



Planning Committee Date	2 nd October 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	24/01704/S73 Land South Of Worts Causeway Cambridge CB1 8RL
Ward / Parish	Queen Edith's
Proposal	Section 73 application to vary condition 3 (Approved plans) of outline planning permission 19/1168/OUT (outline application with all matters reserved in respect of junction arrangements onto Worts Causeway and Babraham Road, for the erection of up to 230 residential dwellings and up to 400m ² (GIA) of non residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A

Key Issues

1. The design and impact on building heights implications of the proposed amendment.

Recommendation

APPROVE application reference 24/01704/S73 subject to:

- (i) The conditions and informatives set out below in this report, with authority delegated to officers to carry through minor amendments to those conditions and informatives prior to the issuing of the planning permission.
- (ii) The agreement and completion of the Section 106A deed of variation under application reference 24/02159/S106A.

Addendum Committee Report

- 0.0 At the 4th September 2024 Cambridge City Planning Committee meeting, Members resolved to defer application 24/01704/S73 as the proposed variation of Condition 16 (BREEAM) would result in the development failing to comply with the requirements of Policy 28 of the Cambridge Local Plan 2018. The officer report to that committee is included as Appendix 1 of this report.
- 1.0 As originally submitted the application proposed to achieve a 'Very Good' rating as the applicants would only be delivering the facilities to shell stage. However, members considered the development proposals to be capable of achieving the BREEAM Excellent rating as required by Policy 28.
- 2.0 Following the deferral of the application the applicants have engaged with officers and submitted an amended BREEAM pre assessment report under the phase 3 reserved matters application (reference 24/01531/REM) which demonstrates the non residential elements of the proposals are capable of being delivered to BREEAM Excellent standard. As set out in the updated BREEAM pre assessment report, to achieve the Excellent rating the developer of the shell building will be required to collaborate with the future tenants responsible for fitting out the units.
- 3.0 The submitted report proves that subject to each of the targeted credits as set out in the Pre-Assessment being included in the design and construction of the shell and subsequent tenant fit out then an overall score of 75% (BREEAM Excellent rating) is achievable. Additional conditions are recommended on the reserved matters application (reference 24/01531/REM) to secure the design stage and post construction stage certification which will confirm the community and commercial units have been delivered to BREEAM Excellent standards.
- 4.0 The Council's Sustainability Officer has reviewed the amended information and confirmed the updated BREEAM pre-assessment secures a route to achieving an overall rating of BREEAM excellent for the commercial units. The requirements of the outline condition 16 are therefore satisfied and the variation of this condition no longer forms part of the Section 73 application. The applicants have confirmed withdrawal of this element of the application and the description of development has been amended accordingly.
- 5.0 The Section 73 application has been submitted concurrently with a Section 106A (application reference 24/02159/S106A), the report for this application is also

included within the 2nd October 2024 committee agenda reports pack. The deed of variation seeks to insert the standard Section 73 clause to the original Section 106 agreement to ensure the details and obligations within the original agreement continue to apply to any future permissions granted under Section 73 of the Act. Therefore, as set out within the recommendation the application is recommended for approval subject to the conditions listed within the addendum report and the agreement and completion of the Section 106A deed of variation.

5.1 Approve application reference 24/01704/S73, subject to:

- (iii) The conditions and informatives set out below in this report; and
- (iv) With authority delegated to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

Conditions

Details of the Reserved Matters

1. Prior to the commencement of any development on a phase, other than demolition, details of the appearance, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local planning authority. For the avoidance of doubt, reference to a "phase" means a phase of development pursuant to any phasing plan agreed pursuant to Condition 4 of this consent. Each phase will come forward as one reserved matters application unless a sub-phase is agreed to in writing by the local planning authority. The development shall be carried out as approved. Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local planning authority.

Time

2. Applications for the approval of reserved matters shall be made in accordance with condition 2 of planning permission 19/1168/OUT. The development hereby permitted shall be begun either before the expiration of three years from the date of permission 19/1168/OUT, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved Plans

3. 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.

Phasing

4. The phasing of the development shall be carried out in accordance with the strategy approved under application reference 19/1168/COND4B (Drawing number 10768-SK-006H- Development phasing plan). The development shall be carried out in accordance with such approved details.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents and ensure compliance with policies 35, 36, 56, 59 of the Cambridge Local Plan (2018).

Quantum of uses

5. The total area of each unit of A1, A3, A4 and/or B1 floorspaces permitted within the site shall not exceed an overall gross external floor area of 100m², unless otherwise agreed in writing with the local planning authority. Reason: To ensure the amount and type of retail floorspace is appropriate to the site, the function of the local centre and in the interests of the vitality and viability of the existing retail function of the locality, in compliance with the NPPF.

Parameter Plan Compliance

6. Any reserved matters submissions shall be in accordance with approved parameters plans and the following principles:
 - a)The design of the central part of the development shall include buildings with a fine grain to create an attractive transition from the proposed apartment blocks to the proposed mews courts areas;
 - b)Servicing requirements for the proposed non-residential uses should not have a detrimental effect on the streetscape or outlook of residents;
 - c)Access arrangements for deliveries and bin collection to homes without vehicular access to their front need to be designed and tested from the outset of preparing the reserved matters application;
 - d)Turning heads on dead-end streets need to be designed to look like spaces to avoid road infrastructure dominating the green edges;
 - e) Reservation of sufficient spaces alongside the adopted part of the primary street (if any) for planting large species trees, aiming to break up the massing of the proposed larger/taller buildings in the central part of the development; and
 - f)The layout of the south-eastern portion of the development should aim as primary objective the creation of an appropriate transition from the Green Belt into the city, with design cues taken from existing development forms and alignments along Babraham Road.

Reason: To ensure that the development is in keeping with the character of the area, is designed to be attractive, high quality, accessible, inclusive and safe, in line with policies 56, 57 and 59 of the Cambridge Local Plan (2018).

Design and Layout requirements

7. Any reserved matters submissions shall be in accordance with approved parameters plans and the following principles:
- a) Plant and lift over runs are to be delivered within the stated height parameters;
 - b) The roofscape of the development and particularly of the taller buildings at the central part of the development needs to be articulated to ensure that the massing doesn't dominate the skyline;
 - c) Reservation of sufficient space to plant large species trees around and throughout the development to create, in time, a layering effect of treetops and roofs;
 - d) Reservation of sufficient space around the retention basins so that they are not too close to buildings;
 - e) Reservation of sufficient space on green boundaries to comfortably accommodate large species trees and understorey planting, play areas, sustainable drainage, footpaths, and other proposed use;
 - f) Reservation of sufficient space for multi-purpose sustainable drainage features to be integrated into the landscape without losing amenity space or green space value; and
 - g) The high-pressure gas pipeline building proximity of 29m and easement zone of 28.6m are to be maintained as such, contributing to the landscape and biodiversity enhancement of the site or any other use strictly permitted by the relevant authorities.
- Reason: To ensure that the development is in keeping with the character of the area, is designed to be attractive, high quality, accessible, inclusive and safe, in line with policies 55, 56, 57, 59 and 60 of the Cambridge Local Plan (2018).

Primary Street Cycle Route

8. Notwithstanding further requirements by the Highways Authority, any reserved matters proposal including details of the primary street shall observe the inclusion of a safe cycle route segregated from traffic, to facilitate safe access to the central square and to the community facilities provided, as intended for residents within a wider catchment area.
- Reason: To demonstrate prioritisation of access by walking and cycling and to ensure that the development is accessible for all, in line with policies 56, 59 and 80 of the Cambridge Local Plan (2018).

Tree Planting and Landscape Strategy

9. As part of any reserved matters application a Tree Planting and Landscape Strategy shall be submitted to and approved in writing by the Local planning authority. The strategy shall ensure appropriate integration of trees, sustainable drainage, movement and access, public art, utilities and regional infrastructure easements, amenity and play. The Strategy will include dimensioned cross sections where relevant. Reason: To secure the coherent and comprehensive

development of the site and ensure compliance with policies 56, 59 and 60 of the Cambridge Local Plan (2018).

Dwelling sizes, types and tenures

10. As part of any reserved matters application proposing dwellings, a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing. Reason: To ensure a balanced mix of dwellings which meet the needs for different unit sizes of affordable housing and market housing, in line with Policy 45 of the Cambridge Local Plan (2018).

Residential Space Standards

11. Any reserved matters applications proposing dwellings shall demonstrate through the provision of floorspace details that all dwellings in that application comply with the Residential Space Standards set out under Policy 50 of the Local Plan.
Reason: To ensure a good residential design, in line with Policy 50 of the Cambridge Local Plan (2018).

Surface water drainage

12. Any reserved matters application shall include a detailed surface water strategy pursuant to the phase which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site. The strategy shall be based upon the site-wide principles within the agreed FRA and Drainage Strategy - Addendum (ref: 180724/A Marshall- version 1) dated 15 November 2019 and Technical Note (ref: 180724/A Marshall- version1) date 14th July 2020 unless an alternative site-wide strategy is agreed with the Local planning authority pursuant to this condition and shall include for the phase: a) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model; b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers; c) A plan of the drained site area and which part of the proposed drainage system these will drain to; d) Full details of the proposed attenuation, SuDS features and flow control measures; e) Site Investigation, test results to confirm infiltration rates and long-term groundwater level measurement; f) Temporary

storage facilities if the development is to be phased; g)A timetable for implementation if the development is to be phased; h)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; i)Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption; j)Measures taken to prevent pollution of the receiving groundwater and/or surface water. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG. Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site, in compliance with policies 31 and 32 of the Cambridge Local Plan (2018).

Carbon Reduction Statement

13. Any reserved matters application including a residential component shall be accompanied by a Carbon Reduction Statement, setting out how the proposals meet the requirement for all new residential units to achieve reductions in CO₂ emissions of at least 40% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations as committed to in the approved site wide Energy and Sustainability Statement for the site (CalfordSeaden LLP, August 2019 Rev 4, Ref K180900). Any changes to this approach as a result of future changes to Building Regulations will be agreed in writing by the Local planning authority. The statement shall demonstrate how this requirement has been met following the outline energy strategy set out in the site wide Energy and Sustainability Statement. The development will be implemented in accordance with the measures set out in the Carbon Reduction Statement. Where on-site renewable or low carbon technologies are proposed, the statement shall include: a)A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and b)Details of any mitigation measures required to maintain amenity and prevent nuisance. The proposed renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings within that phase. No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the Local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the phase shall be in accordance with a revised scheme submitted to and approved in writing by, the Local planning authority.
- Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution, in compliance with policies 28, 35 and 36 of the Cambridge Local Plan (2018).

Water Conservation

14. Any reserved matters application including a residential component shall be accompanied by a Water Conservation Strategy. This shall have regards to the 2020-2025 Water Resources Management Plan by Cambridge Water and include a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition). This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction, in compliance with Cambridge Local Plan (2018) Policy 28.

Sustainability Statement

15. Any reserved matters application for buildings shall be accompanied by a Sustainability Statement setting out how the proposals have integrated the principles of sustainable design and construction into their design. The topics to be covered in the Statement shall include, but are not limited to: a)Climate change adaptation including measures to reduce the risk of overheating in all new buildings, following the cooling hierarchy. Priority should be given to the role of green infrastructure and building design, including orientation, ventilation, shading, thermal mass, and cool materials; b)Water management; c)Site waste management; d)Use of materials and embodied carbon; e)Wider approaches to sustainable design and construction. The measures outlined in the Sustainability Statement shall be implemented prior to occupation, unless otherwise agreed in writing by the Local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, and in compliance with Cambridge Local Plan (2018) Policy 28.

BREEAM

16. Any reserved matters application including non-residential development shall be accompanied by a pre-assessment BREEAM report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, with maximum credits achieved for Wat 01.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

Noise assessment residential use

17. Any reserved matters application for residential type or other noise-sensitive uses pursuant to this approval shall include a noise assessment of external and internal noise levels and an Acoustic Design and Noise Insulation / Mitigation Scheme Report as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential

units (having regard to but not exclusively the site layout, building orientation, building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the Local planning authority for that phase. The Acoustic Design and Noise Insulation / Mitigation Scheme Report shall include a site specific Noise Impact Assessment and shall describe the acoustic design approach that will be followed and provide details of the noise insulation / mitigation measures / features to be used and implemented to reasonably achieve acceptable internal and external noise levels with reference to and in accordance with 'BS8233:2014- Guidance on sound insulation and noise reduction for buildings (or as superseded). The relevant Reserved Matters Application shall be constructed in accordance the approved Acoustic Design and Noise Insulation / Mitigation Scheme Report and any building noise insulation scheme and any alternative form of ventilation provision as required as part of the scheme shall be fully implemented prior to occupation of the residential units and other noise sensitive development and shall be maintained and retained thereafter within that phase. The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development within that phase. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) Policy 35.

Noise impact assessment non residential

18. Any reserved matters application incorporating planning use classes other than residential shall include an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) / activities and plant / equipment, and consideration of other noise mitigation and management measures (location / layout, engineering and administrative) to minimise the level of noise emanating from the said building(s) or use(s) / activities and plant / equipment shall be submitted to and approved in writing by the Local planning authority . The approved scheme of noise insulation / mitigation and management shall be fully implemented before the relevant building(s), use(s) / activities, or plant / equipment are occupied (in relation to buildings), commenced (in relation to uses / activities) or operated / used (in relation to plant / equipment) and shall be maintained and retained thereafter in accordance with the approved scheme details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) Policy 35.

Lighting scheme

19. Any reserved matters application pursuant to this approval that includes lighting shall include an artificial lighting scheme to be submitted to and approved in writing by the Local planning authority. The scheme shall include details of any artificial lighting for that phase and an artificial lighting impact assessment with

predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local (2018) Policy 34.

Ductwork

20. Any reserved matters application for non-residential units shall include details of the location of associated ductwork, for the purpose of extraction and/or filtration of fumes and or odours (if any) of the non-residential units to be submitted to and approved in writing by the Local planning authority . The ductwork shall be installed as approved before the use of the relevant non-residential unit hereby permitted is commenced.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local (2018) Policy 36.

TMP

21. No demolition or construction works shall commence on a phase until a traffic management plan for that phase has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of highway safety and the Cambridge Local Plan (2018) Policy 81.

Visibility splays

22. Prior to the junction shown on drawing number 180724.X.00-R-C -3037 rev C coming into operation for whatever reason (including the use as a construction access) the proposed forward visibility splays as shown on drawing number 180724.X.00-DR-C-3040 shall be laid out in full, unless the applicant provides suitable empirical data, in the form of a written report, to the local planning authority clearly demonstrating that a reduced forward visibility splay would operate within the normal range of risks and hazards associated with the use of the highway. If this is the case the reduced forward visibility splay shall be laid out in full prior to the junction shown on drawing number 180724.X.00-R-C -3037 rev C coming into operation for whatever reason (including the use as a construction access).

Reason: In the interests of highway safety and the Cambridge Local Plan (2018) Policy 80.

MMP

23. Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in

writing by the local planning authority for that phase. The MMP shall in respect of the phase: a) Include details of the volumes and types of material proposed to be imported or reused on site b) Include details of the proposed source(s) of the imported or reused material c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site. d) Include the results of the chemical testing which must show the material is suitable for use on the development e) Include 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 document.

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.

Tree protection

24. Prior to any equipment, machinery or materials being brought onto the site for the purpose of development on a phase, including demolition, details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development for that phase, shall be submitted to, and approved in writing by, the local planning authority. The approved details shall be implemented prior to development commencing and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from that phase. Nothing shall be stored or placed in any area protected in accordance with this condition, 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.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site, in line with the Cambridge Local Plan (2018) policies 55, 57, 59 and 71.

DCEMP

25. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND25 (document reference 10781/DCEMP/01 Rv2) prepared by Brookbanks, dated 29th October 2021.
Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Policy 33 of the Cambridge Local Plan (2018).

DWMP

26. Prior to the commencement of development on a phase, a Detailed Waste Management and Minimisation Plan (DWMMP) for that phase shall be submitted to and approved by the Local planning authority. The DWMMP shall include details for the phase, in relation to:
a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;

b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;

c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;

d) Any other steps to ensure the minimisation of waste during construction;

e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;

f) Proposed monitoring and timing of submission of monitoring reports;

g) The proposed timing of submission of a Waste management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;

h) A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;

i) Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles. The DWMMP shall be implemented in accordance with the approved details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide (2012); and to comply with the National Planning Policy for Waste (October 2014).

Tree pits

27. No development shall take place on a phase until full details of all tree pits for that phase (if any proposed), 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 for that phase.

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

Earthworks

28. No development shall take place on a phase, other than demolition, until details of earthworks, including ground raising related to earthworks balancing across the site have been submitted to and approved in writing by the local planning authority for that phase. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details for the relevant phase.

Reason: To ensure that the details of the earthworks are acceptable, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Ecological Enhancement

29. No development shall take place on a phase, other than demolition, until a scheme of off-site ecological enhancement for that phase has been submitted to and approved in writing by the Local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the relevant phase of the development or in accordance with a programme agreed in writing with the Local planning authority.

Reason: To enhance ecological interests in accordance with Policy 70 of the Cambridge Local Plan (2018).

Groundworks

30. No development shall commence on a phase, other than demolition, until the details of all groundworks for that phase are submitted and approved by the local authority. Details should include protection of ground to be reinstated to landscape; methodology of soil stripping, storage, handling, formation level decompaction, and soil re-spreading. All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' Defra publication.

Reason: To ensure that the details of the groundworks are acceptable in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Bird Hazard Management Plan

31. Development shall not commence on a phase, other than demolition, until a Bird Hazard Management Plan for that phase has been submitted to and approved in writing by the Local planning authority. The submitted plan shall include details of SuDS to ensure these areas will not result in areas of open water and also to prevent the successful breeding of large gulls. The Bird hazard Management Plan shall contain for the phase:
- a. monitoring of any standing water within the site temporary or permanent;
 - b. Sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operationssafety/).
 - c. management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/)
 - d. reinstatement of grass areas

- e. maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- f. which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- g. monitoring of waste imports (although this may be covered by the site licence)
- h. physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- i. signs deterring people from feeding the birds. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development in the phase and shall remain in force for the life of the building in that phase. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local planning authority.
Reason: To minimise and mitigate the potential for the development to attract and support birds of such species that could endanger the safe movement of aircraft and the operation of Cambridge Airport, in accordance with the Cambridge Local Plan (2018) Policy 37.

Ecological Design Strategy

32. No development shall commence on a phase, other than demolition, until an ecological design strategy (EDS) addressing protection, enhancement, mitigation and compensation for that phase has been submitted to and approved in writing by the Local planning authority. The EDS shall include the following:
- a. Purpose and conservation objectives for the proposed development;
 - b. Review of site potential and constraints;
 - c. Detailed design(s) and/or working method(s) to achieve stated objectives;
 - d. Extent and location/area of proposed works on appropriate scale maps and plans;
 - e. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
 - f. Birds and bats features;
 - g. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - h. Persons responsible for implementing the works;
 - i. Details of initial aftercare and long-term maintenance;
 - j. Details for monitoring and remedial measures;
 - k. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interests of environmental protection in accordance with Policy 70 of the Cambridge Local Plan (2018).

WSI

33. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND33 (Written Scheme of Investigation and Evaluation report prepared by Oxford Archaeology uploaded 28th March 2023).

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

Construction Method Statement

34. Prior to the commencement of development on a phase, other than demolition, a detailed construction method statement (CMS) for that phase shall be submitted and approved by the local planning authority in writing. The CMS shall be accompanied by a statement that demonstrates how the proposal accords with the approved site wide Demolition and Construction Environmental Management Plan (DCEMP) under Condition 25. In addition the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the Local planning authority. Reason: To protect human health and amenity in terms of noise and local air quality in accordance with policies 35 and 36 of the Cambridge Local Plan (2018).

Contamination

35. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND35 (Phase I Geoenvironmental Site Assessment by e3p, ref: 15-037-R3-1, version 1, dated December 2021 and Phase II Intrusive Site Investigation Specification by Brookbanks, dated 20th May 2021. The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Site Investigation and Remediation

36. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND36 (Ground Gas Addendum Report by e3p, ref: 15-037-R3-1, dated 8th March 2022, Remediation & Enabling Works Strategy by e3p, ref: 15-037-R4-1, dated 31st May 2022 and email correspondence between the Environment Agency and e3p dated 23rd May 2022). The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To ensure appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

WSI post fieldwork

37. The post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation. This stage of the programme can occur after the commencement of development:
- a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local planning authority;
 - b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local planning authority ;
 - c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local planning authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part b.

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF.

PADP

38. The development shall be carried out in accordance with the details approved under application reference 19/1168/COND38 (Public Art Delivery Plan Rev B, prepared by Farrer Huxley, dated August 2022. The scheme shall subsequently be implemented in full accordance with the approved details.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

Boundary Treatments

39. Where relevant on a phase, no development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected for that phase. The boundary treatment shall be completed before the use hereby permitted in that phase is commenced and retained thereafter. Development shall be carried out in accordance with the approved details. Reason: To ensure an appropriate

boundary treatment is implemented, in line with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Cycle Parking

40. No development above ground level, other than demolition, shall commence on a phase requiring cycle parking until details of facilities for the covered, secured parking of bicycles for use in connection with that phase of the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences in the relevant phase. Reason: To ensure appropriate provision for the secure storage of bicycles, in line with the Cambridge Local Plan (2018) Policy 82.

Hard and Soft Landscaping

41. Within any phase pursuant to this approval, no development above ground level, other than demolition, shall commence in that phase until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed 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. Details shall also include dimensioned cross sections through mounds, swales, detention basins and bioretention areas. Soft Landscape works shall include 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. Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, in accordance with the Cambridge Local Plan (2018) policies 55, 57 and 59.

Future Management and Maintenance

42. No development above ground level, other than demolition, shall commence on a phase until details of the proposed arrangements for future management and maintenance of the proposed streets within that phase of 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 until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. 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 the Cambridge Local Plan (2018) Policy 80.

EV charging

43. Prior to any above ground works within a phase, other than demolition, an Electric Vehicle Charging Point provision and infrastructure strategy including an implementation plan for that phase shall be submitted to and approved in writing by the Local planning authority. The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the NPPF, the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations. The Strategy shall include the following for that phase: a)100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated / dedicated on-plot parking; b)Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking; c)Dedicated Slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and d)Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible e)The electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging. f)Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required. g)Electric vehicle charge points shall be compliant with BS7671 and BS61851 or as superseded. Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with paragraphs 105, 110, 170 and 181 of the NPPF, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan and Cambridge City Council's adopted Air Quality Action Plan (2018).

Green roof

44. Prior to any superstructure works commencing on a phase, details of any biodiverse (green) roof(s) for that phase shall be submitted to and approved in writing by the Local planning authority prior to any superstructure works commencing on site. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to

be used and include the following: a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm, b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum, c) The biodiverse (green) roof 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 or repair, or escape in case of emergency, d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, e) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation, f) A management/maintenance plan approved in writing by the local planning authority, g) Evidence of installation shall be required in photographic form prior to handover.

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

Shared Pedestrian and Cycleway (north side of Worts' Causeway)

45. Prior to the first occupation of the development, details of a 2.5m wide shared pedestrian and cycleway on the north side of Worts' Causeway, between the existing bus gate and the junction with Field Way shall be submitted to and approved in writing by the Local planning authority. This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements. Development shall only be carried out in accordance with the approved details and as part of a S278 agreement.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

Shared Pedestrian and Cycleway (western edge)

46. Prior to the first occupation of the development, details of the 3m wide shared pedestrian and cycle path (with space allocated to equestrians) on the western boundary of the site between Worts' Causeway and Babraham Road shall be submitted to and approved in writing by the local planning authority, in consultation with the Cambridgeshire County Council. This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements. Development shall only be carried out in accordance with the approved details.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

Visibility splays

47. Prior to the first occupation or bringing into use of the development hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing 180724-X-00-DR-C-3033. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
Reason: In the interests of highway safety, in line with the Cambridge Local Plan (2018) Policy 80.

Car Club Space

48. The provision of an allocated car club car parking space and car club vehicle shall be agreed prior to first occupation of the development hereby permitted and maintained thereafter.
Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the policies 36 and 80 of the Cambridge Local Plan (2018).

Foul water

49. Prior to first occupation, a scheme for the discharge of water drainage (and trade effluent where appropriate) from the proposed development to the public foul sewer with the prior approval of Anglian Water Services Ltd Foul should be submitted to the Local planning authority. Anglian Water Services Ltd. should be satisfied that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows generated by the development or confirm that a connection is not reasonably available. If there is connection reasonably available but without capacity in either of the sewers, the Environment Agency must be satisfied with the alternative methods of disposal within the proposed scheme.
Reason: To ensure water is adequately managed without causing pollution or flooding, in compliance with Cambridge Local Plan (2018) policies 28, 30 and 31.

Landscape maintenance

50. Prior to first occupation or the bringing into use of the development on a phase, a landscape maintenance and management plan for that phase, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan for that phase shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.
Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, to satisfy the Cambridge Local Plan (2018) policies 55, 57 and 59.

Travel Plan

51. Prior to first occupation of any phase of the development a Travel Plan for that phase shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include the provision of cycle discount vouchers and/or bus taster tickets, and specify further methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the relevant phase of the development and monitored in accordance with details to be agreed in writing by the Local planning authority. Reason: To mitigate the impact of the development and in the interests of encouraging sustainable travel to and from the site, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

Remediation implementation

52. Prior to the first occupation of a phase of the development, the remediation strategy approved under clause (b) to Condition 36 shall be fully implemented on site following the agreed schedule of works, if any remediation is required for that phase.
Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

Completion Report

53. Prior to the first occupation of a phase of the development, the following shall be submitted to and approved by the local planning authority, if any remediation is required for that phase: a) A completion report demonstrating that the approved remediation scheme as required by Condition 36 and implemented under Condition 52 has been undertaken and that the land has been remediated to a standard appropriate for the end use. b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria. Thereafter, no works shall take place within the phase such as to prejudice the effectiveness of the approved scheme of remediation. Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Fire Hydrants

54. Prior to first occupation of the development on a phase, fire hydrants shall be installed and fully operational in accordance with a scheme for the provision of fire hydrants for that phase, that has been submitted to and approved in writing by the local planning authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan (2018) policies 56, 57 and 85.

Unexpected Contamination

55. If unexpected contamination is encountered whilst undertaking the development which has not previously been identified on a phase, works shall immediately cease on that phase until the Local planning authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of Condition 36 above. The approved remediation shall then be fully implemented under Condition 52. Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan (2018) Policy 33.

Collections and deliveries

56. All service collections / dispatches from and deliveries to the commercial units within the development including refuse / recycling collections shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches and deliveries are not permitted at any time on Sundays or Public Holidays. Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Falls and Levels

57. The proposed access ways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. The use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.
Reason: for the safe and effective operation of the highway, in line with the Cambridge Local Plan (2018) Policy 80.

Open space

58. In the event the landscaped area over the gas pipeline building proximity zone (BPD) of 29m and easement zone of 28.6m is not included in the on-site open space provision for health and safety reasons, the applicants shall endeavour to replace any shortfall of open space provision elsewhere on the site. The local planning authority must be satisfied that all means have been explored to achieve 100% of on-site open space provision, before considering an exceptional circumstance and accepting an off-site alternative to meet this provision.
Reason: To ensure the successful integration of open space into a proposed development, in line with Policy 68 of the Cambridge Local Plan (2018).

(24/01704/S73) Appendix 1



Planning Committee Date	4 th September 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference Site	24/01704/S73 Land South Of Worts Causeway Cambridge CB1 8RL
Ward / Parish	Queen Edith's
Proposal	S73 to vary conditions 3 (Approved plans) and 16 (pre-assessment BREEAM report) of outline planning permission 19/1168/OUT (outline application with all matters reserved in respect of junction arrangements onto Worts Causeway and Babraham Road, for the erection of up to 230 residential dwellings and up to 400m ² (GIA) of non residential floorspace with Use Classes A1/A2/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition

of all existing buildings on the site. The proposed variation and clarification to the building height parameter plan and to amend the wording of the BREEAM condition.

Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	1. The design and impact on building heights implications of the proposed amendment. 2. Sustainability matters.
Recommendation	APPROVE subject to conditions and Section 106.

6.0 Executive Summary

- 1.1 The application site lies within GB2, which is identified for residential development under Policy 27 of the Cambridge Local Plan 2018. The GB2 site lies between Babraham Road and Wort's Causeway. It has outline permission for up to 230 dwellings and up to 400m² of non-residential floorspace within Use Classes A1/A3/A4/D1. The site has three phases as agreed under Condition 4 of the outline planning permission. Phase 1 is for the spine road and has reserved matters approval (21/04186/REM), this forms the link between Babraham Road with Wort's Causeway and the access and tertiary roads through the site will come off this route. Phase 2 (80 residential units) was approved by planning committee in June 2023 under application reference 22/02646/REM.
- 1.2 This application seeks to make minor material amendments to the details approved as part of the outline consent. The proposals have been discussed with the Councils officers as part of detailed pre-application work which was undertaken from summer 2023 onwards. Concurrently with this Section 73 application, the applicants have submitted the reserved matters detail for Phase 3 which seeks consent for 150 homes and 400sqm of commercial/ community floorspace. The details of the reserved matters application are being assessed separately under application reference 24/01531/REM.
- 1.3 The amendments proposed include:

- An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
- An amendment to Condition 23 (unchanged wording but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.

1.4 This is a Regulation 3 planning application that has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership founded in 2017. The partnership aims to deliver high quality homes in sustainable locations. The application is being determined at Planning Committee because Cambridge City Council has a direct interest in the application as part applicant.

1.5 The proposed variations are considered acceptable and the development would continue to comply with the relevant policies in the Cambridge City Local Plan and the details secured under the outline consent. The applicants have worked collaboratively with Greater Cambridge Shared Planning urban design, landscape and sustainability officers to ensure a design led approach has been taken to inform the amendments.

1.6 Officers recommend that the Planning Committee **Approve** the Application.

7.0 Site Description and Context

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

*X indicates relevance

7.1 The application site lies between Babraham Road and Wort's Causeway. At the northern end is a public footpath with mature hedgerows abutting Wort's Causeway. The site slopes gently from north to south, and a gas main runs diagonally through the southern half of the site. The application

site was previously an agricultural field. The farm buildings of Newbury Farm have now been demolished and the works to deliver the spine road and infrastructure as approved under application reference 21/04186/REM have commenced.

7.2 To the west of the application site beyond the landscape buffer are existing residential properties. To the south is Babraham Road and to the north is Wort's Causeway.

8.0 The Proposal

8.1 Outline planning permission was granted on the site in May 2021 for the erection of up to 230 residential dwellings and up to 400m² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.

8.2 The applicants have worked collaboratively with Greater Cambridge Shared Planning urban design, landscape and sustainability officers through a pre application process to ensure a design led approach has been taken to inform the amendments.

8.3 The Applications seeks approval for variation of the outline permission. In summary the following conditions and details are proposed to be amended:

- An amendment to Condition 3 (Compliance with Parameter Plans) to update and clarify the proposed building heights parameter plan.
- An amendment to Condition 23 (unchanged but renumbered to condition 16 under application reference 19/1168/NMA1). The applicants are responsible for providing the shell and core of the new facilities and the future tenants of the commercial /community facilities are unknown at this stage. Therefore, the proposal seeks to vary this condition to achieve BREEAM 'Very Good' at pre assessment design stage.

8.4 The application is accompanied by the following supporting information:

- Planning Statement and Covering Letter
- Planning Drawings
- Design statement
- LVIA Addendum

9.0 Site History

4.1 The most relevant planning applications are detailed below:

Reference	Description	Outcome
19/0257/SCRE	EIA Screening Opinion	Screening required
19/1168/OUT	Outline application (all matters reserved except for means of access in respect of junction arrangements onto Worts' Causeway and Babraham Road) for erection of up to 230 residential dwellings and up to 400m ² (GIA) of non-residential floorspace within Use Classes A1/A3/A4/B1/D1, new landscaping and public realm, car and cycle parking, infrastructure, other associated works following the demolition of all existing buildings on the site.	Approved
19/1168/NMA1	Non-material amendment of outline planning permission 19/1168/OUT to change the condition wording to allow phasing of development and early delivery of the access points, strategic infrastructure and demolition works.	Approved
19/1168/NMA2	Non-material amendment on outline permission 19/1168/OUT to amend wording on conditions 1, 21, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43 and 47 to allow the construction of a temporary access within the southwestern corner of the site.	Withdrawn
19/1168/NMA3	Non Material amendment of outline planning permission 19/1168/OUT to amend the Worts Causeway General Arrangement Plan.	Approved
19/1168/NMA4	Non material amendment on application 19/1168/OUT for minor amendment to wording of Condition 3.	Approved
21/04186/REM	Reserved matters application for the appearance, landscape, layout	Approved

and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of conditions 9, 12, 19, 27, 28, 41 and 42 of the outline permission 19/1168/OUT for Phase 1.

22/02646/REM

Reserved matters application for appearance, landscape, layout and scale for Phase 2 comprising the creation of 80 residential units, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Conditions 1, 9, 10, 11, 12, 13, 14, 15, 17, 19 pursuant to outline approval 19/1168/NMA1.

Approved

24/01531/REM

Reserved matters application for appearance, landscaping, layout and scale for Phase 3 of outline permission 19/1168/OUT for the erection of 150 residential units, community and commercial floorspace, hard and soft landscaping, parking, roadways/pathways, substation and associated works/infrastructure and approval of details required by conditions 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 29, 31, 43 and 51 of approval 19/1168/NMA1.

Pending

There have been several submissions to discharge outline (19/1168/NMA1) conditions in part or in full. These include:

Condition 4- Phasing Plan- Full discharge
Condition 21- Traffic Management Plan- Part discharge (phase 1 only)
Condition 23- Material Management Plan- Part discharge (phase 1 only)
Condition 24- Tree protection- Full discharge
Condition 25- DCEMP- Full discharge
Condition 26- DWMP- Part discharge (phase 1 only)
Condition 29- Off site ecological enhancement- Part discharge (phases 1 and 2)
Condition 30- Groundworks- Part discharge (phase 1 only)
Condition 31- Bird Hazard Management Plan- Part discharge (phase 1 only)
Condition 32- Ecological Design Strategy- Part discharge (phases 1 and 2)
Condition 33- Archaeology – Full discharge
Condition 34- Construction Method Statement- Part discharge (phase 1 only)
Condition 35- Preliminary Contamination Assessment- Full discharge
Condition 36- Site investigation and remediation- Full discharge
Condition 38- Public Art Delivery Plan- Full discharge

10.0 Policy

10.1 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

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

10.2 Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 2: Spatial strategy for the location of employment development
- Policy 3: Spatial strategy for the location of residential development
- Policy 4: The Cambridge Green Belt
- Policy 5: Sustainable transport and infrastructure
- Policy 8: Setting of the city
- Policy 9: Review of the Local Plan
- Policy 14: Areas of Major Change and Opportunity Areas
- Policy 27: Site specific development opportunities
- Policy 28: Sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 30: Energy-efficiency improvements in existing dwellings
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 33: Contaminated land
- Policy 34: Light pollution control
- Policy 35: Human health and quality of life
- Policy 36: Air quality, odour and dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding
- Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
- Policy 40: Development and expansion of business space
- Policy 42: Connecting new developments to digital infrastructure
- Policy 43: University development
- Policy 45: Affordable housing and dwelling mix
- Policy 47: Specialist housing
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline in Cambridge
- Policy 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 73: Community, sports and leisure facilities
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

10.3 Neighbourhood Plan

N/A

10.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

Open Space SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

10.5 Other Guidance

Arboricultural Strategy (2004)

Cambridge Landscape and Character Assessment (2003 Cambridge City Nature Conservation Strategy (2006)

Cambridge City Wildlife Sites Register (2005)

Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)

Strategic Flood Risk Assessment (2005)

Cambridge and Milton Surface Water Management Plan (2011)

Cycle Parking Guide for New Residential Developments (2010)

Air Quality in Cambridge – Developers Guide (2008)

11.0 Consultations

11.1 Cambridgeshire County Highways Development Management

No objection subject to the outline conditions continuing to apply to the new permission.

11.2 Lead Local Flood Authority (LLFA)

No objection to the variation of the conditions.

11.3 GCSP Urban Design Officer –

No objection as the proposed changes do not impact the overall development heights set out in the originally approved parameter plans. The approach to the height and design of the buildings across the site will be design and context led which will be assessed under the reserved matters application.

11.4 GCSP Landscape Officer

No objection to the proposed amendment to the description of the building heights and omission of the reference to number of storeys. The supporting information has demonstrated that the proposed buildings will remain within the originally approved building heights parameter plan limits.

11.5 Cambridge City Council Environmental Health

The varying of conditions 3 and 23 do not raise any environmental health related concerns. Subject to the environmental health conditions imposed on the original outline consent being reapplied to this permission.

11.6 Anglian Water

No objection.

11.7 County Archaeological Officer

No objection subject to an archaeological condition.

6.8 GCSP Sustainability Officer

The variation of the BREEAM condition is supported. The amended condition will reference the requirement to achieve maximum credits from Wat01.

6.9 Designing Out Crime Officer

No objection.

6.10 National Highways

No objection.

6.11 Historic Environment

No objection.

6.12 Cambridge City Airport

No objection subject to informative regarding crane heights.

12.0 Third Party Representations

None received.

13.0 Assessment

8.1 Planning Background

8.2 Following the initial approval of the outline planning application for up to 230 dwellings on the GB2 site (approved May 2021), an amended application was received to change the wording of the conditions (approved August 2021). This Section 73 application, therefore, follows the condition wording and numbering of the amended application, reference number 19/1168/NMA1.

Principle of Development

- 8.3 The principle of the development has been established as acceptable under the approved outline permission reference number 19/1168/OUT (and 19/1168/NMA1) for GB2. The GB2 site has been allocated for residential development under Policy 27 of the Cambridge Local Plan 2018. The principle of the development has therefore been established and is not being re-visited by this application. The application is to solely make minor material amendments to the approved Building Heights parameter plan and the wording of the BREEAM condition.

Environmental Impact Assessment

- 8.4 The application has been re-screened under the EIA Directives and Regulations given this is a new application for planning permission. When considering the alterations to the development proposed within the Section 73 applications, the change would not result in environmental effects to the extent that they would require an updated assessment. The only technical issue which was deemed to require further assessment was the Landscape and Visual Impact (LVIA) for which an addendum document has been submitted and reviewed by officers.

Condition 3- Amendment and Clarification to Building Height Parameter Plan

- 8.5 The outline planning permission fixed the key principles for development on the site. The parameter plans securing these principles were included within Condition 3 - Approved Plans. The applicant seeks to make some minor material amendments to the approved building height parameter plans.
- 8.6 The approved building height parameter plan defines maximum building heights that can be provided across the application site. The majority of the site was approved to be the subject of buildings up to 10.2 metres (2 storey). The central area allows up to 13m high buildings to be provided (3 storeys) and a focused zone, within which the community and commercial uses are to be located, can extend to up to 14m in height (also 3 storeys).
- 8.7 This application seeks to remove the dual reference to both building heights and number of storeys, instead the revised parameter plan refers only to building heights in terms of metres. The submitted Design and Access Statement which accompanied the outline submission showed the opportunity for additional floor space to be created in the roof space of the buildings, and thus allowing more than two storeys of accommodation to be provided, albeit in a building form that is limited to a maximum of 10.2m in height.
- 8.8 This Section 73 submission has been subject to extensive pre application discussions to ensure a design led approach has been followed to create a development which fulfils the vision of the outline consent. This has been achieved as the revised parameter plan will still require a varied roof scape to be delivered

across the scheme with building heights being restricted in the sensitive edges and gradually rising towards the centre of the site.

- 8.9 The revised building height parameter plan also introduces a lower building height along the western edge to respond to the adjacent residential properties and gardens. The properties along the western and south west edge will be restricted to a maximum height of 8.5metres. A 15 metre landscape buffer between existing and proposed properties will also be located along the western boundary of the site. The application is accompanied by a comprehensive design statement which provides a clear and thorough justification of the rationale for the proposed revisions to the original parameter plan.
- 8.10 The changes to the parameter plans have been developed collaboratively with officers. The key changes to the parameter plan were presented to the Cambridgeshire Quality Panel and a pre application member briefing.
- 8.11 An amendment is also proposed to the key of the approved building heights parameter plan in respect of ground reprofiling. As approved the parameter plan offered increases of up to 1m to ridge heights to enable localised ground reprofiling to take place. However, since the approval of the outline consent the phase 1 development has been designed and approved under the infrastructure reserved matters application (21/04186/REM). The approved spine road and associated drainage infrastructure approved as part of the Phase 1 works is now being constructed on site. Once completed, the applicants (Cambridge Investment Partnership) will be provided with a “serviced site” of the Phase 3 land upon which the homes, commercial and community spaces detailed in the corresponding reserved matters application for Phase 3 (24/01531/REM) is proposed to be built. In finalising the detailed drainage infrastructure works as part of the Phase 1 RMA, ground levels across Phase 3 will need to be raised to enable the drainage infrastructure to connect, via a gravity feed, back to the central spine road.
- 8.12 The proposed alterations to the building heights parameter plan will ensure all buildings are below the maximum heights set by the parameter plan when the 1.5m buffer for ground reprofiling is considered. The proposed building heights have been carefully designed to the permitted limits and the heights of buildings have been selected across the site to maintain consistency with the vision of the consented Outline Application.
- 8.13 The visual impact of the proposed variation has been assessed as part of an LVIA addendum which provides a comparison with the previously predicted visual effects of the consented outline scheme. Through the pre application process officers selected the most sensitive viewpoints for reassessment (viewpoint 2 and 9) and the document concludes that the scale and massing of the proposals are within the consented parameters and are in keeping with the original design intent.

The information submitted has been assessed by the Council's urban design and landscape officers, the specialist officers concur with the conclusions of the assessment.

- 8.14 Overall, the impact of the proposed changes, when compared to the outline application are minor and do not alter the original assessment of the outline application. The proposed alteration ensures the development remains sympathetic to the residential properties located to the west, and retains the open views that extend into the surrounding Green Belt. As such the proposed revisions to the Building Height Parameter Plan following a design led process with detailed engagement with the Council's officers are deemed to be acceptable, and compliant with policies 13, 55, 56, 57 and 58 of the Cambridge Local Plan 2018.

BREEAM (Condition 16)

- 8.15 Condition 16 of the outline consent required any reserved matters which included non residential development to be accompanied by a BREEAM report which demonstrated the building is capable of achieving the applicable 'excellent' rating with maximum Wat01 Credits. The approved community and commercial floorspace is being delivered in Phase 3 and this condition is therefore relevant to the reserved matters application for Phase 3 (24/01531/REM) which has now been submitted by the applicants. However, at this stage the future tenants for the community and commercial space which forms part of the reserved matters application are unknown. The applicants (Cambridge Investment Partnership) have been contracted to deliver the community and commercial building to shell only with the final fit out of the spaces required prior to occupation and to be carried out by the future tenants.
- 8.16 Therefore, as the commercial and community floorspace is only being delivered to shell stage, it is not possible for the applicants to provide a BREEAM Pre Assessment that is capable of achieving a BREEAM "Excellent" rating, as required by condition 16. A number of credits can simply not be secured because the final fitout details are not known at this stage and that therefore limits the overall rating that can be achieved. This does not however mean that the sustainable credentials of the building will be reduced/compromised. The process of how the performance of the building is to be assessed does however need to be adjusted accordingly.
- 8.17 The applicants engaged with the Council's Sustainability Officer as part of the pre-application process and it was agreed that given the relatively small nature of the proposed floorspace, the BREEAM 'very good rating could instead be pursued subject to all 5 Wat01 credits being achieved as part of the tenant fit out stage, with this secured via the submission of an example specification as to how this could be achieved, and the use of a pre-occupation condition, as part of a revised water efficiency requirement.

- 8.18 As part of the live reserved matters application (24/01531/REM) the applicants have submitted a pre-assessment for the non residential floor space which shows that a score of 63.26% is possible for the proposals along with an approach to achieving all 5 Wat01 credits.
- 8.19 The Council's Sustainability Officer has agreed to imposing the revised wording of condition 16 below on this Section 73 application:

Any reserved matters application including non-residential development delivered to shell stage shall be accompanied by a pre-assessment BREEAM Report prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving Very Good rating as a minimum. The pre assessment report shall include a Wat01 Calculator to demonstrate the proposed specification required to achieve maximum 5 credits in the Wat01 issue of BREEAM.

Following completion of the first fit out of the commercial space, and prior to occupation, a report including a Wat01 Calculator shall be prepared by an accredited BREEAM Assessor and submitted to the Local Authority to demonstrate the non-residential elements meet the maximum 5 credits in the Wat01 section of BREEAM based on the product installations. The report shall include relevant drawings showing the location of the necessary sanitaryware and any required water reuse infrastructure required to facilitate achieving the 5 credits Wat01 target. The development shall be carried out and thereafter maintained strictly in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions, ensuring efficient use of water and promoting principles of sustainable construction and efficient use of buildings, in compliance with Cambridge Local Plan (2018) Policy 28.

- 8.20 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to the imposition of the revised condition the proposal is in accordance with policy 28, of the Cambridge Local Plan 2018.

Residential Amenity

Impact on amenity of neighbouring properties

- 8.21 The nearest neighbouring properties are situated to the west of the application site. The proposed amendment to the building height parameter plan ensures the majority of the western boundary will be restricted in height to a maximum of 8.5m which is more restrictive than the originally approved 10.2m height limit. In addition to this the landscape parameter plan remains unchanged and requires a 15m buffer to be maintained along this boundary. A more detailed assessment of the impact on the amenity of neighbouring properties will be carried out at reserved matters stage (application reference 24/01531/REM).

- 8.22 Overall it is considered that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Highway Safety

- 8.23 This application does not introduce changes that would result in highways safety concerns. The Highway Authority has been consulted as part of the application and no objections have been raised to the amendments subject to the original conditions continuing to apply to this permission.

Trees and Ecology

- 8.24 The proposal does not result in any arboricultural or ecological changes to the original approval and therefore, the original assessment is considered unchanged. The scheme remains compliant with policy 69 and 71 of the Cambridge Local Plan 2018.

Water Management and Flood Risk

- 8.25 The application has been subject to formal consultation with the Lead Local Flood Authority, who raise no objection to the proposed variations. The proposals will therefore continue to be compliant with Cambridgeshire Local Plan 2018 policy 31 and 32.

Other Matters

- 8.26 A Deed of Variation is required for this application to ensure the original Section 106 agreement remains applicable to the new permission (planning application reference 24/02159/S106A).

Officers note that some of the planning conditions on the outline planning permissions have already been approved. As such the following conditions will be compliance conditions to those agreed details:

Outline application reference 19/1168/OUT:

- Condition 4- Phasing Plan- Full discharge
- Condition 21- Traffic Management Plan- Part discharge (phase 1 only)
- Condition 23- Material Management Plan- Part discharge (phase 1 only)
- Condition 24- Tree protection- Full discharge
- Condition 25- DCEMP- Full discharge
- Condition 26- DWMP- Part discharge (phase 1 only)
- Condition 29- Off site ecological enhancement- Part discharge (phases 1 and 2)
- Condition 30- Groundworks- Part discharge (phase 1 only)
- Condition 31- Bird Hazard Management Plan- Part discharge (phase 1 only)

- Condition 32- Ecological Design Strategy- Part discharge (phases 1 and 2)
- Condition 33- Archaeology – Full discharge
- Condition 34- Construction Method Statement- Part discharge (phase 1 only)
- Condition 35- Preliminary Contamination Assessment- Full discharge
- Condition 36- Site investigation and remediation- Full discharge
- Condition 38- Public Art Delivery Plan- Full discharge

13.1 Planning Balance

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

8.20 The proposed amendment and clarifications to the parameter plan (condition 3) does not alter the original assessment. The proposed alteration ensures the development remains sympathetic to the residential properties located to the west, and retains the open views that extend into the surrounding Green Belt as intended by the outline consent. As such the proposed revisions to the Building Height Parameter Plan have been agreed after following a design led process with detailed engagement with the Council’s officers. The variation is considered to be acceptable, and compliant with policies 13, 55, 56, 57 and 58 of the Cambridge Local Plan 2018.

13.3 The proposed amendment to condition 16 (BREEAM) has been discussed and agreed with the Council’s Sustainability officer. Subject to the imposition of the revised condition the requirements of policy 28 of the Cambridge Local Plan 2018 will be met.

13.4 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.

13.5 Recommendation

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