preliminary Bat Roost Assessment in January 2024 and a Bat Report in May 2024 raising the following concerns:

- Boundary hedge (with no.200 Queen Ediths Way) should be given full protection and moving proposed building footprint should be considered.

8.3 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.

9.0 Assessment

9.1 Background: Committee Deferral 06 December 2023

9.2 The application was considered by the Planning Committee on 06 December 2023 and deferred by Members. Following concerns raised by Members, officers were tasked with seeking further information / clarification on a range of matters including biodiversity and highway

safety. These issues have been explored by officers and relevant responses / updates embedded within this revised report as follows:

Biodiversity Net Gain calculations: the accuracy of the information provided in respect of felled trees and removal of vegetation prior to submission.

- No change, see paragraph 9.50.

Cycle Parking Provision: two cycle spaces to the front per unit and three to the rear.

- No change, see paragraphs 9.76.

Bat Survey: submission of survey prior to determination rather than by way of pre-commencement conditions.

- Preliminary Bat Roost Assessment and Bat Report submitted, no bat roosts have been identified and therefore no additional bat roost surveys are required prior to determination, see paragraphs 9.54 to 9.57.

Internal Layout: downstairs toilet linking to kitchen area.

- No change, see paragraphs 9.95.

Highway Safety: clarification from Highways Authority given proximity to school.

- No change, Local Highways Authority have considered proximity of the site to the school, see paragraphs 9.70.

9.3 **Principle of Development**

9.4 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. In principle, the policy is supportive of new housing development that will contribute towards an identified housing need.

9.5 The proposal would contribute to housing supply and would therefore comply with Policy 3 of the Local Plan.

9.6 Policy 52 sets out that proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will be allowed where the dwellings will be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

9.7 The application proposes the demolition of an existing dwelling and erection of four dwellings, subdividing the existing land to allow three additional dwellings to be built.

- 9.8 The proposed two storey height, with habitable space in the roof, is appropriate to the surrounding pattern of development and character of the area. The proposed siting, scale, height, and massing of the proposed development is generally acceptable as it would maintain the existing ridge height and building line in the street scene.
- 9.9 The proposed layout provides for reasonable plots with sufficient garden space measuring a depth of approximately 8 metres. The gardens would provide an area of lawn and a patio area with integrated lockable bike shed and an area for an air source heat pump.
- 9.10 Compared to the deep and narrow rear gardens of neighbouring properties, the proposed gardens would be shallow. However, the gardens abut an area of car parking to the rear of the site associated to Netherfield School making it impossible to provide the deep gardens consistent with neighbouring gardens in the area. Nonetheless, future occupiers would be provided with a reasonable amount of private amenity space.
- 9.11 Landscape conditions are recommended to ensure that planting to the frontage contributes to the character of the area and towards the biodiversity quality of the site, to maintain a varied and suburban character to match the streetscape.
- 9.12 The principle of development aligns with the aims and objectives of Policy 52.
- 9.13 **Design, Layout, Scale and Landscaping**
- 9.14 Policies 52, 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.
- 9.15 The site is approximately 0.07 hectares and comprises a detached single storey flat roof residential unit. The site is relatively expansive with a large, landscaped area to the front, bounded by an area of car parking to the rear. To the north is the public highway beyond which is a large playing field.
- 9.16 Apart from the Netherhall School, this area of Queen Edith's Way is largely residential. The dwellings in the area consist of two storey detached and semi-detached dwellings. Their design is varied with a mixture of roof design, external finishing materials and fenestrations. The pattern of development is generally linear and properties typically have large rear gardens with parking accommodated in front driveway and parking areas.
- 9.17 The proposal would introduce four, two storey semi-detached dwellings following the demolition of the existing bungalow.
- 9.18 The density of development would be 57 dwellings per hectare, providing a higher density of development than surrounding plots. However, the

density is considered acceptable; the general layout and appearance of the site does not appear overly cramped and provides semi-detached dwellings that have a form and scale that is comparable to residential dwellings within the street scene. The design of the dwellings has taken clues to reflect the height, scale, and external finishing of neighbouring properties. The use of red stock brickwork, aluminum composite windows and concrete interlocking plain tiles (dark red/brown) is considered to provide an appropriate palette of materials that can be secured by planning condition.

- 9.19 Notwithstanding the higher density of development, the proposed layout maintains the front setback and building lines evident in the street scene, with parking accommodate to the front of the site. The proposal is cohesively and appropriately situated within the site and would be in keeping with the prevailing character and appearance of the area.
- 9.20 Aside from one tree which has been retained (a Field maple), all other trees and vegetation have been removed / cut down from the front of the site. A landscaping scheme has been submitted showing replacement tree planting at the front and rear of the site, which is supported. Full details of hard and soft landscaping, including tree planting, can be secured by condition to ensure the development is compatible with its surroundings and makes a positive contribution to the character of the area.
- 9.21 As amended, a bike store is proposed towards the front of the site. Although structures to the front of properties is not common within the immediate street scene, given the stores modest scale, it is not considered to result in harm to the visual amenity of the area and to provide an important function for the potential occupiers of the site.
- 9.22 Overall, officers are satisfied that the site can accommodate the proposed development while respecting the character and appearance of the area. However, to ensure the proposed dwellings and Plots do not become overly dominant or cramped in appearance, officers consider it reasonable and necessary to remove permitted development rights under Classes A, B and E.
- 9.23 Overall, and subject to conditions, the proposal is compliant with policies 52, 55, 56, 57, 58 and 59 of the Local Plan and the NPPF.
- 9.24 **Trees and Landscape**
- 9.25 Policies 59 and 71 of the Local Plan seek 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. Paragraph 136 of the NPPF seeks that existing trees are retained wherever possible.
- 9.26 At the time of an officer site visit undertaken on 06 January 2023, the front and side boundaries of the site contained mature trees and vegetation, none of which were covered by Tree Preservation Orders at the time.

- 9.27 In February 2023 an Arboricultural Impact Assessment was submitted to support the application.
- 9.28 Appendix 3 of the Assessment provides an Arboricultural Site Plan (existing) and notes a tree in the northwest corner of the site (T1: Field Maple), a group of trees on the western boundary of the site (G1: line of cypress located on adjacent site) and a hedgerow along the eastern boundary with no.200 Queen Edith's Way (H1: mixed species hedge).
- 9.29 Appendix 4 of the Assessment provides an Arboricultural Site Plan (proposed), which illustrates the retention of T1, the removal of G1 and works to H1.
- 9.30 The Plan annotates that G1 offer no Arboricultural or amenity value and the removal does not require offsetting through new tree planting, although as part of the sites landscaping 3/4 new tree plantings are proposed that would offset any associated loss.
- 9.31 It is important to note that these trees (G1) fall slightly outside of the application boundary and therefore outside the control of the applicant / planning application. The 'schedule of trees' in the Plan notes that the owners of the trees have stated that the group is going to be removed.
- 9.32 The annotations for H1 propose to remove secondary line of stems to ensure adequate clearance of the development and to offset the proposed removal a new mixed native species hedgerow will need to be planted along the edge of the site to create a more management hedge for the proposed dwellings to maintain.
- 9.33 Since the initial officer site visit, several trees along the frontage of the site have been removed / cut down along with vegetation in the eastern portion of the site adjoining the Emergency Track Road. Works were also undertaken to the common hedge between the Emergency Track Road and No.200 Queen Edith's Way on the eastern boundary of the site. Additionally, some trees along the western boundary of the site have been removed.
- 9.34 The removal of trees is noted in the comments of the Council's Trees Officer, referring to a site that was, until recently, dominated by trees on three sides and offered a significant contribution to the verdant character of the area. The comments also set out that it is not clear why T1 has been given a category of C1; no estimated life expectancy has been provided in the schedule but a semi-mature tree of this species with good structure and vitality with no recorded significant defects could be expected to live in excess of 40 years making it suitable for consideration in category A and inclusion in at least Category B2.
- 9.35 During the application three provisional Tree Preservation Orders were served on the site, although only T1 (Field Maple) was present on site at

the time. The Tree Preservation Order on the Field Maple has now been confirmed.

- 9.36 The development seeks to retain T1. This is strongly supported and details of protection measures during construction can be secured by condition.
- 9.37 New tree planting is proposed in the rear gardens of each Plot, along with additional trees to the frontage of the site. Areas of soft landscaping and new planting are also proposed. Additional / replacement planting within the site is supported, which would respond positively to the character of the area and contribution the planted frontage of the site previously provided within the street scene.
- 9.38 In consultation with the Council's Trees Officer, no objections are raised to the proposed development, subject to conditions.
- 9.39 Officers consider it reasonable and necessary to impose conditions relating to full details of hard and soft landscaping, the submission of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), compliance with the approved AMS and TPP, and the replacement of any tree that is removed, uprooted, destroyed or dies within five years of project completion.
- 9.40 Officers acknowledge the third-party objections / concerns relating to the removal of existing trees and hedgerows from the site. However, as noted above, at the time of removal no Tree Preservation Orders were on site. Nonetheless, the aesthetic value and contribution the site made to the character of the area prior to the removal of trees and hedgerows is noted and the proposal for additional / replacement planting is strongly supported and recommended to be secured by planning conditions.
- 9.41 Subject to conditions, the proposal would accord with policies 59 and 71 of the Local Plan.
- 9.42 **Biodiversity**
- 9.43 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a measurable 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.
- 9.44 Policy 70 of the Local Plan 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.
- 9.45 Third party concerns have been raised regarding the loss of biodiversity from the site following the removal of existing trees and vegetation and consider the submitted biodiversity enhancement plan as inadequate

compensation for the removal of habitat. Additionally, concerns are raised that the applicant failed to comply with planning policy clarified by the Biodiversity SPD and it has been requested that the applicant should demonstrate biodiversity net gain from a baseline before removal of trees and vegetation.

- 9.46 The application, as amended, is supported by two Small Site Metrics (4.0), the first published on 06 June 2023 and the second on 01 September 2023. Two biodiversity enhancement plans have also been submitted, the first published on 22 December 2022 and the second on 01 September 2023. These documents/plans seek to demonstrate a measurable net gain in biodiversity can be achieved as part of the proposed development.
- 9.47 The updated Metric sought to respond to concerns that the initial submission did not adequately account for the loss of trees and vegetation that had been removed from the site. This is evident in the 'Headline Results' tab of both Metrics, where the baseline units in the September 2023 Metric for habitat units appear as 1.0568 (previously 0.6075). No change is indicated for hedgerow units (remaining 0.0470) or river units (remaining at zero).
- 9.48 The total net change of the updated metric, considering the proposed landscaping and biodiversity enhancements that have also evolved as part of amended proposals, sets out a gain in habitat units of 0.3714 and hedgerow units of 0.0573. This equates to a net percentage change of 35.15% of habitat units and 121.99% hedgerow units.
- 9.49 Based on the information submitted, the proposed development would provide an on-site measurable net gain in biodiversity.
- 9.50 Following deferral of the application in December, officers have discussed the updated metric with the developer and reviewed the information available further. A Tree Location Plan has been submitted to show the location of trees removed prior to the submission of the application, which are reflected in the updated September metric. Officers remain satisfied that the updated metric (September 2023) is an acceptable representation of the baseline conditions prior to removal of several trees and hedgerows and no further updates are sought or considered necessary.
- 9.51 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposed development, as amended.
- 9.52 To ensure that the development delivers a measurable net gain in biodiversity and complies with relevant policy, officers consider it reasonable and necessary to include the biodiversity enhancement plan as an approved plan and its compliance secured by a standalone condition. This condition, together with landscape conditions as noted above, would secure a net gain in biodiversity on site.

- 9.53 Initially, in discussion with the Council's Ecology Officer, it was considered necessary to impose a pre-demolition condition requiring the submission of a Preliminary Bat Roost Inspection conducted by a licenced ecologist, to be submitted and approved by the Local Planning Authority, with works to proceed in accordance with the approved report. However, this approach was rejected by Members in December 2023.
- 9.54 Following deferral of the application in December, where Members sought Bat Surveys prior to determination, a Preliminary Bat Roost Assessment and Bat Report have been submitted.
- 9.55 These reports identify the existing buildings as having 'low bat roost potential' within the Preliminary Bat Roost Assessment (JD Ecology). The follow up emergence survey accords with bat survey best practice guidelines for such features and no bat roosts have been identified; therefore, no additional bat roost surveys are required prior to determination. The Council's Ecology Officer is supportive of the additional technical reports that have been submitted.
- 9.56 As part of the consultation response, the Council's Ecology Officer notes the concerns of third parties with the technical reports submitted.
- 9.57 The requested surveys were to identify potential bat roosts within the onsite building, not wider bat activity survey. Given the sites scale, habitats and location it is not considered proportionate to require commuting and foraging surveys in this instance. However, a condition requiring the submission of an ecological sensitive lighting scheme has been recommended to ensure the neighbouring hedge line to Plot 4 and southern boundary to the rear of the proposed garden remain favourable for commuting bats. Such a condition is considered reasonable and necessary as part of any consent.
- 9.58 Subject to the recommended conditions, the proposal would accord with Policies 57, 59 and 70 of the Local Plan and the Council's Biodiversity SPD.
- 9.59 **Water Management and Flood Risk**
- 9.60 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.61 The application has been subject to formal consultation Council's Sustainable Drainage Engineer, who raises no objection to the proposal subject to conditions to secure a scheme of surface water and foul water drainage. Officers consider the recommended conditions reasonable and necessary as part of any consent, to ensure a satisfactory method of drainage and to prevent an increased risk of flooding.
- 9.62 Subject to the recommended conditions, the proposal would comply with Policies 31 and 32 of the Local Plan.

9.63 **Highway Safety and Transport Impacts**

- 9.64 Policy 80 of the Local Plan supports developments where access via walking, cycling and public transport are prioritised and is accessible for all.
- 9.65 Policy 81 of the Local Plan states that developments will only be permitted where they do not have an unacceptable transport impact.
- 9.66 Paragraph 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.
- 9.67 The application is proposing a new access off Queen Edith's Way, with an existing dropped kerb to be reinstated and made good to highway standards. Queen Edith's Way is a 20mph road outside a control parking zone.
- 9.68 The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposal subject to conditions for a Traffic Management Plan, construction/demolition vehicle weight, removal of redundant vehicular crossing, pedestrian visibility splays and driveway falls and levels.
- 9.69 Officers consider the recommended conditions reasonable and necessary as part of any consent to ensure the proposal does not result in harm to highway safety.
- 9.70 Following deferral of the application in December, officers have discussed the proximity of the development to Netherhall School with the Local Highways Authority, who confirmed their comments account for this. The Traffic Management Plan would deal with the construction period and potential conflicts that may arise during that phase of the development. Once occupied, suitable visibility splays can be achieved with for both vehicles and pedestrians, with several compliance conditions securing appropriate access arrangements.
- 9.71 Subject to conditions, the proposal accords with the objectives of Policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

9.72 **Cycle and Car Parking Provision**

Cycle Parking

- 9.73 Paragraph 9.32 of the Cambridge Local Plan states that the provision of good, high quality and easily accessible cycle parking is important to encourage cycling and also reduce the theft of bikes. Like car parking, cycle parking should be 'designed in' to developments from an early stage.

- 9.74 Appendix L of the Cambridge Local Plan sets out that cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments (para. L.24) and should be located in a purpose-built area at the front of the house and be at least as convenient as the car parking provided. For residential dwellings a minimum standard of 1 space per bedroom up to 3-bedroom dwellings.
- 9.75 The proposal, as amended, provides secure and covered cycle parking at the front of the site, with two spaces provided for each residential dwelling through a modest flat roofed cycle store with sedum grass roof. Further cycle parking is provided in the rear gardens of each Plot in the form of cycle stores, which can accommodate a further three spaces.
- 9.76 Following deferral of the application in December, officers have discussed the provision of cycle parking with the developer. A revised bike store plan has been submitted, which still shows the provision of two cycle spaces per Plot to the front of the site but has revised the three spaces in the rear garden of each Plot to provide one cargo space and two cycle spaces, retaining the provision of five spaces per Plot. Officers are satisfied that the updated parking arrangements are acceptable.
- 9.77 The Council's Cycle Parking Guide sets out in paragraph 3.7.1 that, if unavoidable, where cycle parking is provided to the rear or sides of private dwellings, the access way should preferably be 1500mm wide or a minimum of 1200mm over a distance of no more than 10 metres.
- 9.78 In this instance a minimum width of approximately 1.2 metres is provided to the side of Plots adjacent to the side boundaries of the site. The gap between the two central Plots is approximately 1.2 metres over approximately 11 metres, slightly more than the recommendations of the Council's Cycle Parking Guide. However, as two cycle parking spaces are provided at the front of the site for each Plot, the accessibility of the rear cycle parking provision is considered acceptable in this instance.
- 9.79 The proposal, as amended, therefore provides five cycle parking spaces for each 3-bedroom unit, exceeding the minimum requirements of the Local Plan. The provision of the cycle stores would be secured through the approved plans condition and could also be secured through a pre-occupancy condition.

Car parking

- 9.80 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.
- 9.81 The proposed car parking provision for the new dwellings will be off-street car parking spaces provided at the front of the site. Each dwelling will be

allocated one car parking space and is considered an acceptable arrangement given the presence of public transport alternatives and proximity to services and facilities. The site is within walking and cycling distance from Queen Edith's Way, Fulbourn Road and High Street which provides shops and services. Bus stops are located approximately 2 minutes walking distance from the site which provides regular bus services to and from the city centre.

- 9.82 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.83 The submitted site plan indicates that each car parking space will have EV charging points. This is acceptable and can be secured by planning condition.
- 9.84 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.
- 9.85 **Residential Amenity**
- 9.86 Policies 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.
- 9.87 The residential property that would be most affected by the development is No. 200 Queen Edith's Way. The proposed dwelling on Plot 4 would be the closest to No. 200.
- 9.88 The separation gap between Plot 4 and no.200 Queen Edith's Way ranges from approximately 2.6 metres to 3.6 metres. The depth of this Plot (and all other Plots) extends approximately 1.8 metres beyond the rear elevation of No.200 Queen Edith's Way. Based on the siting of the dwellings, it is considered that the proposal would not result in a significant sense of enclosure, loss of light or overbearing impact to this neighbour.
- 9.89 Concerns have been raised with regards to loss of privacy from the flank windows of the dwelling on Plot 4. The windows on the side elevation will serve non-habitable areas (bathroom) and the plans indicate that the window at first floor level will be obscure glazed. Officers consider it reasonable and necessary to include a condition requiring the first floor side window to be obscure glazed as part of any consent.
- 9.90 With regards to rear windows, they would overlook the car parking area of the adjacent school. Therefore, it is considered that no significant loss of privacy would occur in this instance.

9.91 With respect to environmental impact, the elements that would generate noise and disturbance would be vehicles accessing the site. Given that cars would be parked at the front of the site, there would be limited impact on the general environment of neighbouring properties in terms of noise from vehicle movements.

Future Occupants

9.92 Consideration is also given to the amenities of the future occupants of the proposed development.

9.93 Policy 50 of the Local Plan requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

9.94 The gross internal floor space measurements will be identical for units is in this application are shown in the table below:

| Unit | Number of bedrooms | Number of bed spaces (persons) | Number of storeys | Policy Size requirement (m ²) | Proposed size of unit | Difference in size |
|------|--------------------|--------------------------------|-------------------|---|-----------------------|--------------------|
| 4 | 3 | 5 | 2 | 93 | 112 | +19 |

9.95 Following deferral of the application in December, officers have discussed the internal layout of the proposed dwellings with the developer with respect to the central downstairs toilet opening into the kitchen area. No updates to the floor plan have been made, which continue to show an open plan ground floor living-kitchen-dining area. No policy conflict is identified that would sustain a refusal of the application based on the proposed ground floor plan of the proposed dwellings.

9.96 Policy 50 of the Local Plan 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.

9.97 The private garden areas for each Plot have been calculated to be (approximately):

- Plot 1: 54.9 sqm
- Plot 2: 46.2 sqm
- Plot 3: 45.9 sqm
- Plot 4: 68.6 sqm

9.98 The private garden areas provided are considered acceptable.

9.99 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.

- 9.100 The Design and Access Statement submitted states the proposal would comply with these standards (M4(2)). To ensure compliance with Policy 51, a condition is recommended as part of any consent that the dwellings are constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings'.

Construction and Environmental Impacts

- 9.101 Policy 35 of the Local Plan guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance.
- 9.102 The Council's Environmental Health Team have assessed the application and recommended standard conditions restricting construction/demolition hours, demolition/construction collections and deliveries, construction/demolition noise/vibration & piling, dust control and plant noise insulation.
- 9.103 Officers consider it reasonable and necessary to impose conditions relating to construction/demolition hours, demolition/construction collections and deliveries, dust and plant noise insulation to protect the amenities of neighbouring properties.
- 9.104 Given the scale of development a condition requiring a demolition/construction noise and vibration impact assessment is not considered reasonable or proportionate to the development. Officers do however recommend a condition is imposed requiring a method statement in the event of piling on site, to protect residents from noise and/or vibration.
- 9.105 Subject to the conditions, the proposed would comply with Policy 35 of the Local Plan.

Conclusion

- 9.106 Subject to the recommended conditions, the proposal would adequately respect the amenity of its neighbours and of future occupants of the site and is considered to comply with Local Plan policies 35, 50, 51, 52, 53, 57 and 58.
- 9.107 **Sustainability**
- 9.108 Policy 28 of the Local Plan states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals.

- 9.109 The revised proposed site plan proposes air source heat pumps for each dwelling. Additionally, the Design and Access Statement sets out that where possible renewable energy systems such as photovoltaic panels will be used.
- 9.110 Full details of these systems have not been provided as part of the application. However, conditions are recommended to secure carbon reduction and water conservation measures.
- 9.111 Officers consider it reasonable and necessary to impose conditions to secure details of carbon reductions as required by the 2021 edition of Part L of the Building Regulations and water efficiency as part of any consent.
- 9.112 Subject to the recommended conditions, the proposal would accord with Policy 28 of the Local Plan.

9.113 **Other Matters**

Bins

- 9.114 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 9.115 Recycling and waste provision has been accommodated within the garden of each unit. The waste collection point will be from the kerb of Queen Edith's Way, a tow distance of approximately 23 metres. The travel distance for the bins to the collection point will not exceed the recommended 30 metres tow distance. Therefore, it is considered that the proposal is acceptable subject to the bins being left on the kerbside for collection.
- 9.116 The proposal is compliant with the RECAP guidance and is in accordance with Local Plan policy 57.

Permitted Development

- 9.117 The proposed development has been found acceptable in terms of its impact on the character of the area and residential amenity, as set out above. However, given the small-scale nature of the site, officers consider it reasonable and necessary to remove permitted development rights under Schedule 2, Part 1, Classes A, B and E of the GDPO.
- 9.118 Without such restrictions, extensions, dormer windows and outbuildings could be added to the Plot without formal planning consent, which may give rise to greater impacts on the character of the area and amenities of neighbouring properties considered as part of the current application (Local Plan policies 52, 55, and 57).

Pre-Commencement Conditions

9.119 Pre-commencement conditions have been agreed in writing with the agent/applicant prior to the determination of the application.

9.120 **Third Party Representations**

9.121 Matters relating to principle of development, impact of the character and appearance of the area, biodiversity, impact and loss of trees and residential impact have been addressed in the body of the report. The remaining third-party representations are summarised and considered in the table below:

| Third Party Comment | Officer Response |
|--|---|
| <p>Application form ignores the emergency access track land.</p> <p>Loss of emergency access track</p> | <p>The access track has not been in use for a considerable length of time following the redevelopment of Netherhall School in the 1990's. Since this time, it has formed the access to the existing bungalow and associated informal parking and is not required for purposes relating to the operation of the school.</p> |
| <p>Clarification of the private road's status and the rights of way.</p> | <p>There are no designated public rights of way or bridleways in or around the application boundary.</p> |
| <p>Covenants issues of rights for hedge maintenance / restrictive covenant upon no.200 to grow and maintain hedgerow.</p> <p>The impact of development on the hedgerow has not been recognised and is not clear.</p> | <p>Third party comments have outlined that there is a restrictive covenant upon no.200 Queen Ediths Way to grow and maintain hedgerow. This statement highlights that the requirement is on no.200 Queen Ediths Way, not the applicant/application site.</p> <p>Officers acknowledge that the hedgerow may qualify as an important hedgerow under the criteria for hedgerows in the Hedgerows Regulation 1997.</p> <p>The development does not propose to remove the hedgerow between the application site and no.200; the Arboricultural Impact Assessment details some cutting back of the hedgerow within the application boundary. The applicant would have rights to cut back vegetation within their boundary.</p> <p>Covenants are legal / civil matters dealt with outside of the planning process.</p> <p>Conditions are recommended as part of any consent to deal with the final details of landscaping (including protection measures) and boundary treatments.</p> |

| | |
|---|--|
| <p>Land ownership errors and incorrect plans</p> <p>Ownership issues with regards to land known as the Emergency Track Road between No.200 Queen Edith's Way and the application site</p> | <p>The application form contains a signed copy of Certificate B, serving notice on Anglian Learning and Cambridgeshire County Council Highways Department as "notice to everyone else who, on the day 21 days before the date of the application, was the owner and/or agricultural tenant of any part of the land or building to which this application relates."</p> <p>Land Registry Plan illustrating the ownership of no.200 Queen Ediths Way have been submitted (copyright date 1971). These show a thick red line around the residential boundary of no.200 that appears to abut the Emergency Access Track on the south-west boundary of no.200.</p> <p>The Site Location Plan submitted illustrates a red line boundary extending up to the south-west boundary of no.200, abutting the red line shown on the submitted Land Registry Plan.</p> <p>Therefore, no clear conflict is identified.</p> <p>The existing and proposed Site Plans provide a more detailed interpretation of the boundaries and layout of the application site. Here, the Emergency Access Track, which appears as the common boundary between the application site and no.200 on the Land Registry Plan and Location Plan, is shown to be stepped off the boundary by a metre (approx.).</p> <p>This finer detail is consistent with observations that can be made on site, where a small strip of soft landscaping exists between the Track and hedgerow boundary with no.200.</p> <p>The red line boundary on both Site Plans follows a straight north-west to south-east boundary line between the application site and no.200 and appears consistent with both the Land Registry Plan and Location Plan.</p> <p>Therefore, no clear conflict is identified.</p> <p>On an assessment of the Certificates served within the application form and the evidence advanced by third parties no conclusive evidence has been provided to demonstrate</p> |
|---|--|

| | |
|--|--|
| | <p>that there are clear land ownership errors within the application.</p> <p>The plans submitted to support the application are considered to be accurate for the purposes of assessment and determination of the proposed development.</p> |
| Procedural regularity and fairness; documents published back-dated | <p>All plans and technical documents relevant to the public consultation have been made available at the start of any formal consultation period for the application.</p> <p>Some information, such as officer-agent/applicant correspondence was published with a date relevant to the email exchange rather than date of publication.</p> <p>However, where such publications have occurred they are not considered to have prejudiced public consultation and consideration of the proposed development; correspondence was added for completeness.</p> |
| Removal of trees within the ownership of Netherhall School | <p>The submitted documents show that there is an agreement between the applicant the owner of the trees of Netherhall School for the removal of the trees. The removal of those trees is outside of the control of this planning application.</p> |
| Does not address lack of affordable housing | <p>The proposal is for the development of four residential properties (a net gain of three); there is no policy requirement for this scale of development to provide affordable housing.</p> |
| School has insufficient provision for parking or dropping off | <p>This matter is not relevant to the proposed development; the application does not result in the loss of any existing parking provision from Netherhall School.</p> |

10.0 Planning Balance

- 10.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.2 The principle of subdividing the plot for four dwellings, a net gain of three units, is acceptable and complies with Local Plan policies.
- 10.3 The design and layout of the proposed development is in keeping with the overall character and appearance of the area, with details of external materials secured by planning condition. Additional and replacement planting is provided to the front of the site, within the rear gardens and

along the side boundaries of the site. The development would provide a net gain in biodiversity. Biodiversity, landscape, and tree details are secured by planning condition.

- 10.4 Secure cycle parking is provided to the front of the site, with a cycle store providing two spaces for each unit, with further cycle storage provided in the rear gardens of each unit. Four car parking spaces are incorporated to the front of the site, each equipped with EV charging points, providing one space per unit.
- 10.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

11.0 Recommendation

11.1 Approve subject to:

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

12.0 Planning Conditions

1 Time Limit

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).

2 Approved Plans

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

Plans to be listed:

Location Plan

PL(90)01 Rev P3 (Proposed Site Plan)

PL(21)01 Rev P1 (Proposed Floor Plans and Elevations)

PL(90)02 Rev P1 (Proposed Highways Plan)

PL(21)02 Rev P3 (Proposed Bike Stores)

PL(90)03 REV P2 (Biodiversity Enhancement Plan)

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

3 Dust

No development shall commence (including demolition) 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).

4 Traffic Management Plan

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).

5 Tree Protection Plan

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.

6 Surface Water

No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- ii. 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 a schematic of how the system has been represented within the hydraulic model;
- iii. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of all SuDS features;
- iv. A plan of the drained site area and which part of the proposed drainage system these will drain to;
- v. Full details of the proposed attenuation and flow control measures;
- vi. Site Investigation and test results to confirm infiltration rates;
- vii. Full details of the maintenance/adoption of the surface water drainage system;
- viii. Measures taken to prevent pollution of the receiving groundwater and/or surface water;
- ix. Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

7 Foul Water

No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

8 Hard and Soft Landscape

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, 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.

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).

9 Renewables

No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

10 Water Consumption

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).

11 EV Charging

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing numbers PL(90)01 Rev P2 (Proposed Site Plan) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (2023) paragraphs 110 and 114, Policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

12 Redundant Crossing

Prior to first occupation of the development, hereby permitted, the redundant vehicular crossing, as shown on drawing number PL(90)02 Rev P1, shall be removed and the grass verge and footway returned to having full face kerbs.

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

13 Lighting (Ecology)

Prior to first occupation of the development, hereby permitted, a "lighting design strategy for biodiversity" including features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To fully conserve and enhance ecological interests (Cambridge Local Plan 2018 policies 57, 59 and 70).

14 Biodiversity Enhancement

The development shall be carried out in accordance with the submitted Biodiversity Enhancement Plan (drawing number PL(90)03 REV P2). The scheme 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.

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

15 Cycle Parking

The development shall not be occupied, until the covered, secure parking of cycles for use in connection with the development have been installed on site as detailed in and as shown on drawing numbers PL(21)02 Rev P3 (Proposed Bike Stores). 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 stores and green roof 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).

16 Obscure Glazing

The development, hereby permitted, shall not be occupied until the proposed first floor window in the side elevation (east) of Plot 4 has, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and shall be fixed shut or have 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 and 57).

17 Plant Noise Insulation

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).

18 Pedestrian Splays

Two pedestrian visibility splays of 2 metres x 2 metres, as shown on drawing number PL(90)02 Rev P1, shall be maintained free from

obstruction exceeding 0.6 metres above the level of the adopted public highway for the lifetime of the development.

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

19 Demolition/Construction Vehicles

Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 0930 hours and 1530 hours, seven days a week.

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

20 Driveway Construction

The driveway, hereby approved, shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

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

21 Tree Protection (implementation)

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.

22 Replacement Planting

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

23 Materials

The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within the application form and approved plans unless otherwise agreed in writing by the Local Planning Authority.

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).

24 Part M4(2)

Notwithstanding the approved plans, the building hereby permitted, 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 policy 51)

25 Construction / demolition hours

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).

26 Demolition / construction collections / deliveries

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).

27 Piling

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)

28 Permitted Development: Class A

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

29 Permitted Development: Class B

Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 52, 55, and 57).

30 Permitted Development: Class E

Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

13.0 Informatives

1 Highways

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.

2 Air Source Heat Pumps

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

3 Plant Noise Insulation

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or

similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; sound sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, frequency spectrums, directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full acoustic calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.