



Planning Committee Date	3 rd July 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/04191/REM
Site	Netherhall Farm, Wort' Causeway, Cambridge
Ward / Parish	Queen Ediths
Proposal	Approval of matters reserved for layout, scale, appearance and landscaping following outline planning permission 20/01972/OUT for the erection of 200 new residential dwellings with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape and details required by conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20, 24, 28, 32 and 37 of the outline permission 20/01972/OUT. Environmental Impact Assessment was submitted with outline application 20/01972/OUT.
Applicant	Cala Homes (North Home Counties) Limited
Presenting Officer	Kate Poyser
Reason Reported to Committee	Application raises special planning policy or other considerations. Deferred from 24 th April 2024 Planning Committee.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Whether the application is in accordance with the outline planning permission.2. Design and layout3. Highway safety4. Car and cycle parking

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

Recommendation

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

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

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

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1.0 Executive Summary

1.1 This item refers to a reserved matters application for 200 homes at the Netherhall Farm (GB1) site off Worts' Causeway. The application came before the Planning Committee on 24th April 2024. After careful consideration of the proposed development Members resolved to defer the item. The reasons for deferral are listed below:

- i) Improve car parking for M4(2) and M4(3) homes;
- ii) Increase the number of visitors parking spaces;
- iii) Details required for parking for deliveries (inc. how managed);
- iv) Review ramps/road tables for cyclists to stay on flat surface;
- v) Information required on play spaces for older children;

- vi) Explore cladding colour options to avoid potential overheating;
- vii) Reduce the number of single aspect homes and consider mitigation measures;
- viii) Consider water consumption reduction measures such as slow-release water butts for houses.

- 1.2 The officer report to the 24th April 2024 Planning Committee is attached as Appendix 1 and it sets out the material planning considerations for the proposed development. This officer report to the 3rd July 2024 Planning Committee only considers the reasons for the deferral and is, in effect, an addendum to the earlier report.
- 1.3 Other matters raised and agreed by Members on the 24th April are: remove permitted development rights for swimming pools in privately owned homes, to add M4(3) home standards to Condition 17 and the addition of further informatives.
- 1.4 It is noted in the minutes that the planning officer updated the officer report orally at the meeting to recommend the discharge of Condition 14 – artificial lighting of the outline planning permission, and an additional informative advising that the discharge of this condition is without prejudice to any Section 38 agreement with the Highway Authority.
- 1.5 The applicant has submitted additional and revised information in response to the reasons for refusal, which are considered below. Further consultations have been carried out with the Local Highway Authority and the District Council's Sustainability Officer. The applicant's letter giving a brief summary response to the reasons for the deferral and a list of revised drawings and documents is included in Appendix 2. An amended schedule of submitted drawings and documents is included in Appendix 3.

2.0 Further Consultations

2.1 County Highway Development Management – no objections.

- 2.2 A request is made to ensure the streets are maintained in accordance with the submitted Street Maintenance Plan.

2.3 County Transport Assessment Team – no objection

2.4 Senior Sustainability Officer – no objections.

- 2.5 The clarification and reduction in the number of single aspect homes is welcomed.

- 2.6 "It is noted that concerns were raised about the use of darker weather boarding in relation to overheating, which one assumes is in relation to the issue of the urban heat island effect. While it is noted that the colour of the

materials can have an impact on the albedo of that material, I am of the view that in this case, any impact will be relatively minor and will be mitigated by the proposed landscaping of the development given that this material is proposed for only part of the proposals and reflects the local agricultural vernacular. Consideration could be given to specifying lighter coloured materials for the hard landscaping, for example the blockwork within the courtyards.”

2.7 Tree Officer – no objections

2.8 A representation has also been received from the Tree Officer requesting a condition be included for the protection of trees during the construction process. However, this is already the subject of Condition 50 (c) of the outline planning permission and is therefore not required.

3.0 (i) Improve car parking for M4(2) and M4(3)

3.1 This relates to car parking for M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings. All affordable units will be built to M4(2) standards, with an additional four, which is 5% of the affordable homes, to M4(3) standards.

3.2 The applicant has submitted two drawings: a Proposed Vehicle Parking Plan (JTP_S06 P6) and a further drawing (JTP_S16) which shows the proximity of the M4(3) car parking spaces to their respective residential unit. The proposed four M4(3) units are all apartments located within the Farmstead area of the site. Four car parking spaces are shown with the additional 1.2 metres on both sides and to the rear of a standard space, as required under the Building Regulations. They are all shown within 15 metres of the relevant building entrance.

3.3 There are an additional 7 car parking spaces with an additional 1.2 metres to the width of the space, which are all located close to apartment entrances.

3.4 The scheme complies with Policy 82 of the Cambridge Local Plan 2018.

4.0 (ii) Increase the number of visitors car parking spaces

4.1 Drawings have been submitted that show an additional 13 visitors car parking spaces to serve the development (JTP_S06 P6). The application originally showed just 8 visitors’ spaces, so the total now being proposed is 21 spaces. Policy 82 of the Cambridge Local Plan 2018 requires visitor car parking spaces to be provided at 1 space for every 4 units. The proposed ratio is 1 space per 9.5 units.

- 4.2 The provision of any further visitor parking spaces would require quite significant changes to the overall layout of the scheme such as the loss of soft landscaped areas or the reduction in the number of dwellings proposed.
- 4.3 The proposed development has a very good network of cycle/pedestrian paths to encourage sustainable forms of transport. With this in mind the applicant has decided to increase the number of visitor cycle spaces with the provision of cycle hoops close to the entrance of the apartment block (Block H) towards the northern end of the site and at convenient locations around the Farmstead area and other locations within the public open space.
- 4.4 Whilst the number of visitor car parking spaces do not meet the policy requirements, the numbers have been significantly increased. The consideration of this can be balanced against the aspirations of the scheme to have high sustainability credentials and to achieving high quality urban design, as well as the provision of housing.
- 4.5 **Conclusion**
It is considered that, on balance, there are no sustainable planning objections to the proposed number of visitor car parking spaces.

5.0 (iii) Details required for parking for deliveries (inc. how managed)

- 5.1 The Cambridge Local Plan 2018, Policy 82 requires developments to provide adequate provision for servicing. Manual for Streets advises that
“In most situations, it will not be necessary to provide parking spaces specifically for service vehicles, such as delivery vans, which are normally stationary for a relatively short time. If such parking bays are considered necessary, other vehicles may need to be prevented from using the spaces by regulation and enforcement.”
- 5.2 The applicant has decided not to provide parking spaces for delivery vehicles. A plan has been submitted that indicates the likely number of deliveries for each street and the figures are based on July 2020 statistics, which was during the COVID-19 restrictions when deliveries were likely higher than normal. (See attached letter in Appendix 2).
- 5.3 In the applicant’s letter it is also advised that 85% of deliveries are undertaken by cars and light goods vehicles and that most deliveries take less than 10 minutes.
- 5.4 The lack of parking spaces specifically for delivery vehicles would not be contrary to the adopted local plan Policy 82 and would satisfy the guidance in Manual for Streets.

6.0 (iv) Review ramps/road tables for cyclists to stay on flat surface

- 6.1 A matter was raised at the 24th April Planning Committee relating to whether a level surface could be provided for cyclists through the raised tables proposed at road junctions.
- 6.2 The proposed raised tables are at junctions on the principal street and would be in accordance with the Cambridge Housing Estate Road Construction Specification (Cambridgeshire County Council January 2023). The ramps would have a slight gradient of 1 in 12 and a typical detail is given in the applicant's letter in Appendix 2.
- 6.3 There is a very good network of cycleways/footpaths throughout the site and cyclists would be able to avoid the raised tables if they so wished. The applicant has considered the request, but in light of the road being designed to be in accordance with the Estate Road Construction Specification it is not considered necessary to amend the scheme in this instance.
- 6.4 **Conclusion**
The application complies with Policies 80 and 81 of the Cambridge Local Plan 2018.

7.0 (v) Information required on play spaces for older children

- 7.1 The Cambridge Local Plan 2018 seeks to achieve an open space and recreation provision for children and teenagers of 0.3 hectares per 1,000 people of equipped children's play areas and outdoor youth provision. This includes LAPs (local areas for play and informal recreation); LEAPs (locally equipped or landscaped areas for play and informal recreation); NEAPs (neighbourhood equipped areas for play and informal recreation); and Youth Space (a social space for young people to meet).
- 7.2 A Youth Space is defined in the local plan as a social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activity, with no formal supervision.
- 7.3 The proposed development provides two LAPs and one LEAP. The application site, which includes the 30 metre wide landscaped buffer to the eastern edge, exceeds the minimum required areas of land for the open space standards in the Cambridge Local Plan 2018.
- 7.4 It is noted that in the event that the scheme should not provide the standards set out in the local plan, a financial contribution is required under the S106 Agreement as part of the outline planning permission, towards improvements/equipment/facilities at the off-site NEAP at Nightingale Recreation Ground and Holbrook Road recreation Ground. However, this is not expected to be required due to the proposed spaces on the development site exceeding the standards.

7.5 The S106 Agreement also requires the applicant to submit a 'Play Provision for Children and Teenagers Scheme' to the City Council for approval prior to commencement of the development. This is to include the areas, phasing, typologies and specifications and future management and ownership or transfer to the City Council. This has yet to be submitted.

7.6 The applicant has expressed willingness to develop the play area design to increase the element of play for teenagers and has provided examples that can be explored (see Appendix 2).

7.7 Conclusion

The proposed play spaces for children and teenagers are in accordance with Policies 56, 59, 73 and 83 of Cambridge Local Plan 2018.

8.0 (vi) Explore cladding colour options to avoid potential overheating

8.1 A variety of external materials are proposed for the residential units. It is intended to be predominantly buff brick, but to give variety, some cladding is also shown, and this is proposed to be black Cedral concrete boarding. No buildings are proposed to be entirely clad in the black boarding.

8.2 The largest amount of black boarding would be within the Farmstead area, and it is intended to reflect the character of farm buildings, as this part of the site is in front of the existing Netherhall Farm buildings. Black is the traditional colour for weatherboarding on farm buildings and a lighter colour is less likely to reflect this character. Blocks B, C, F and much of E and G would be clad at first and second floor levels, with the ground floor being in buff brick.

8.3 The applicant advises that solar gain for Cedral cladding is negligible. This is due to a ventilation gap between the cladding and structure of the building, also, the nature of concrete which takes a relatively long time to heat up and cool down. Any heat build-up in the cavity, due to the heat build-up of the façade would be dissipated by the rear ventilation.

8.4 The advice of the Council's Sustainability Officer is given in paragraph 2.5 above. The opinion given is that any impact will be relatively minor and will be mitigated by the proposed landscaping.

8.5 It is noted that there is a suggestion regarding using a lighter colour for hard surfaces. The proposal is for block paving of charcoal and burnt ochre.

8.6 Conclusion

There is no evidence to suggest that the use of black for the cladding would contribute to unacceptable overheating of the properties or to the spaces around the buildings. The colour of the cladding would positively contribute to the overall appearance of the development and to the character of the area. It would not conflict with the requirements of Policy 28 – Sustainable design and construction and water use, and would meet the requirements of Policies 55

Responding to Context, 56 Creating Successful Places, and 57 Designing New Buildings, of the Cambridge Local Plan 2018.

9.0 (vii) Reduce the number of single aspect homes and consider mitigation measures

9.1 The applicant has both clarified and amended the proposed number of single aspect homes. Only 7% of the dwellings are now being proposed as single aspect. This amounts to 14 units, which are all apartments. Appendix 4 shows where the apartments are on a site plan.

9.2 A TM59 Overheating Risk Analysis by T16 Design has been carried out for the 14 units. The new dwellings are shown to pass both the TM59 modelling and Part O of the Building Regulations.

9.3 Conclusion

The Sustainability Officer has been re-consulted and raises no objections to the amended scheme. The development would not conflict with the aims of Policies 28, 35 or 57 of the Cambridge Local Plan 2018.

10.0 (viii) Consider water consumption reduction measures such as slow-release water butts for houses.

10.1 The applicant has advised of a willingness to provide slow-release water butts for houses and for this to be secured by condition. Condition 22 – Water butts has been added to the recommended conditions for this development, see recommendation below.

10.2 Other matters of sustainable design and water efficiency are considered in the previous officer report to committee in Appendix 1 and it is noted that Condition 11 of the outline permission sets out requirements for water efficiency.

11.0 Other Matters

11.1 At the Planning Committee on 24th April 2024 Members agreed other matters relating to conditions and informatives. These relate to the following amendments which were carried unanimously:

1. To remove permitted development rights regarding swimming pools for privately owned homes.
2. M(4)3 home standards should be added to Condition 17.
3. An informative that play spaces should be provided for different age ranges plus able bodied and disabled children.
4. Informative to include information to new buyers about removal of permitted development rights in marketing information and website.

11.2 These agreed amendments to conditions and informative are included in the recommendation.

11.3 The applicant has also decided to add additional cycle stores, beyond that previously proposed, to 24 of the houses so that they have additional bike storage capacity to accommodate cycles and/or cargo bikes at the rear.

12.0 Conclusion

12.1 The recommendation remains the same as for the officer report to the 24th April Planning Committee (Appendix 1), with the following amendments as referred to above and in the oral update to that previous committee.

12.2 The oral update included the discharge of outline Condition 14, and the table below has been amended accordingly and a new informative 10 added.

12.3 Condition 14 has been amended to remove permitted development rights for swimming pools in the interest of water efficiency, as agreed by Members.

12.4 Condition 17 has been amended to require 5 percent of the affordable housing component to be constructed to Part M4(3) standards, as agreed by Members.

12.5 Condition 22 requiring all houses to be provided with a water butt has been added in response to Members' agreed request.

12.6 An informative, number 11, has been added regarding play space provision for a range of children.

12.7 An informative, number 12, has been added requesting information to be provided to purchasers regarding the removal of some permitted development rights.

13.0 Recommendation

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

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

Condition	Recommendation
5. Arboricultural Impact Assessment	approve
6. Housing Mix	approve

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

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

14.0 Planning Conditions

1. Approved Plans

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

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

2. Roads, footway and cycleway compliance

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

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

3. Eastern edge tree planting

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

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

4. Materials

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

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

5. Sample panel

No brickwork above ground level shall be laid until a sample panel minimum 1.5mx1.5m has been prepared on site, or an alternative location to be agreed, detailing the choice of brick, bond, coursing, any special brick patterning [recessed brick, soldier coursing, stepped brick, vertical projecting brick, hit and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained for the duration the works for comparative purposes, and works will take place only in accordance with approved details.

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

6. Pumping station

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

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

7. Lighting

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

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

8. Landscape implementation and maintenance plan

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

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

9. Alternative boundary treatments

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

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

10. Headwalls

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

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

11. Cycle parking

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

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off, in accordance with Policies 31 and 82 of the Cambridge Local Plan 2018.

12. Air Source Heat Pumps

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

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

13. Solar Panels

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

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

14. Removal of Class A P D and E(a) rights (two storey extensions and swimming pools)

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

Reason: In the interests of protecting residential amenity and water efficiency Policies 28, 55, 56 and 57 of the Cambridge Local Plan 2018.

15. Removal PD rights garages

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

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

16. Visibility Splay

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

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

17. Part M4(2) and Part M4(3)

Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' and 5 percent of the affordable housing component shall be constructed to meet the requirements of Part M4(3) of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing in accordance with Policies 50 and 51 of the Cambridge Local Plan 2018.

18. Refuse collection

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

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

19. Cycle Repair Stations

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

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

20. Green roofs

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

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

21. Energy monitoring

Prior to first occupation, each dwelling shall be fitted with a means for future occupiers to monitor / measure all of their own energy consumption (electric / water / gas) including the extent of the contribution made to energy consumption from on-site renewable energy sources. The fitted device(s) shall be retained and maintained thereafter.

Reason: In the interest of promoting sustainable development in accordance with Policy 28 of the Cambridge Local Plan 2018.

22. Water Butts

A slow-release water butt shall be provided for each dwellinghouse prior to its first occupation.

Reason: In the interests of water conservation and efficiency in accordance with Policies 28 and 31 of Cambridge Local Plan 2018.

Informatives

1. Infiltration

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

2. Cranes

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

3. Signage

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

4. Pollution Control

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

5. Materials

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

6. Letterboxes

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

7. Cambridge Sustainable Design and Construction SPD

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

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

Air Source Heat Pumps

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

- a. Manufacturers' specifications of any proposed ASHP unit and in particular noise data e.g. Sound power level determined in accordance with BS EN 12102 Part 1 or 2 as appropriate or any equivalent. The test standard / procedure used and under what test operating conditions / cycle / mode. If possible one third octave band frequency sound data should be provided to assist in identifying tonal sound character.
- b. Demonstrate by measurement or prediction (or by a combination of measurement and prediction) that the operational noise from the said ASHP/s or other equivalent mechanical plant / equipment and vents either individually or cumulatively does not exceed the existing background sound level (determined in accordance with the principles of BS 4142:2014+A1:2019 with appropriate acoustic character / features corrections added to the specific sound level to obtain the rating level) at 1 metre from any window, door opening or any other opening of any habitable room in the façade of any residential property - including a nearfield 1m reflective acoustic effect correction for that façade (both the property at which the ASHP is installed at and neighbouring) and free field at the legal property boundary of any individual residential property at a height of 1.5m above ground level or at 1.5m above the ground level of any adjacent residential property external amenity area such as a garden, terrace, balcony or patio free field.
- c. Confirm and include details of the installation of ASHP proprietary anti-vibration / vibration isolation / dampening (such as inertia bases set on anti-vibration pads/mats/mounts/isolators), vibration isolated pipe connections (flexible pipe / hose connection elements and expansion joints) to reduce the effects of airborne vibrations, ground / structural borne transmission of vibration and regenerated noise within adjacent or adjoining premises / building structures.

- d. Confirm the specification of any noise insulation / mitigation as required including the sound reduction performance of any acoustic enclosures or equivalent.
- e. The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with manufacturer's instructions.
- f. Detailed scheme for monitoring the noise levels of the ASHPs over a period (which should cover a least 1 full heating season). The outcomes of the monitoring should be shared with the local planning authority and considered on future schemes.

9. Building Regulations Informative

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

10. Condition 14 – artificial lighting

The discharge of this condition is without prejudice to any Section 38 agreement with the Local Highway Authority.

11. Play Spaces

Play spaces should be provided for difference age ranges plus able bodied and disabled children.

12. Home purchasers should be advised of the removal of permitted development rights in marketing information including any marketing website.
