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| Planning Committee Date | 4 Sept 24 |
| Report to Lead Officer | Cambridge City Council Planning Committee Joint Director of Planning and Economic Development |
| Reference | 24/01354/FUL |
| Site | 137 And 143 Histon Road Cambridge Cambridgeshire CB4 3HZ |
| Ward / Parish | Arbury |
| Proposal | Erection of 70 dwellings including access, car parking, cycle storage, substation, landscaping and associated works. |
| Applicant | Cambridge Investment Partnership |
| Presenting Officer | Aaron Coe |
| Reason Reported to Committee | Third party representations have been received which are contrary to the officer recommendation. The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant. |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1. Context of the site, design, scale and external spaces.2. Affordable housing.3. Open space provision4. Biodiversity Net Gain5. Amenity of existing and future occupants. |

1.0 Executive Summary

- 1.1 The application seeks planning permission for the erection of 70 new homes, car parking, cycle parking, landscaping, substation and associated works.
- 1.2 The development would increase the amount of affordable housing on an allocated site which is located in a sustainable location.
- 1.3 The design, scale, height and massing of the proposed development is supported.
- 1.4 The proposed development would contribute to the Council’s supply of both private and affordable homes. The proposed development would provide a high quality, sustainable development that would not have any significant adverse impacts on the residential amenity of the neighbouring occupiers.
- 1.5 Officers recommend that the Planning Committee resolve to grant planning permission subject to the imposition of conditions and the completion of a S106 agreement.

2.0 Site Description and Context

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

- 2.1 The application site comprises 1.18 hectare in area. The site borders Histon Road to the east, the Histon Road Recreation Ground immediately to the south and residential developments at Greengates Court to the north of the site and Seaby’s Yard to the west of the site.
- 2.2 Murketts garage buildings previously occupied the southern half of the application site, these buildings were demolished in 2023 (prior approval reference 23/01842/PRIOR) and this part of the site is now cleared. The northern half of the site consists of vacant buildings and a disused yard.
- 2.3 The site is outside of but immediately adjacent to the Castle and Victoria Conservation Area. The site is subject to an Area Tree Preservation order. The site is in Flood Zone 1, an area of very low risk of flooding from rivers and the sea. The site is also an area with low risk of surface water flooding.

3.0 The Proposal

- 3.1 The application proposes the erection of 70 homes car parking, cycle parking, landscaping, substation and associated works.
- 3.2 The proposal consists of 45 houses which include a variety of detached, semi-detached and terraced properties. A block of 25 apartments are proposed at the entrance of the site fronting onto Histon Road.
- 3.3 All dwellings are proposed to have their own private amenity space in the form of private gardens, terrace gardens and winter gardens/ balconies for the apartments.
- 3.4 28 properties are proposed to be delivered as affordable homes.
- 3.5 The vehicular access to the site is proposed via Histon Road.
- 3.6 An additional pedestrian access point from the site to Histon Road recreation ground is proposed to the east of the application site.
- 3.7 During the course of the application the following amendments have been made:
 - The removal of the central pedestrian access point to the recreation ground
 - Reconfiguration of the eastern access point to provide a more welcoming route into the recreation ground
 - Amendments to the single / dual aspect arrangements within the apartments
 - The materiality of plot number 18 has been amended
- 3.8 The proposal has evolved collaboratively through a planning performance agreement (PPA) pre-application process with the applicant and their design team. The application has been through a thorough design process with multiple pre-apps, a Design Review Panel (Appendix A), Development Control Forum (Appendix B) and Pre-app Member Briefing.
- 3.9 The application is accompanied by the following supporting information:
 - Air Quality Assessment
 - Acoustic Assessment
 - Arboricultural Impact Assessment and Tree Protection Plan
 - BRE Daylight and Sunlight Assessment;
 - Design and Access Statement;
 - Drawings
 - Energy Assessment and Sustainability Statement.
 - Flood Risk Assessment and Drainage Strategy Report;
 - Lighting Assessment
 - Overheating Assessment
 - Planning and Affordable housing statement
 - Preliminary Ecological Appraisal, Surveys and BNG Assessment,
 - Statement of Community Involvement;
 - Tier 2 Geo Environmental Assessment

- Travel Plan
- Transport Statement
- Travel Plan

4.0 Relevant Site History

4.1 The most relevant planning applications are detailed below:

| Reference | Description | Outcome |
|------------------|---|----------------|
| 23/01842/PRIOR | Demolition of the Murketts garage. | Approved |
| 24/00538/PRIOR | Demolition of the buildings to the rear of ATS. | Approved |

5.0 PUBLICITY

5.1 Advertisement: Yes
 Adjoining Owners: Yes
 Site Notices Displayed: Yes

5.2 Neighbour notification letters were sent out by the Local Planning Authority. In addition to the standard consultation letters, statutory press notices and the display of site notices, the applications has been subject to extensive consultation and publicity.

5.3 Prior to the submission of the applications, the applicants held a series of public meetings and exhibitions to seek public/stakeholder views on the proposed development.

5.4 The proposals have also been discussed with officers as part of comprehensive pre-application discussions.

6.0 Policy

6.1 National

National Planning Policy Framework 2023 (December)
 National Planning Practice Guidance
 National Design Guide 2021
 Environment Act 2021
 Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
 Conservation of Habitats and Species Regulations 2017
 Equalities Act 2010
 Planning and Compulsory Purchase Act 2004
 Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
 ODPM Circular 06/2005 – Protected Species
 Circular 11/95 (Conditions, Annex A)

Draft National Planning Policy Framework (Consultation Document) July 2024

On 30 July 2024 The government launched a [consultation on revisions to the NPPF](#) which seek to achieve sustainable growth in the planning system. The proposed changes underline the Government's commitment to a plan-led system that supports sustainable and high-quality development, boosts housing supply, increases affordability, makes effective use of land and supports a modern economy.

At the same time, the government is also seeking views on a series of wider planning reforms and policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects (NSIPs).

In an [accompanying statement](#), the Government sets out how the proposed changes to the NPPF aim to help investment and construction of key modernised industries to support economic growth. Views are also sought on whether these priorities should be reflected in the NSIP regime.

Chapter 6 'Delivering affordable, well-designed homes and places' seeks views on changes to planning policy to support affordable housing delivery. This chapter is also seeking views on changes to further reform the NPPF in line with the Government's objectives for the planning system. These include changes to promote mixed tenure development, community development, small sites, and design.

The governments ambitions with regard to housing delivery demonstrate a material change in the national planning policy context, to seek to deliver an increase in social and affordable housebuilding, and support objectives of a more diverse housing market, that delivers homes more quickly and better responds to the range of needs of communities.

However, as a consultation document, it carries only limited weight at the present time. It is, however, insightful in understanding the Government's policy intentions and the direction of travel of the NPPF.

The NPPF consultation closes on 24 September 2024. Officers from the shared planning service are in the process of reviewing the documentation and drafting a response.

6.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 6: Hierarchy of centres

Policy 8: Setting of the City

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 45: Affordable housing
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 60: Tall buildings
Policy 61: Conservation and Enhancement of the Historic Environment
Policy 64: Shopfronts, signage and shop security measures
Policy 67: Protected open space
Policy 68: Open space and recreation provision through new development
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

6.3 **Neighbourhood Plan**

N/A

4.4 **Supplementary Planning Documents**

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

6.4 **Other Guidance**

Castle and Victoria Road conservation area (adjacent to, not within)

7.0 **Consultations**

County Highways Development Management

- 7.1 No objection subject to conditions which secure the following:
- Details of the future management and maintenance of the proposed streets.
 - Traffic management plan compliance.
 - Permanent closure of existing vehicular access points.
 - Informatives regarding residents parking permits and works within the public highway.

7.2 County Transport Team

- No objection subject to the following mitigation package:
- £192,500 towards the Greater Cambridge works to improve walking and cycling provision along Histon Road.
- £5,000 towards the implementation of waiting restrictions.
- Travel welcome pack condition.

7.3 Cambridgeshire County Council Growth Officer

7.4 The County Council education and Section 106 officers have assessed the proposal and requested contributions towards the following:

- £117,053 towards Early Years Places.
- £263,606 towards Secondary School provision.
- £10,325 towards enhancing the static library provision in the area.
- £150 monitoring fee.

7.5 Urban Design Officer

7.6 The applicant has reviewed and responded to the requested minor alterations. The development is considered acceptable subject to conditions securing material details, sample panels and cycle/ bin store specifications.

7.7 Landscape Officer

7.8 The Council's Landscape Architect has been involved in extensive pre application discussions and supports the proposed development subject to conditions securing the following information: hard/ soft landscape details, management/ maintenance plan, tree pits and green roof details.

7.9 Tree Officer

7.10 The principle of tree removals on site and reliance on the addition of trees to neighbouring land is not supported by the tree team. Additional tree planting is proposed on the application site itself and the details of the additional planting can be secured by condition.

7.11 During the course of the application the applicants submitted levels details and further information in respect of the new path and access point through the eastern boundary of the recreation ground. The additional information is supported by a letter from the arboricultural consultant which confirms a no dig system is proposed within the root protection areas of A005. The tree officer has confirmed there is no objection to this subject to conditions.

7.12 Through the pre-application process layouts have been adjusted to minimise conflicts, while maintaining the required housing numbers. In order to safeguard the healthy retention of trees shown to be retained it will be necessary to agree specialised protection and construction methods prior to commencement of construction. The following conditions are recommended:

- 7.13 -Arboricultural Method Statement and Tree Protection Plan
-Site meeting
-Replacement tree planting

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

- 7.15 No objection subject to conditions securing the details of the surface water drainage strategy, the details of how surface water will be managed during construction and a post completion survey of the surface water drainage system.

7.16 **County Archaeology Officer**

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

7.18 **Sustainability Officer**

- 7.19 No objection subject to conditions securing compliance with the carbon reduction statement, compliance with the water efficiency measures and a condition requiring the installation of an energy & water smart meter.

7.20 **Environmental Health Officer**

No objection subject to conditions relating to: construction and delivery hours, construction noise, vibration and piling details, dust, implementation of remediation, phase 2 site investigation compliance, artificial lighting compliance, alternative ventilation scheme, noise insulation/ glazing specification, air source heat pump (noise impact assessment), phase 4 verification/ validation report, unexpected contamination and material management plan.

7.21 **Housing Strategy team**

Developer team has added assurances with regards to exceeding 15-unit cluster to ensure a sustainable long term balanced community is achieved. Affordable housing provision is policy compliant. Lack of intermediate units is compensated for by the inclusion of an 80% capped market rent. Although the high proportion of 1 bed units exceeds the starting point of the framework, the propensity of larger properties in the surrounding area ensures a good balance locally. 2no. M4(3) units are provided in accordance with policy 51.

7.22 **Conservation Officer**

No objection subject to conditions securing material and window details. The proposed development will not harm the setting of the adjacent conservation area and will comply with local plan policy 61.

7.23 **Development Contributions Monitoring Officer**

Community Facilities:

£205,319.00 towards the provision of and / or improvement of facilities and or equipment such as tables and chairs, storage and community kitchen provision at or connected to Jesus Green Lido, Cambridge..

Indoor Sports:

£91,204 towards the provision of and/or improvement of indoor sports facilities and equipment (which may include studio spaces and/or gym provision and/or gym equipment) at Jesus Green Lido.

Outdoor Sports:

£80,693 towards the provision of and/or improvement of the outdoor sports facilities (including the provision of and/or improvements to racquet sports and courts) on Jesus Green, Cambridge.

Informal Open Space:

£77,157 towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Histon Road Recreation Ground.

Play provision for children and teenagers:

£94,144.00 (plus indexation) towards the provision and/or improvement of the children and teenage play facilities at Histon Road Recreation Ground.

Waste Receptacles:

The proposed development will require £8,260 index linked towards waste receptacles for the benefit of the new development.

Section 106 monitoring and administration fees:

£2,200 towards the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation. The final fee will thus be confirmed at the drafting stage of the legal agreement.

7.24 Ecology Officer

- Content with the bat survey efforts and reports.
- Content with the BNG baseline. The BNG report sets out a greater than 20% net gain as part of the proposal through a combination of on site and off site provision.
- Ecologically sensitive lighting scheme to be submitted prior to installation of any external lighting.
- Exact specification of lighting into the recreation ground to be secured by condition.

7.25 Anglian Water

7.26 No objection raised.

7.27 **Cadent**

No objection raised.

Fire Authority

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

**Cambridge and Peterborough Clinical Integrated Care System (CAPICS)-
No Objection**

7.29 No objection subject to financial contribution (£60,180.48) towards increased capacity at Huntingdon Road Surgery or Red House Surgery.

7.30 **Designing out crime officer**

7.31 No objection- the applicants have engaged in early consultation with the applicant. Recommendations relating to crime prevention measures and the installation of enhanced security products have been made.

7.32 **Access officer**

7.33 The route to the recreation ground must be accessible for mobility scooter users and wheelchair users to go independently. Content with the proposed condition to secure the detailed design of the footpath connection and the specification of the additional gate.

7.34 **Greater Cambridge Shared Waste Service**

7.35 The development is acceptable subject to a condition which ensures the refuse vehicle can turn without conflict with the proposed soft landscaping.

7.36 **Design Review Panel Meeting of 14th December 2023 (Please refer to Appendix A)**

-The addition of connectivity is fundamental to the success of the project; there should be physical connections with the Histon Road Recreation Ground provided as part of the new development. The recreation ground is being relied on heavily for visual aspects but this design component is undermined if residents of the new development cannot access it physically.

-The existing local community can also benefit from the recreation ground enhancements and new access if there is a better route.

-The approach to affordable housing requires a further review.

7.37 **Development Control Forum (DCF) of 23rd July 2024**

One petition was received and heard at the DCF. The main issues raised and discussed at the DCF related to an in principle objection to any proposed new pedestrian access points from the development site into the Histon Road recreation ground, the impact on child safety as a result of the new access point, the lack of green space being provided within the development site and the impact on local infrastructure.

A copy of the review letter is attached in full at appendix B.

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

8.0 Third Party Representations

8.1 137 representations (133 objections, 3 neutral and 1 in support) have been received.

8.2 Those in objection have raised the following issues:

Impact on Histon Road Recreation Ground

- New access points would be unsafe for children and dog owners, as the entry points would allow greater access for cyclists/e-scooters etc.
- The new entry points degrade the safe arrangement and overall quality of the existing park.
- Histon Road Recreation Ground is a protected space.
- Unnecessary Development (Park was updated last year, park updates should not be dependent on large developments)
- The existing access arrangement works well.
- More green space should be provided on the development site.
- The entire development site should be additional park space.
- Impacts on future residents from limited amenity space.
- Overlooking of public park is detrimental and allows for intrusive views.
- More litter.

Biodiversity and Arboricultural matters

- Ecological concerns re bats and hedgehogs stemming from new access points.
- Query the validity of BNG metric and compliance with Greater Cambridge Biodiversity SPD.
- Inclusion of wildflower areas, trees, swift boxes and bat boxes, hedgehog highways and a small pond/lake should be considered.
- Impact on existing trees.

Character

- Apartment block is not in keeping with character of area, which primarily consists of 2-3 storey developments.
- Negative impact on the Conservation area.

Highway matters

- The development will create additional traffic and impact highway safety.
- The development will cause on street parking stress on surrounding streets.

Local infrastructure

- Concerns re adverse impacts on availability at doctors surgeries.
- Concerns re availability of places at schools, nurseries, secondary schools.

Amenity

- Impact on Seabys Yard development - Residential amenity concerns re loss of light and loss of privacy from proposed scheme.
- Noise pollution during demolition and during construction.
- Light pollution

Miscellaneous

- Local people need council houses, not council flats.
- Affordability calculated against Cambridge market rate is not affordable
- EV charge points does not guarantee electric cars. Will Electric Vehicles be mandatory?
- Water scarcity
- Flood Risk concerns
- Housing should be sold to Cambridge residents only.
- Proposed properties are not big enough for families.
- The development perpetuates inequality and exclusion.
- Concerns re use of properties as Air BnB.
- Not enough site notices.
- Contractor parking during construction.
- Poor consultation.

8.3 The representation in support cited the following reasons:

- 8.4
- Development is well planned, in favour of the cycle parking and new pedestrian routes.
 - Landscaping seems well considered
 - Inclusion of air source heat pumps are well received.
 - Cambridge needs a range of housing as proposed in this development.
 - No concerns for highway safety with proposed scheme.
 - Strongly support a link through the park.
 - Development should however provide its own green space.

8.5 The neutral representations made the following comments:

- There should only be one access path and it should be fenced. It should remain segregated from the children's play area.
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9.0 Member Representations

9.1 None received.

10.0 Local Interest Groups and Organisations

10.1 Raises concern that the development has not given due consideration to cycle movements. The development should be revised to create enhanced routes for those travelling actively to reach Oxford Road and Histon Road. An enhanced access route should be provided through the park. The path to the east near plot 42 must service people walking and cycling to and from Oxford Road. The route must be of suitable width (design guidance sets out 3m) and without physical barriers. This development should facilitate its improvement as it will ultimately add additional sustainable transport journeys onto the path.

10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

11.0 Assessment

11.1 Principle of Development

Principle of residential development

11.2 Policy 3 of the Cambridge Local Plan 2018 relates to new residential development in the city and is of relevance in determining the acceptability of the principle of this development proposal.

11.3 Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities. The application site is in a location which has other residential uses in close proximity, has good transport accessibility and is on land which is allocated for residential use.

11.4 Paragraph 128 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The proposed development will provide a contribution to the delivery of affordable housing within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 70 new homes (28 affordable homes- 40%).

11.5 With the above in mind, it is considered that the proposal is in accordance with policy 3 of the Cambridge Local Plan 2018 and the NPPF.

11.6 As defined by the Cambridge Local Plan Policies Map (2018), the site forms part of an allocation for housing development under policy R2. The allocation also includes the ATS garage building which fronts Histon Road, which is not proposed to be redeveloped as part of this application proposal, and adjacent land to the north west which has already been developed for residential apartments (Greengates Court).

11.7 The adopted local plan allocation supports the principle of residential development of an indicative capacity over the full allocation area of 78 dwellings. Therefore, the addition of 70 homes proposed by this application will

result in an exceedance of the number of dwellings set out within the R2 allocation. However, within the emerging Greater Cambridge Local Plan, the allocation has been refined to exclude the already developed land to the north (but continues to include the ATS building) with an indicative capacity of up to 110 dwellings.

- 11.8 Whilst the details within the emerging Greater Cambridge Local Plan cannot be given any weight at this stage, the proposed residential development will make efficient use of a brownfield development site which is located in a highly sustainable location and this is given weight in the overall assessment of the proposed development.
- 11.9 The principle of a residential development on the site is acceptable and in accordance with Policy 3 of the Cambridge Local Plan 2018 and the NPPF.

Loss of commercial use

- 11.10 The previous commercial use has vacated the site having moved operations elsewhere and the principle of redeveloping a former employment site is established within the Local Plan given the allocation of the land for housing. Officers are satisfied that there is no conflict with policy 41 of the Cambridge Local Plan 2018.

Affordable Housing

- 11.11 The proposed development includes 28 affordable homes which equates to the policy requirement of 40%. This is in accordance with Cambridge Local Plan 2018 policy 45.
- 11.12 Policy 45 and the Housing SPD requires that developments should include a balanced mix of dwelling sizes, types and tenures to meet projected future household needs within Cambridge.
- 11.13 In respect of dwelling sizes the scheme includes a mix of 1,2 and 3 bedroom properties. This includes the delivery of 3 x three bed five person affordable homes. The application is considered to introduce an acceptable mix of dwelling sizes which responds to the local need for affordable homes.
- 11.14 The proposed tenure mix of solely affordable rented homes does not meet the requirement of the Greater Cambridge Housing Strategy 2024-2029 for 25% of the affordable provision to be delivered as an intermediate tenure. Notwithstanding this position, the City Council Housing strategy Officers has advised that the under provision of intermediate homes is compensated for by the inclusion of an 80% capped market rent which meets the needs of local workers. It is considered that this will help to meet the needs of households on middle incomes who would struggle to rent or buy on the open market in Cambridge. On this basis, the tenure mix is supported.
- 11.15 In terms of clustering the application proposes 25 affordable units within the apartment block at the entrance to the site. For a development of the size proposed the Council's policy seeks to limit affordable housing clusters to 15

units and the proposal therefore conflicts with the clustering guidance. However, the Council's Housing Strategy team have confirmed that a balanced mix of affordable rented properties will be provided and the properties will remain under the management of the City Council. The City Council Housing management team have been consulted at length and are satisfied in this instance the scheme will maintain a long term balanced community in accordance with the requirement of policy 45. Moreover, the area surrounding the application site is made up of a broad mix of tenures and uses which helps achieve a balanced community. As such the provision of 25 affordable units within the apartment block is considered acceptable.

- 11.16 The external appearance and design of the affordable homes is tenure blind with no discernible difference in quality between private sale and council rented units which is in accordance with policy and is supported by officers.
- 11.17 Overall, officers are satisfied that the proposed development accords with the Cambridge Local Plan 2018 policy 45.

Design, Layout and Scale

- 11.18 Policies 55, 56, 57, 58, 59 and 61 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatments.
- 11.19 The application has been the subject of a Design Review Panel and extensive pre application discussions with officers.
- 11.20 The application site is bounded by Histon Road Recreation ground to the south, the rear gardens of 3 storey town houses on Seaby's Yard to the west, and three-storey apartment blocks to the north. To the east, the site is bounded by the rear gardens of dwellings on Histon Road. Immediately to the north-east is ATS tyre and car services which continues to operate and requires access to their workshop from the development site.
- 11.21 The surrounding architectural context of the site is varied, including traditional, two-storey brick cottages on Histon Road along with more recent infill developments of a range of styles and materials.
- 11.22 The application site is narrow and linear in form and has sensitive edges on all sides, including mature trees on the northern, western and southern boundaries and existing homes on the northern and eastern boundary. This places numerous constraints on the development, with development off-sets desirable on all boundaries to either protect existing trees for root protection, but also limiting potential future conflicts caused by overshadowing of and maintenance issues to homes and rear gardens of the proposed dwellings.
- 11.23 Through the pre application process a number of alternative layout options were explored, including options that positioned the main access street along the northern or southern boundary of the site. Following the testing work it was

concluded that the proposed central location of the access road was most appropriate to make most efficient use of the land and deal with the site constraints.

- 11.24 The proposed site layout consists of a street in the centre of the site with a pedestrian and cycle access to Histon Road. A mews court to the south of the access street, close to the main entrance from Histon Road. The entrance to the mews court will offer views towards the mature tree line along the Recreation Ground eastern boundary, which makes for an attractive feature of the entrance to the development. It also includes a new pedestrian access point into the into the Recreation Ground which has been enhanced through the formal application process. The pedestrian access point will provide a safe route into the park and will be required to connect with the existing footpath network within the recreation ground which will form part of the enhancement scheme secured by the Section 106 agreement.
- 11.25 A pocket park has been introduced in the centre of the development, to the south of the main access road. This space originally included an additional pedestrian path and gate providing direct access to the Recreation Ground from the centre of the site. However, during the course of the application this has been designed out of the scheme following third party concerns relating to the impact on the existing secure children's play spaces within the recreation ground. Officers remain satisfied that the inclusion of an enhanced pedestrian access from the east of the site will enable direct accessibility of the proposed development to the existing recreation ground. The new access will improve pedestrian connectivity generally which will result in improved integration and enhanced routes for both the new and existing residents.
- 11.26 Mews courts to the north and south of the main street are proposed. These are configured to provide a "T" junction at the end of the main street and accommodate turning facilities for servicing vehicles and parking provision for adjacent homes. The primary use of these courts is access and parking. However the spaces are well-overlooked by dwellings, benefit from mature trees on the northern and southern boundaries, and include further proposed trees and planting zones, to establish them as positive spaces. The proposed site layout is supported by officers and considered to meet the requirements of the relevant Cambridge Local Plan 2018 policies.
- 11.27 The proposals include an L shaped apartment block which is proposed to step up from 3 storeys along Histon Road to 4 storeys at the entrance to the site and along the access road where the building turns into the site. The apartment building design turns the corner successfully and creates an appropriate transition from the existing two storey dwellings along Histon Road. The proposed massing of 3 to 4 storeys is considered acceptable. It is acknowledged the apartment block will be taller than the surrounding buildings, however, the architectural design is well articulated and this helps break down the scale of the building, and creates an acceptable transition to the surrounding buildings. The use of three storey gable end bays with pitched roofs on Histon Road is supported as transition to existing homes. The four storey element of the block has a flat green roof, but the parapet has been

designed to provide some articulation and create the impression of shallow pitches. The parapet slopes down towards the edges to ease the transition to the three storey elements. The windows and balconies have been arranged to provide further articulation and give the impression of the block being made up of several linked elements.

- 11.28 To the south west of the apartment block three terrace properties at two storeys in height are proposed within a courtyard which flank the existing Histon Road properties. Along the southern side of the access road, three blocks of three storey houses with integral parking are proposed. These properties are proposed to have pitched roofs, with key corners marked by a gable end onto the main street. The properties are also proposed to be served by first floor terraces on the rear elevation which increases the amount of private external space for future occupants and increases the natural surveillance across the recreation ground. To the north of the access road three-storey, gable end terrace properties are proposed between the retained ATS site and the proposed pocket park. The houses have been set back from the street to accommodate a cycle store, a bin store, on plot car parking and soft landscaping to the front of the houses. A pair of semi detached properties are proposed adjacent to the pocket park (plots 13 and 14) which step in from the northern building line and a marker building is proposed along the western boundary which terminates the vista along the access road.
- 11.29 Along the western boundary a courtyard arrangement is proposed. The dwellings consist of a mix of two and three storey houses. Through the pre application process amendments were made to the proposals to ensure the proposed dwellings respected the amenity of the existing apartment block to the north of the site. The northernmost dwelling of the eastern terrace block has been reduced in height to two storeys and set back from the site boundary to reduce the impact on the Greengate court apartment blocks and to allow for an additional planting buffer to be incorporated into the layout.
- 11.30 In terms of materials the predominant facing material for the apartment block is brick. Manipulated fenestration patterns and horizontal black brick details are proposed to create dynamic facades. Articulation is achieved through the introduction of different colour bricks as the apartment block transitions from three storey gable frontages to the four storey block. Limited information is provided on the specification of roofs, windows and rainwater goods. Further details will be secured via planning condition (12) to ensure high quality and durable materials with simple details are delivered as indicated on the submitted information.
- 11.31 For the houses brick is again the prevalent material along with vertical cladding. The details of the proposed “vertical cladding” material specification has been discussed during the application process and the applicants have tested a lighter colour vertical cladding in response to concerns that black could possibly increase the urban heat island effect. The impact of the dark cladding material on overheating has been considered in further detail. There are only three dwellings where dark coloured cladding is proposed on the majority of the elevation. These buildings have an important function as a vista stop. The use

of an alternative material that reflects the buildings position as “marker buildings” yet does not lose the sense of cohesion of the scheme is required. The final details of the material will be agreed through the discharge of the materials condition (12). For the other dwellings on which black cladding is proposed, the cladding covers the top section of the elevation only with the rest of the building proposed as a light coloured brick. The dwellings for which black cladding is proposed are mostly located to the south side of the street. The front / street-side elevations of the dwellings are thus orientated to the north where the potential overheating of the façade and reflection back onto the street is considered to be less of an issue. The southern elevation of the buildings are located in relatively close proximity to a mature line of tall trees. In summer, when overheating could be an issue, the trees would be in leaf and provide shade to the rear elevation which will minimise the risk of overheating. In consideration of the above, the use of a dark material as proposed would be acceptable. However, it is still felt that the use of an alternative material, such as metal that could wrap across both the roof and part of the façade would more accurately reflect the industrial heritage of the scheme. The final details of the material strategy is proposed to be secured by condition 12.

- 11.32 The proposed development would provide an enhancement to the application site and its surroundings. The proposal is supported by the Council’s Urban Design officer and is considered to be compliant with the Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 of the NPPF subject to conditions.

Heritage Assets

- 11.33 The application site sits outside the Castle and Victoria Conservation Area, however, the eastern and southern boundaries abut the conservation area boundary. Therefore, policy 61 of the Cambridge Local Plan 2018 is relevant to the proposals with regards to the impact of the development on views out of the conservation area.
- 11.34 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Although in this case it should be noted that this duty is not engaged in relation to development proposals which are not located within the Conservation Area itself.
- 11.35 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.
- 11.36 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 11.37 The Council’s Conservation Officer has assessed the proposals and advised that, in Conservation terms, the most sensitive views are the apartment block

and the rear of the properties which will back onto the recreation ground. During the course of the pre application discussions the apartment block design was amended by reducing the height of the building from 5 storeys to 4 storeys where the building turns the corner into the site. The bulk of the building was adjusted by introducing a more varied roofline and apartments within three storey townhouses which delivers a more appropriate transition from the existing two storey properties along Histon Road. The Conservation Officer, when considering the impact of the development on these views, does not consider that the proposal would result in any harm to the setting of the adjacent conservation area.

- 11.38 The Conservation Officer therefore has no objections to the application subject to a condition which requires sample panels of materials to be submitted and approved.
- 11.39 It is considered that subject to the imposition of the recommended conditions the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 60 and 61.

Landscape

- 11.40 In terms of landscaping proposed within the application site a green frontage is proposed along Histon Road to the north and east of the apartment block which will provide defensive planting space and contribute to creating an enhanced streetscene. An avenue of street trees are proposed along the north side of the access road and ornamental shrubs to the south. Within the courtyard area in the north west corner of the site tree planting is proposed. During the course of the application an enhanced eastern access pedestrian link has been designed into the scheme which offers a new path segregated from the road by hedging and street trees, leading directly to Histon Road Recreation Ground. The eastern access point provides a direct and visually appealing route from Histon Road into the recreation ground. During the course of the application the central link through the site to the recreation ground has been removed following feedback from local residents concerns. This central landscaped space now consist of a pocket park which will provide space for further shrub planting, trees and seating. The application is supported by the Council's Landscape officer subject to conditions securing hard and soft landscaping details, tree pit detail, green roof specification and management arrangements (condition numbers 14, 15, 16 and 17).
- 11.41 For the reasons set out above, the proposed development is considered to contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 and 59 subject to conditions as recommended by the Landscape officers.

Open Space Provision

- 11.42 Policy 68 of the Cambridge Local Plan (2018) is the relevant policy which

requires consideration when assessing the proposed open space provision.

11.43 The development proposals do not provide the required amount of onsite public open space (when calculated against the Planning Obligations Strategy SPD 2010). However, policy 68 of the Cambridge Local Plan 2018 states that:

11.44 “*alternative provision off-site of open space may be acceptable in the following circumstances:*

a) if the proposed development site is of insufficient size in itself to make the appropriate provision (in accordance with Appendix I) feasible within the site; or

b. in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site.

11.45 In respect of criterion (a) the application site is constrained due to the narrow, linear form of the site and sensitive boundaries where off sets are required. This has placed constraints on the development proposals which seek to make efficient use of a brownfield site in a sustainable location. Nevertheless, through the pre application process the applicants tested various layouts and open space arrangements on site, however, officers considered the option of providing a larger area of open space within the application site itself which is located immediately adjacent to the recreation ground would not make best use of the land. As such, in this instance more weight has been given to the need to develop the application site at an efficient density which maximises the delivery of additional affordable and market homes in Cambridge.

11.46 Moreover, officers consider the proposals to meet the requirements as set out in criterion (b). The application site is located immediately to the north of the Histon Road public recreation ground. The proposed development would provide a new access point in the northeastern corner of the recreation ground which will enable direct access for both existing and future residents through the development via an enhanced route to the existing public open space. The application site is also a short walk from the Darwin Green development which is delivering 13.76ha of public open space. To mitigate the under provision of open space, play, sports and community facilities within the development proposals the Council’s Section 106 officer has liaised with the City Council’s sports and recreation manager to agree the relevant projects which the funds can be allocated to in order to meet the needs of the new population generated by the development.

11.47 The application is supported by an illustrative masterplan for potential enhancement works to the Histon Road recreation ground. However, the details shown are indicative at this stage and will not form part of any of the approved plans. A scheme for the enhancement works are proposed to be secured by an obligation within the Section 106 agreement and will require further consultation with residents, City services team and specialist officers prior to submission.

- 11.48 In the assessment of the application it was important for officers to weigh up the option of delivering more open space on site compared to the option of creating a denser form of development which made a more meaningful contribution to housing delivery (affordable and private) in the City. Officers considered the proposed approach to be a more appropriate strategy for the site in question and scale of development proposed. Officers considered the delivery of a larger area of open space on a site immediately adjacent to an existing Recreation Ground which can be accessed directly from the site would be classed as making inefficient use of a brownfield site in a sustainable location. As such the delivery of more affordable and private homes along with the requirement for financial contributions/ a scheme to enhance an existing open space was given more weight in the planning balance and is considered acceptable.
- 11.49 Subject to the Section 106 agreement securing a scheme to enhance the recreation ground along with the financial contributions as set out at paragraph 11.118 officers are satisfied that the development accords with policy 68 of Cambridge Local Plan 2018.

Trees

- 11.50 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 11.51 The application is supported by a tree survey and arboricultural impact assessment.
- 11.52 Vegetation, including young trees, were removed as part of site survey and works associated with the prior approval demolition works. Within the application site boundary G007, T009 and T030 and a few category U trees are the trees proposed for retention along with the majority of the trees that are located along the boundary of the application site. As there is insufficient space within the layout to fully mitigate the loss of the site's trees it is proposed to provide improvements, including tree planting within the adjacent recreation ground. The details of the tree planting will form part of the off site Histon Recreation enhancement works which will require the applicants to work collaboratively with the Councils City Services team including the arboricultural officers to finalise the enhancement scheme and fulfil the requirements of the obligation.
- 11.53 The Council's tree officer has raised concern with the number of trees lost within the site and reliance on planting trees elsewhere to compensate for the loss. Whilst officers acknowledge this concern it should be noted that the majority of trees within the site proposed for removal are of low quality with the exception of one category B tree (T003). The high value trees along the boundaries will require specialised protection and construction methods will be secured via condition prior to commencement of construction.

11.54 Following alterations made during the course of the application to the eastern boundary pedestrian access point, the Council's tree officer requested further levels information and construction methodology information in respect of the new footpath. The information requested has been submitted and reviewed by the Council's tree officer. The tree officer has confirmed the proposed footpath arrangements are achievable and acceptable subject to conditions.

11.55 Subject to conditions requiring an arboricultural method statement, tree planting strategy, tree protection measures, replacement planting and a site meeting as appropriate, the proposals are considered to accord with policies 59 and 71 of the Local Plan.

11.56 **Carbon Reduction and Sustainable Design**

Sustainable Design and Construction

11.57 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

11.58 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres per person per day and a 44% on site reduction of regulated carbon emissions.

11.59 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.

11.60 The application is supported by a sustainability statement, energy statement and overheating assessment which assesses the proposed development and design in the context of sustainability.

11.61 The scheme is proposed to be gas free development which is proposed to make use of air source heat pumps and electric panel heating. The proposed residential development is targeting a low water consumption of 99 litres per person per day which better the policy requirement of 110 litres per person per day. This is secured by condition 28. The submitted energy statement has demonstrated that the proposed development would achieve a 73% on site reduction of regulated carbon emissions against part L of the Building Regulations which exceeds the requirement of Cambridge Local Plan 2018 policy 28.

11.62 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to conditions securing compliance with the submitted energy statement, water efficiency and

the installation of smart meters (conditions 27, 28 and 29 as recommended).

Overheating and Ventilation

- 11.63 As originally submitted the application proposed seven (10%) of the proposed apartments as single aspect, however, during the course of the application this has been reduced to six apartments (8.5%). None of these properties would be north facing properties and these are all one bedroom homes. Through the pre application process and application process the applicants have worked to design out and reduce the number of single aspect dwellings.
- 11.64 The application has been subject to formal consultation with the Council's Sustainability Officer who has reviewed the information submitted, including the full overheating assessment following the TM59 methodology (the dynamic thermal modelling route in Part O) and this demonstrates that all units comply with Part O.
- 11.65 Overall, officers are of the view that the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 11.66 **Biodiversity**
- 11.67 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 11.68 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal (PEA) and a Biodiversity Net Gain Assessment (BNG).
- 11.69 The PEA identified buildings with bat roost potential and follow up emergence surveys were recommended by the Council's Ecology officer and submitted during the course of the application which demonstrated no additional bat roost constraints existed on site.
- 11.70 The application was also supported by bat activity surveys and demonstrated the suite of species that would be expected within the City to forage, commute through and fly over the site. The majority were the commoner, artificial light tolerant Pipistrelle species using the vegetated boundary of the Histon Road Recreation Ground. However, more light averse species occur in low numbers, including the rare Barbastelle which commutes over the site. Whilst the light averse species were only recorded in low numbers it is necessary to impose a condition to ensure that the changes to the lighting levels on the boundaries are

ecologically sensitive and the impact on biodiversity is minimised. Condition 45 is imposed to secure this detail.

- 11.71 In respect of Biodiversity Net Gain, the proposed development has demonstrated that a net gain of 325% in hedgerow units is achievable on site, however, the scheme only achieves a net gain of 8.13% in habitat units on site. As such in order to achieve the targeted 20% biodiversity net gain off site mitigation is also required. The applicants have submitted details of a biodiversity net gain plan which proposes habitat creation within the adjacent recreation ground which is managed and maintained by Cambridge City Council. Whilst the principle of enhancing biodiversity within the recreation ground is supported, the precise details of the net gain scheme will require collaboration with the Council's City Services team to ensure the proposals do not impact the existing multi functional uses within the recreation ground. The details of Biodiversity Net Gain scheme and management/ maintenance for a 30 year period are proposed to be secured via an obligation within the Section 106 agreement.
- 11.72 In consultation with the Council's Ecology Officer, subject to conditions and obligations officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

Water Management and Flood Risk

- 11.73 During the course of the application the applicant provided additional information and clarification, and the LLFA have advised that the submitted information demonstrates that surface water from the proposed development can be managed through the use of a system of tanked permeable paving accepting surface water from roads, parking areas and buildings with offline attenuation storage for storm events. The system is pumped from site at a controlled rate of 2l/s into the existing surface water sewer on the western boundary. Adequate pump failure modelling has been provided along with a detailed maintenance strategy of the pump and all surface water drainage features.
- 11.74 The Lead Local Flood Authority have confirmed they have no objection to the proposals and applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 11.75 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which shows safe use by the Greater Cambridge Shared Waste service refuse trucks is possible within the site. A Transport statement has also been submitted. The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the

development is acceptable subject to conditions securing compliance with the submitted traffic management plan, the submission of future management/maintenance arrangements of estate roads, the submission of details for the widening of the footway along Histon Road and construction vehicles weight/time limits.

- 11.76 The County Transport Assessment team has also assessed the application and confirmed they raise no objection to the proposed development subject to a mitigation package which secures a contribution of £192,500 towards the Greater Cambridge Partnership improvements to walking and cycling provision along Histon Road and £5000 towards additional waiting restrictions. A travel plan welcome pack condition is also recommended (condition 11).
- 11.77 Subject to the conditions and an appropriate mitigation package being agreed it is considered that the proposals are in accordance with Cambridge Local Plan (2018) policies 80 and 81.

Cycle and Car Parking Provision

Cycle Parking

- 11.78 The application exceeds the cycle parking standards as set out in Policy 82 of the Cambridge Local Plan 2018. Each house has a covered and secure cycle store, located both in the front and rear garden, except for plots 14 and 15 which are served by an enlarged integrated garage which is of sufficient size to accommodate cycle parking comfortably. In all instances the cycle parking is considered more convenient than the allocated car parking space and is considered to accord with Cambridge Local Plan 2018 policy 82. The final design of the cycle stores are secured by condition 13.
- 11.79 In respect of the apartment block cycle storage is provided in the ground floor of the building. The cycle store is located immediately adjacent the main entrance on the corner of the block. The easy, direct access to Histon Road is supported by officers. 36 spaces provided in the form of Sheffield Stands and 2 spaces are allocated to cargo bikes. Visitor cycle parking spaces are also proposed in the form of Sheffield stands at the entrance to the apartment block. The proposed cycle parking arrangement is considered by officers to be convenient and practical for future occupants. The proposal is in accordance with the requirements of policy 82 and is acceptable.

Car parking

- 11.80 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. Inside of the Controlled Parking Zone the maximum standard is no more than 1 space per dwelling. The proposed development includes one dedicated car parking space for the houses which meets the maximum standards set out in policy 82.

- 11.81 Two accessible car parking bays are proposed to serve the M4(3) wheelchair accessible homes within the apartment block. Six visitor car parking spaces are also distributed across the site.
- 11.82 The proposed amount of car parking is in accordance with the Cambridge Local Plan 2018 car parking standards. Given the sustainable location of the site the level of car parking proposed is still considered to be an over provision. However, in this instance given that there is a low provision of visitor parking and the design intention seeking to prevent any car parking along the main street/ access to the site the level of car parking proposed is considered acceptable.
- 11.83 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. The applicants have submitted a car parking plan which demonstrates compliance with this requirement.
- 11.84 The proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82.

11.85 **Amenity**

Impact on amenity of neighbouring properties

- 11.86 The application site is adjacent to existing residential properties along the northern, eastern and western boundaries. Policies 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces. Through the pre application process the applicants have made various design changes to ensure the amenity of the neighbouring properties are protected.
- 11.87 *Impact on 129-133 Histon Road*
- 11.88 The applicants have minimised the impact on the Histon Road (129-133) properties through the pre application process by reducing the height of plots 42-45 to two storeys and introducing a hipped roof with an increased separation distance to prevent any detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces. Moreover, the proposals do not involve any first floor windows on the east elevation. Therefore, the proposal is not considered to result in further loss of privacy for these properties and the proposed relationship is considered acceptable.
- 11.89 The apartment block is proposed to project approximately 2.5m beyond the rear of 133 Histon Road and balconies are proposed to serve the first and second floor properties. In the interest of protecting the amenity of existing occupiers and preventing any overlooking or loss of privacy a condition is recommended

to require 1.8m high privacy screens be installed on the southern side of the balconies serving plots 52 and 60 within the apartment block.

11.90 *Impact on 1-4 Seabys Yard*

11.91 Numbers 1-4 Seaby's Yard are three storey link detached properties. Plots 19-21 are proposed as two storey properties and plots 22-25 are proposed as three storey properties with private roof terrace spaces. A back to back separation distance of approximately 25 metres between the closest habitable room of the nearest three storey property is proposed (between plot 22 and 3 Seaby's Yard) and a distance of 21.5m from the roof terrace to the nearest habitable room. For the two storey plots (19-21), plot number 19 is the closest to number 4 Seaby's Yard with a separation distance of 19.1m between habitable rooms. The relationship between the existing and proposed properties is considered acceptable.

11.92 *1 – 15 Greengates Court*

11.93 The applicants have minimised the impact on numbers 1- 15 Greengates Court through the pre application process by reducing the heights of plots 19-21 to two storeys, introducing an 11m buffer zone (shrub and tree planting) in the north west corner and lowering the ground levels by 1m. The proposals are not considered to lead to detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces of these properties. Moreover, the proposals do not involve any windows on the north elevation of plot 19 and will not lead to any loss of privacy for these properties. The proposed relationship is considered acceptable

11.94 *16-26 Greengates Court*

11.95 The applicants have minimised the impact on numbers 16- 26 Greengates Court through the pre application process by reducing the height of plot 5 to two storeys, again introducing an 11m buffer zone (shrub and tree planting) along this boundary and in addition to this setting the building line in a location which offers relief to the south west of this block where the courtyard space is proposed to be located within the development. The proposals are not considered to lead to detrimental impacts in terms of overbearingness or sense of enclosure on the internal rooms or external amenity spaces of these properties. Moreover, the proposals do not involve any windows on the north elevation of plot 15 and will not lead to any loss of privacy for these properties. The proposed relationship is considered acceptable

11.96 *1 to 80 Masters House*

11.97 The proposed relationship between the proposed three storey dwellings at plots 1 - 10 and Masters House to the north of the site achieves an acceptable relationship with the development achieving separation distances in excess of 21 metres between habitable rooms and no detrimental impacts in terms of overbearingness or overshadowing are considered to arise as a result of the proposals.

- 11.98 The applicant has submitted a BRE Daylight, Sunlight and Overshadowing Assessment and this demonstrates that the proposal would have an acceptable impact on the daylight and sunlight receipt of existing properties.
- 11.99 Overall, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.
- 11.100 Future occupants
- 11.101 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings meet or exceed the nationally described space standards.
- 11.102 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.
- 11.103 All of the proposed dwellings benefit from a private external amenity area. These spaces are provided in the form of private gardens, roof terraces, balconies and winter gardens.
- 11.104 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Of the 28 affordable dwellings proposed, 2 are proposed to be M4(3) wheelchair accessible dwellings (7.5%) which exceeds the policy requirement of 5 percent of the affordable provision.
- 11.105 **Refuse Arrangement**
- 11.106 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 11.107 The proposed refuse strategy is considered to be acceptable. The waste capacities, drag distances for residents and crew members are considered to be in accordance with the Greater Cambridge Shared Waste Service guide for developers. The applicant has engaged positively with the Greater Cambridge Shared waste team through pre application discussions to agree the waste strategy for the site. The submission documents have been reviewed by the shared waste team. Following a review of the application the waste team have raised no objection to the development subject to a condition which ensures the soft landscape adjacent to plot 26 does not conflict with the refuse vehicles servicing route. This detail is secured by condition 14 (part e).

11.108 Subject to condition officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

11.109 Other Matters

11.110 The Environmental Health Officers have recommended various construction related conditions in order to protect the residential amenity of the nearby occupiers during the construction. Officers accept this recommendation and would be imposed on any consent granted.

11.111 Public art strategy is secured by condition 23 to ensure compliance with Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD.

11.112 Policy 67 of the Cambridge Local Plan 2018 is relevant in the assessment of this application as the Histon Road recreation ground is immediately to the south of the site and is identified as protected open space (P&G 08). Policy 67 aims to protect designated open space of environmental and recreational importance. The application as submitted does not involve any development within the recreation ground itself or comprise of works that would harm the character of, or lead to the loss of open space of environmental and/or recreational importance. Any proposals for works within the recreation ground that would constitute development would require a separate planning application and be subject to detailed assessment.

11.113 The Council's Access Officer has provided comments in respect of the access arrangements to the recreation ground. The access officers has reviewed the route to the recreation ground and is content with the proposals subject to a condition to secure the detailed design of the footpath connection and the specification of the new gate.

11.114 The Cambridgeshire County Council Historic Environment Team (Archaeological Officers) have recommended a condition to ensure no development approved by this application takes place until a programme of archaeological works and written scheme of investigation has been submitted and approved in writing by the Local Planning Authority. This is secured by condition 3.

11.115 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 46 has been imposed to secure these details prior to the occupation of the development.

11.116 Third Party Representations

| Third Party Comment | Officer Response |
|--|---|
| Impact on Histon Road Recreation ground | |
| <p>-New access points would be unsafe for children and dog owners, as the entry points would allow greater access for cyclists/e-scooters etc.</p> <p>-The new entry points degrade the safe arrangement and overall quality of the existing park.</p> | <p>Please refer to paragraphs 11.24 and 11.25.</p> |
| <p>-Histon Road Recreation Ground is a protected space.</p> <p>Unnecessary Development (Park was updated last year, park updates should not be dependent on large developments)</p> | <p>Please refer to paragraphs 11.42-11.49 and 11.112.</p> |
| <p>More green space should be provided on the development site.</p> | <p>Please refer to paragraphs 11.42-11.49</p> |
| <p>Impacts on future residents due to limited amenity space.</p> | <p>Please refer to paragraphs 11.100- 11.104 and 11.42-11.49</p> |
| <p>The overlooking of the park from the new development is intrusive.</p> | <p>The additional views into a public open space is supported by the Council's Urban Design officer and the Designing out Crime officer. The additional natural surveillance from the properties is</p> |

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|---|---|
| | considered to help reduce anti social behaviour within the recreation ground. |
| More litter | Additional bin capacity within the recreation park would form part of the enhancement scheme. |
| Biodiversity and Arboricultural matters | |
| -Ecological concerns re bats and hedgehogs stemming from new access points. | Please refer to paragraphs 11.69-11.70. Please also refer to condition 14 (part c) and 45. |
| -Query the validity of BNG metric and compliance with Greater Cambridge Biodiversity SPD. | Please refer to paragraphs 11.66-11.72. |
| -Inclusion of wildflower areas, trees, swift boxes and bat boxes, hedgehog highways and a small pond/lake should be considered. | Please refer to conditions 43 and 44. |
| Design | |
| -Apartment block is not in keeping with character of area, which primarily consists of 2-3 storey developments. | Please refer to paragraphs 11.18-11.32. |
| -Negative impact on the Conservation area. | Please refer to paragraphs 11.33-11.39 |
| Highways and Transport | |
| -The development will create additional traffic and impact highway safety. | Please refer to paragraphs 11.75-11.77 |

| | |
|--|--|
| Local Infrastructure | |
| -Concerns re adverse impacts on availability at doctors surgeries. | Cambridgeshire and Peterborough Integrated Care System (NHS) have requested £60,180.48 contribution towards increased capacity at Huntingdon Road Surgery / Red House Surgery. The contribution requests are considered to be reasonable and necessary to meet the needs of the new population generated by the development. |
| -Concerns re availability of places at schools, nurseries, secondary schools. | Cambridgeshire County Council have requested a total of £380,659.00 towards education (early years- £117,053.00 and secondary education- £263,606.00). The contribution requests are considered to be reasonable and necessary to meet the needs of the new population generated by the development. |
| Amenity | |
| Impact of the development on the residential amenity of neighbouring properties. | Please refer to paragraphs 11.85-11.99 |
| Noise and Light pollution. | The Council's Environmental Health Officer has reviewed and application. The proposals are acceptable subject to recommended conditions 36, 42 and 45. |
| Miscellaneous | |
| Local people need council houses, not council flats. | Please refer to paragraphs 11.11-11.17 |
| Affordability calculated against Cambridge market rate is not affordable | Please refer to paragraphs 11.11-11.17 |
| EV charge points does not guarantee electric cars. | Please refer to paragraphs 11.80- 11.85 |
| Water scarcity | Please refer to paragraphs 11.61-62 |
| Housing should be sold to Cambridge residents only. | Not a material planning consideration. |
| The development perpetuates inequality and exclusion. | Please refer to paragraphs 11.11-11.17 |
| Not enough site notices. | In accordance with the requirements of paragraph 15 of the Town and Country Planning Development Management Procedure |

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|---|--|
| | Order, site notices were displayed on streets surrounding the application site for a period not less than 21 days. |
| Contractor parking during construction. | Please refer to the submitted Construction Traffic Management Plan and recommended condition 7. |

11.118 Heads of Terms

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

| Heads of Terms | Summary | Comments |
|--------------------------------------|---|---|
| City Council Infrastructure | | |
| Provision for children and teenagers | £94,144.00 towards the provision and/or improvement of the children and teenage play facilities and equipment at Histon Road Recreation Ground. | A scheme for the offsite enhancements and play provision to be secured via Section 106 agreement and submitted for approval. |
| Indoor sports | £91,204.00 towards the provision of and/or improvement of indoor sports facilities and equipment (which may include studio spaces and/or gym provision and/or gym equipment) at Jesus Green Lido. | Contribution towards off site indoor sports facilities are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85. |
| Outdoor sports | £80,693.00 towards the provision of and / or improvement of the outdoor sports facilities (including the provision of or improvements to racquet sports and courts) on Jesus Green, Cambridge. | Contribution towards off site outdoor sports facilities are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85. |
| Informal Open Space | £77,157.00 towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Histon Road Recreation Ground. | A scheme for the offsite enhancements and play provision to be secured via Section 106 agreement and submitted for approval. |
| Community facilities | £205,319.00 towards the provision of and / or improvement to community | Contribution towards off site community facilities are necessary to meet |

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| | facilities / rooms / spaces and/or equipment such as tables and chairs, storage and community kitchen provision at or connected to Jesus Green Lido, Cambridge. | the needs of the new population generated by the development in accordance with Policy 85. |
| Affordable housing | Provided on site (40% policy compliant) | In accordance with Policy 45. |
| Strategic waste | £8260 towards waste infrastructure. | Necessary to meet the needs of the new population generated through the development, in accordance with policy 85. |
| Monitoring fee | £2,200 the monitoring and administration of the section 106 agreement. A further additional fee of £500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation. The final fee will thus be confirmed at the drafting stage of the legal agreement. | Contribution directly related to achieving the implementation of the planning obligations. |
| County Council – Education / Refuse/ Transport | | |
| Transport | £192,500 towards Greater Cambridge works for improving walking and cycling infrastructure along Histon Road. £5,000 towards implementation of waiting restrictions. | Policy 81 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel. |
| Early years | £117,053.00 | Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County |

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| | | Council guidance and multipliers and policy 85. |
| Primary School | No contributions sought | - |
| Secondary School | £263,606.00 | Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85. |
| Life Long Learning (Libraries) | £10,325.00 | Library facilities necessary to meet the needs of the new population generated by the development in accordance with policy 85. |
| NHS | | |
| GP services | £60,180.48 contribution towards increased capacity at Huntingdon Road Surgery / Red House Surgery. | Necessary to meet the needs of the new population generated through the development, in accordance with policy 85. |
| East of England Ambulance Service | £23,800.00 towards a new Cambridge Ambulance Hub (including provision of EV charging facilities) and equipment for first responders. To mitigate the additional pressure on ambulance services as a result of the increased population arising from the development. | Necessary to meet the needs of the new population generated through the development, in accordance with policy 85. |
| Biodiversity | | |
| Biodiversity net gain - delivery and management | On-site provision of the targeted 20% biodiversity net gain is not achievable. The Heads of terms will include a S106 obligation which requires the applicants to produce a scheme that delivers a minimum 20% net gain and 30 years management/ monitoring | In accordance with Environment Act and the Councils' Biodiversity SPD (2022). |

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| | (combination of on site enhancements and off site provision). | |
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11.119 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in accordance with policy 85 of the Cambridge Local Plan (2018).

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

Planning Balance

11.117 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

11.118 Officers acknowledge that the proposal would involve the loss of a number of existing trees on site, the majority of which are of low quality with the exception of one category B tree (T003). The high value trees along the boundaries will require specialised protection and construction methods which will be secured by condition and require submission prior to the commencement of development. Moreover, additional new trees are proposed to be planted within the application site and off site as part of the Biodiversity Net Gain scheme. Officers consider that the loss of trees should be afforded some weight.

11.119 The proposal involves the delivery of low carbon and environmentally sustainable homes, this should be afforded a moderate degree of weight as an environmental benefit.

11.120 The proposal would result in economic and social benefits through an increase in affordable and private homes on a site which is allocated for residential development. This benefit has been afforded significant weight in the planning balance.

11.121 The requirement to enhance a publicly accessible open space along with various significant financial contributions towards local infrastructure and sustainable transport projects. These benefits should all be given moderate to significant weight.

11.122 Overall, the proposed development will bring significant economic, environmental and social public benefits that accord with the three dimensions of sustainable development as set out in the NPPF.

11.123 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, subject to conditions and the prior completion of a S106 agreement.

11.121 Recommendation

11.122 **Approve** subject to:

(i) The planning conditions and informatives as set out within this officer report and with delegated authority to officers to carry through minor amendments to those conditions and informatives (and to include others considered as appropriate and necessary) prior to the issuing of the planning permission;

(ii) The prior completion of a Section 106 agreement with under the Town and Country Planning Act 1990, with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report including any other planning obligations considered appropriate and necessary to make the development acceptable in planning terms.

Planning Conditions

Standard time

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

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

Approved Plans

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

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

Written scheme of investigation

3. Unless an alternative trigger is agreed in writing by the local planning authority, no demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme; and
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2023).

M4(2) compliance

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

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

M4(3) dwellings

5. Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

Highways/ Transport assessment conditions

Management/ Maintenance of streets

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

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

Construction Traffic Management Plan

7. The development shall be carried out in accordance with the submitted Construction Traffic Management Plan dated 4th April 2024.

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

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

3.5 tonnes construction vehicles hours

8. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service the site only between the hours of 09:00hours-16:00hours, Monday to Friday.

Reason: in the interest of highway safety, in accordance with Cambridge Local Plan 2018 policy 81.

Closure of existing access to ATS

9. Within 28 days of the bringing into use of the new access the existing access points along the frontage of the application site (including the existing ATS access) shall be permanently closed and a full height kerb and footway shall be reinstated in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: in the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

Widening of Histon Road footway

10. Prior to any works above slab level a scheme for the widening of the footway along Histon Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: in the interests of improved pedestrian access in accordance with Cambridge Local Plan (2018) Policy 81.

Travel Welcome Pack

11. Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

External materials and sample panels

12. Prior to any works above slab level with the exception of below ground works, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, including external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rain water goods, edge junction, verge and coping details; colours and surface finishes, shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details and must include green roofs on all flat surfaces, including dwellings and garages.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority. Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Insert relevant Local Plan Policies e.g Cambridge Local Plan 2018 policies 55 and 57)

Cycle parking

13. The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout and must include a green roof.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policy 82)

Landscape conditions

Hard and Soft Landscaping

14. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, visitor cycle parking, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs)

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and play spaces.

e) Notwithstanding the approved plans the grassed area adjacent to plot 26 as shown on the submitted drawings shall be redesigned to ensure the waste collection process can take place without conflict with the soft landscaping or built form within the development site. The details shall be submitted to the Local Planning Authority for written approval in consultation with the Greater Cambridge Shared Waste Service.

f) Notwithstanding the approved plans, prior to the commencement of above ground works the detailed design of the proposed footpath connection and specification of the proposed gate to access Histon Road recreation ground shall be submitted to and approved in writing by the Local Planning Authority. The agreed design and gate specification shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

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.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 56, 57, 59 and 69).

Landscape Maintenance and Management

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

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

Tree pit details

16. No development above ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Green roof details

17. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).

b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).

c) A management / maintenance plan including means of access.

d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).

Tree conditions

AMS and TPP

18. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Site meeting trees

19. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Tree protection compliance

20. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town

and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

Replacement planting

21. 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.

Tree planting strategy

22. No works to any trees and hedgerows shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees and hedgerows to be approved, planted and subsequently protected, to ensure continuity of tree cover and planting in the interest of visual amenity. In accordance with Cambridge Local Plan 2018, policy 71.

Public Art delivery

23. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than demolition and enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

Drainage conditions (LLFA)

Surface water drainage strategy

24. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy, Create, Ref: 2912, Rev: A, Dated: 5th July 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Permissions to connect to a receiving watercourse or sewer;
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water.
- j) Measures taken to recycle rainwater within the development.

Reason To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Surface water management during construction

25. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Post completion drainage survey

26. Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason To ensure the effective operation of the surface water drainage scheme following construction of the development.

Sustainability Conditions

Energy statement compliance

27. No dwelling shall be occupied until the approved carbon reduction strategy for that dwelling as set out in the Energy Statement, produced by Create Consulting Engineers Ltd, April 2024 has been implemented in full. Any associated renewable and / or low carbon technologies shall thereafter be retained and remain fully operational in accordance with the approved details. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting the required reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Water efficiency (residential)

28. Water efficiency standards for the proposed development shall be carried out in accordance with the water efficiency targets set out in the Sustainability Statement, Create Consulting Engineers Ltd, April 2024. Prior to the occupation of the proposals, final specifications demonstrating achievement of these targets shall be submitted to and approved in writing by the local planning authority.

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

29. **Energy consumption 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 (Cambridge Local Plan 2018 policy 28).

Standard EH conditions

Phase 2 Site Investigation

30. No development, with the exception of demolition, shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

a) A detailed Phase 2 Intrusive Site Investigation Report based upon the Tier 2 Geoenvironmental Assessment (by SWECO, ref: 65210885-SWE-XX-XX-T-GE-0001, dated 26th January 2024) and the site investigation strategy (by Richard Jackson Ltd, ref: 62804-RJL-XX-XX-CP-G-0001-P01, dated 24th June 2024) submitted with the application.

b) A detailed Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33

Contamination remediation phase 3 (compliance)

31. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Contamination verification report

32. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Unexpected contamination

33. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

Material Management Plan

34. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development

e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

Dust management

35. No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

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

Noise and vibration

36. No development (including demolition, enabling works or piling shall commence until a demolition/construction noise and vibration impact assessment associated with the development, has been submitted to and approved in writing by the local planning authority. The assessment shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration on construction and open sites and include details of any piling and mitigation/monitoring measures to be taken to protect local residents from noise or vibration. The development shall be carried out in accordance with the approved measures.

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

37. **Alternative ventilation scheme**

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

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

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

38. **Glazing**

Prior to any works above slab level a noise insulation scheme detailing the acoustic / noise insulation performance specification of the glazing (including wintergarden balconies) shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

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

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

Construction hours

39. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

Collections and deliveries

40. 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).

ASHP

41. Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment and any noise insulation/mitigation scheme as required for the ASHPs shall be 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 and future occupiers (Cambridge Local Plan 2018 policy 35).

Artificial Lighting – compliance

42. The artificial lighting scheme and mitigation requirements as stated within the Create Consulting Engineers Ltd "lighting impact assessment – revision A" dated 5th April 2024 (ref: DR/VL/P23-2912/07-Rev A) & Create Consulting Engineers Ltd document "Histon road-LIA report, comments and finding" dated

14th June 2024 (ref: LMK/P23-2912) shall be fully implemented, maintained and not altered.

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

Ecology conditions

Biodiversity enhancements

43. Prior to the commencement of development above slab level, a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of the number, location and specifications of the bird and bat boxes to be installed, hedgehog connectivity, habitat provision and other biodiversity enhancements. The approved scheme shall be fully implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan 2018 policies 59 and 60, Greater Cambridge Shared Planning Biodiversity SPD 2022 and the NPPF paragraphs 8, 180, 185 and 186.

Biodiversity Net Gain

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

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

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

Ecologically sensitive lighting

45. Prior to the installation of any external lighting a "lighting design strategy for biodiversity" features or areas proposed 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 within the biodiversity features or areas identified in the strategy be installed without the prior consent from the local planning authority.

Reason: To ensure ecological interests will be fully conserved and enhanced. (Cambridge Local Plan 2018 policy 57).

Fire hydrants

46. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site).

No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

Letter boxes

47. All letter boxes for the proposed residential apartment block shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

Privacy Screens (apartment block plots 52 and 60)

48. Notwithstanding the approved plans, prior to above ground works, the details of a two metre high privacy screen to serve the first and second floor balconies (plots 52 and 60) within the apartment block adjacent to 133 Histon Road shall be submitted and approved in writing by Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018, policy 57).

INFORMATIVES:

1. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.

2. Highway works

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

3. 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.

4. Surface water maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

5. SPD informative

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

[and-construction-spd](#) and in particular section 3.6 - Pollution and the following associated appendices:

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