



Planning Committee Date	2nd October 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/01531/REM
Site	Land at Newbury Farm, Babraham Road, Cambridge.
Ward / Parish	Queen Edith's
Proposal	Reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping including the creation of a central square and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.
Applicant	Cambridge Investment Partnership
Presenting Officer	Aaron Coe
Reason Reported to Committee	The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1.Compliance with the outline planning permission.2.Design and layout.3.Affordable Housing delivery.4.Sustainability matters.

Recommendation

APPROVE this reserved matters application subject to:

-The conditions and informatives as detailed in this report with delegated authority to officers to carry through minor amendments to those conditions, informatives and the completion and approval of the Section 106A deed of variation under application reference 24/02159/S106A prior to the issuing of the planning permission.

-Partial discharge of the following planning conditions on the outline consent in relation to this reserved matters application only:

Condition 9 – Tree Planting and Landscape Strategy

Condition 12 – Surface Water Drainage Strategy

Condition 13 – Carbon Reduction Statement

Condition 14 – Water Conservation Strategy

Condition 15 – Sustainability Statement

Condition 16 – BREEAM

Condition 17 – Noise Assessment

Condition 18- Commercial Noise

Condition 19 – Artificial Lighting Scheme

Condition 20 – Ductwork

Condition 29- Ecological Enhancement

Condition 31 – Bird Hazard Management Plan

Condition 32 – Ecological Design Strategy

Condition 51 – Travel Plan

1.0 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.
- 1.2 The GB2 site lies between Babraham Road and Wort's Causeway. The site has outline permission for up to 230 dwellings and up to 400m² of non-residential floorspace within Use Classes A1/A3/A4/D1 (19/1169/OUT). The site has three phases 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 will form a 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. This planning application is for Phase 3.
- 1.3 Phase 3 lies to the west of the spine road and abuts the Cambridge Green Belt along the southern boundary only. The application seeks approval of the reserved matters for 150 dwellings, 400m² of commercial/ community spaces and for the hard and soft landscaping. 40% of the dwellings are proposed to be affordable (60 units).
- 1.4 The applicant has sought pre-application advice, including from the Cambridgeshire Quality Panel. A developer briefing to Members of the City Planning Committee took place in January 2024. Negotiations, at the pre-application stage and during the consideration of the application, have resulted in the current scheme. The scheme is considered by officers to have moved forward positively and consultee comments have been taken on board.
- 1.5 The scheme would meet the design principles set out in Condition 6 of the outline planning permission and would comply with the approved Parameter Plans.
- 1.6 These reserved matters build upon the design principles established at the outline stage, to ensure a co-ordinated development across the GB2 site.
- 1.7 Distinct areas would be created:
 - 2-storey dwellings adjacent to the neighbouring properties to the west.
 - An urban centre with 3-storey houses and apartments of a finer grain;
 - A sense of enclosure and activity around the Central Square;
 - A green north-south pedestrian and cycle link provided
 - Community and commercial spaces

- 1.8 As originally submitted two objection letters were received from a local resident (22 Worts Causeway). During the course of the application the objections made by the residents of this property were withdrawn.
- 1.9 Great Shelford Parish Council has made no recommendation but advise the applicants to consider solar panels.
- 1.10 The proposed development would provide a high quality, sustainable development that would not have any significant adverse impacts on the residential amenity of the neighbouring occupiers.
- 1.11 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.
- 1.12 Officers recommend to the Planning Committee that permission be granted subject to the conditions set out in the recommendation.

2.0 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

- 2.1 The application site is primarily an agricultural field. The farm buildings of Newbury Farm have been demolished. It is part of the GB2 site which 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.
- 2.2 The western side of the central square forms part of this reserved matters application and is separated from the eastern parcel of the site by the spine road. The community and commercial units are proposed to front onto the central square.

- 2.3 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.

3.0 Environmental Impact Assessment

- 3.1 An Environment Statement was submitted with the outline planning application. This reserved matters proposal sufficiently complies with the parameters of the outline permission and a new or revised Environment Impact Assessment is not required.

4.0 The Proposal

- 4.1 The proposed development is described as follows:

'Reserved matters application for appearance, landscape, layout and scale for Phase 3 comprising the creation of 150 residential units, community/ commercial spaces, hard and soft landscaping and associated works. The related partial discharge of Outline Conditions pursuant to outline approval 19/1168/NMA1.'

- 4.2 The development parcel consists of three character areas as identified within the outline consent (Local Centre, Green Edge and Mews Court). As required by the outline permission a 15 metre wide landscape buffer which includes a shared pedestrian and cycle link runs the length of the western edge creating a transition between the existing residential development along this boundary. Four play areas (LAPS) are located within the phase 3 site. There is an easement over the gas main 29 metres wide, upon which no dwellings are proposed.
- 4.4 The proposal consists of a mix of dwelling types including detached, semi detached, terraces and apartments. The 60 affordable homes are proposed to be provided within apartment blocks and three bedroom houses in the centre of the site. All of the properties are proposed to be dual aspect.
- 4.5 The Local Centre is proposed to consist of three blocks of apartments. Two of the blocks are fully residential apartment buildings whilst the central block (Block B) proposes a commercial and community floorspace on the ground floor which will front onto the central square which formed part of the approved phase 2 application.
- 4.6 Amendments have been sought through the pre application and live application process to address comments received during the initial consultation process,, the Cambridgeshire Quality Panel and from a Members Briefing session.
- 4.7 Amendments have also been made during the course of the formal application process. The main changes consist of alterations to the layout to introduce more space for landscaping and new tree planting, amendments to the spine road and housetypes.

4.8 The submission also seeks to satisfy the requirements of Conditions 9, 12, 13, 14, 15, 16, 17, 19, 20, 29, 31, 43 and 51 of the outline planning permission (19/1168/NMA1) as far as they apply to this Phase of the GB2 site. Appropriate assessment of the conditions is considered within the relevant sections of the report.

5.0 Relevant Site History

Reference	Description	Outcome
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.	Granted 24/05/2021
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.	Granted 09/08/2021
21/04186/REM	Reserved matters application for the appearance, landscape, layout 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	Granted 21/10/2022

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.	Granted 30/08/2024
24/01704/S73	Variation of condition 3 (building heights parameter plan and 16 (BREEAM)	Pending
24/02159/S106A	Deed of variation to amend housing definition, community facility trigger in line with construction phasing and impose standard Section 73 clause.	

- 5.1 There have been several submissions to discharge outline (19/1168/NMA1) conditions in part or in full. These include:
- Condition 4 – Phasing (full)
 - Condition 21 – Traffic Management Plan (part)
 - Condition 23 – Material Management Plan (part)
 - Condition 24 – Tree Protection Plan (full)
 - Condition 25 – Demolition and Construction Environmental Management Plan (full)
 - Condition 26 - Details Waste Management and Minimisation Plan (part)
 - Condition 30 – Groundworks (part)
 - Condition 31 – Bird Hazard Management Plan (part)
 - Condition 32 – Ecological Design Strategy (part)
 - Condition 34 – Construction Method Statement (part)
 - Condition 35 – Preliminary Contamination Assessment (full)
 - Condition 36 – Site Investigation Report and Remediation Strategy (full)
 - Condition 38 - Public Art (full)

6.0 Policy

6.1 National

National Planning Policy Framework 2021

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)

Draft National Planning Policy Framework (Consultation Document) July 2024

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

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

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

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

The governments ambitions with regard to housing delivery demonstrate a material change in the national planning policy context, to seek to deliver an increase in social

and affordable housebuilding, and support objectives of a more diverse housing market, that delivers homes more quickly and better responds to the range of needs of communities.

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

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

6.2 Cambridge Local Plan 2018

- Policy 1: The presumption in favour of sustainable development
- Policy 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

6.3 Neighbourhood Plan

N/A

6.4 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

6.5 Other Guidance - none

7.0 Consultations

Great Shelford Parish Council – Comment

7.1 No recommendation but solar panels should be included in the proposals.

County Highways Development Management – No Objection

7.2 The Highway Authority will not seek to adopt any of the proposed development as the layout does not meet the requirements of the Highway Authority's design for adoption. Therefore, this phase of the development will remain private.

7.3 Two conditions are recommended, relating to surface water drainage of the streets and requiring the approval of arrangements for management and maintenance of the streets.

Lead Local Flood Authority – No Objection

7.4 The submitted documents demonstrate the surface water from the development can be managed through permeable paving and cellular tanked storage. The submission has also demonstrated the system can be successfully maintained for the lifetime of the development.

County Transport Team – No objection.

- 7.5 -Outline condition 51 recommended for discharge.

Environment Agency

- 7.6 No comments

Anglian Water – No objection.

- 7.7 The impact of the proposals on the public foul sewer network are acceptable. Surface water details are also acceptable

Urban Design Officer – No Objection

- 7.8 The applicant has provided additional information and responded to the requested alterations. The development is considered acceptable subject to conditions securing material details, sample panels and cycle/ bin store specifications.

Strategic Housing – Comment

- 7.9 This phase is part of a wider development of 230 dwellings with 40% of the dwellings for affordable housing. Outline permission was granted on 24 May 2021. This application, Phase 3, is providing 150 residential units, of those 60 units will be for affordable housing. The affordable housing provision is policy compliant.

Housing mix is acceptable subject to the site wide housing mix (for phases 2 and 3 combined being secured by application reference 24/02159/S106A).

7% of affordable dwellings to be M4(3) compliant which exceeds planning policy requirements.

All 60 homes will be provided as affordable rent and will not provide 10% as an affordable homeownership as required by the NPPF.

Comfortable with the proposed clustering of affordable homes.

Sustainability Officer – No Objection

- 7.10 Further submission required to discharge outline condition 13 (energy statement to provide details of the proposed layout of the photovoltaic panels).
Condition 14 (water efficiency)- recommend full discharge for the residential element.
Condition 16 of application reference 24/01704/S73 will require the applicants to provide details of the location of the necessary sanitaryware and any required water reuse infrastructure to enable the development to achieve the 5 credits Wat01 target.

Landscape Officer – No Objection

- 7.11 -Amended site layout incorporates space for additional large- medium trees. Condition 7 (space for large trees) of the outline consent can be discharged in full.
- Amended tree planting strategy is sufficient to discharge condition 9 (tree planting strategy).
 - Tree planting proposed is well coordinated with phases 1 and 2.
 - Additional boundary treatment condition specifically for phase 3 is required.
 - Refuse strategy for plots 33-35 and 37-39 requires further review. To be dealt with at condition stage.

The following outline conditions require further submissions:

- 27 (Tree Pits)
- 28 (earthworks)
- 30 (groundworks)
- 39 (boundary treatments)
- 40 (cycle parking)
- 41 (hard and soft landscaping)
- 44 (green roof details)
- 50 (landscape management and maintenance)

Greater Cambridge Shared Waste Service

- 7.12 -No objection.

Ecology Officer – No Objection

- 7.13 Ecological Impact Assessment and compliance statement is acceptable.
- 7.14 Ecological enhancement condition required to secure details of enhancement scheme.
- 7.15 Content with the updated BNG metric and plan which demonstrates 10% net gain is achievable on site. Offsite contribution required as set out in the Section 106 agreement if the BNG plan is not deliverable. Details of the maintenance arrangements for the green roofs also required.

Environmental Health

- 7.16 Outline conditions 17 (noise assessment), 18 (commercial noise), condition 20 (ductwork) acceptable for discharge subject to additional conditions being imposed on the reserved matters permission:

Additional artificial lighting condition specific to phase 3 proposals. Conditions also required to secure ASHP details, odour, alternative ventilation scheme, commercial building insulation, community centre noise assessment and insulation, commercial plant noise details.

Cambridge City Airport

- 7.17 No objection.

Cambridge Fire and Rescue

- 7.18 - No objection subject to condition 54 of the outline consent.

Police Architectural Liaison Officer – Comments

- 7.19 -Layout acceptable from a crime prevention and offers reasonable levels of natural surveillance from properties with many facing each other and overlooking open spaces.
-Further lighting details required.
-General advice regarding cycle stores, bin stores, footpaths, street furniture and boundary treatments.
Offers advice about security and considers the scheme could attain a Secure by Design Award with consultation.

Cambridgeshire Quality Panel Meeting of 16th November 2023 (Please refer to Appendix A)

- 7.20 -The addition of more integrated open spaces should be explored within the mews courts.
- More needs to be done to enhance the landscape along the western edge.
 - Encouraging to see a community space being delivered.
 - The cycle paths need to avoid straight alignments.
 - Surveillance along the western corridor is critical.
 - Reduce the amount of hard landscaping where possible.
 - Sustainability strategy needs to be enhanced to meet ambitions of the emerging local plan.

Disability Panel Meeting of 28th November 2023 (Please refer to Appendix B)

- 7.21 -The play equipment should be designed for people of all disabilities.
- Sliding doors should be introduced to all wheelchair accessible properties.
- The above consultation responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on each of the application files.

Third Party Representations

- 7.22 Objections received from 22 Worts Causeway. However, during the course of the application the objections from this property have been withdrawn.

Member Representations

7.23 None received.

Local Interest Groups and Organisations

7.24 Cambridge Cycling Campaign

-Raises concern with the shared path alignment to the north of the site which is kinked and fails to be designed for comfort and directness.

-Questions the width of the path which connects to the western link and the proximity to planting along the western cycle route.

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

8.0 Assessment

Planning Background

8.1 Following the initial approval of the outline planning application for up to 230 dwellings on the GB2 site, an amended application was received to change the wording of the conditions. This reserved matters application, therefore, follows the conditions of the amended application, reference number 19/1168/NMA1.

8.2 A phasing plan has been approved to develop the site in 3 phases. Phase 1 is the spine road linking Babraham Road with Wort's Causeway and this has approval of the reserved matters. Phase 2 (known as Eddeva Park) is the eastern side of the spine road for 80 dwellings and the central square which has approval of the reserved matters. Phase 3 is for the remainder of the dwellings to the west of the spine road and is the subject of this planning application.

8.3 A Section 73 application which proposes to vary the approved building height parameter plan (outline condition 3) and the BREEAM condition (outline condition 16) is pending consideration under application reference 24/01704/S73. The report for this application can be found elsewhere on this agenda.

8.4 Pre-application advice was first sought by the applicants in June 2023 and progressed through several amendments. It was considered by the Cambridge Quality Panel in November 2023 and the subject of a Developer Briefing to Members in January 2024.

Principle of Development

8.5 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.

- 8.6 The approved outline planning permission consists of Parameter Plans for Land Use, Urban Form, Landscape and Movement and Access. The submitted scheme is sufficiently in line with these Parameter Plans and officers can see no objections in this regard. The Building Heights parameter plan is proposed to be varied under application reference 24/01704/S73. Both the Section 73 application and this reserved matters have progressed through the pre application process simultaneously 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.
- 8.7 The application proposes a total of 400m² of non residential floor space which in accordance with Schedule 3, part 5 of the Section 106 agreement includes 200m² of community facility floorspace.

Housing Provision

- 8.8 The outline planning permission requires any reserved matters application to provide a balanced mix of dwelling sizes, types and tenures to meet projected housing needs.
- 8.9 The reserved matters application proposes 60 affordable homes which equates to 40% of the phase 3 development. This is in accordance with Policy 45 of the Cambridge Local Plan 2018.
- 8.10 The Greater Cambridge Housing Strategy 2024-2029 Annex 3: Clustering and Distribution of Affordable Housing Policy, looks to achieve clusters of affordable housing no larger than 25 dwellings for this size of development. The Housing Strategy officer has confirmed the proposed clustering is acceptable. The application proposes a high proportion of the affordable homes within phase 3 within the apartments, however, the applicants have agreed to provide additional larger homes within phase 2. An updated Housing Mix plan (for both phases 2 and 3) has been submitted and will be secured as part of the Deed of Variation (application reference 24/02159/S106A) to ensure an acceptable mix of affordable homes are delivered across the site. This has been reviewed by the Council's Housing Strategy team and is supported.
- 8.11 The application proposes four M4(3)homes which is 7% of the total number of affordable homes and exceeds the local plan policy requirement (5%).

- 8.12 The tenure mix proposes 75% as affordable rent (60% of market rent/ LHA) and 25% as intermediate rent (80% of market rent for local workers on the Council's Choice Based Lettings list). The proposed tenure mix does not offer an affordable route to homeownership and therefore does not meet the requirement of paragraph 66 of the NPPF which states 'decisions should expect 10% of the total number of homes to be available for affordable home ownership'. The government's recent consultation on proposed changes to the NPPF(August 2024) (chapter 6 para 5 of the current consultation) seeks to withdraw this requirement. Whilst only a consultation at this stage it provides a context for consideration in terms of future direction of the proposed policy departure against which the proposals fall.
- 8.13 The proposals involve the delivery of affordable rented homes at 60% and 80% of market rent which is meeting specific needs of low-income households which are not being met sufficiently through intermediate offerings alone. Whilst the conflict with paragraph 66 of the NPPF December 2023 is acknowledged, the proposed tenure mix is considered to offer a broader range of housing types which will meet an existing housing need. The housing mix is therefore supported.
- 8.14 All proposed dwellings on site will meet the Nationally Described Space Standards. Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and subject to condition accords with Policy 45 of the Local Plan 2018.

Design, Layout, Scale and Landscaping

- 8.15 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 8.16 The submitted scheme is sufficiently in line with the parameter plans and officers can see no objections in this regard. A spine road will divide the site with higher density and taller buildings within the local centre creating a frontage either side. A community square as approved under phase will be centrally located with the proposed community/commercial uses on the ground floor fronting onto this space.
- 8.17 The detailed design of the development has been the subject of much negotiation and improvement. The applicant has successfully carried out amendments to overcome concerns expressed by officers and the Cambridge Quality Panel, during the pre-application stage and post-submission of the application.

8.18 Condition 6 of the outline permission sets out some general design principles. The scheme is considered to be generally in accordance with these. The pattern of the proposed development in terms of densities, building typologies and heights reflect the character areas identified in the outline application. The higher density and taller buildings are located towards the centre of the GB2 site. The amended building heights parameter plan has restricted building heights along the western boundary and provides an appropriate transition from the existing residential properties. The lower density and lower buildings are delivered along the eastern edge which ensures an appropriate transition from the Green Belt into the city.

8.19 Distinct areas have been created to respond to the character areas:

-The Local Centre includes 3no. three storey apartment blocks with commercial/ community uses fronting onto the consented central square. The design of the blocks are a simpler design than that of the blocks in Phase 2 opposite along the spine road. However, there are a number of elements which pick up on the Phase 2 designs to create a cohesive street scape. A mix of red, grey and buff bricks has been introduced to reflect the brick palette of Phase 2 and introduce a finer, vertical urban grain to the blocks. The parapet of the (flat and green roofs) of the blocks slopes up towards the edges providing a hint at the gable-end and mono-pitch blocks opposite.

-The Green Edge character area evolved through the pre application process. The houses outlook onto a predominantly green environment. 'Green Edge' houses are located along the northern and western boundaries and in the southern part of the site, between Babraham Road and the Green Link. Along the northern boundary the importance of minimising the prominence of the built form from Worts' Causeway has been emphasised throughout the design process, with just the roofscape being visible above the hedge. This has been achieved. To the western edge the proposals closely align with the illustrative design submitted as part of the outline consent, with 2 storey dwellings flanking the western buffer, overlooking the paths and spaces. The southern edge has been designed to reflect the irregular and gappy edge in a similar arrangement to the layout approved under Phase 2. Along the linear park an appropriate character has been created with dwellings overlooking the green space.

-The Mews area has a tight urban grain with a high proportion of relatively large family homes. Although high density development is acceptable in principle, it needs to be balanced with sufficient space set aside for soft landscaping and tree planting, both to provide visual relief and to reduce the urban heat island effect. A number of changes have been made to address this through the application process. Additional green spaces have been created through measures such as changes to house types, removal of a dwelling to allow an increase in courtyard space, the removal of some parking spaces and narrowing of the carriageway. The changes have positively impacted the streetscape.

- 8.20 The application has been reviewed by the Council's Urban Designer and is considered acceptable subject to conditions securing details of materials and cycle stores.

Landscaping

- 8.21 The proposed scheme has been designed to comply with the outline landscaping parameter plan.
- 8.22 Landscape buffers are proposed along the northern, western and southern boundaries. The northern landscape buffer includes a footpath and a "play on the way" LAP. The western landscaping buffer includes a 3m shared footpath and cycleway with a separate grass bridleway. The southern landscape buffer includes a footpath linking the linear park to the south-western pedestrian/cycle access with Babraham Road and 2no. LAPs. A linear park is also proposed along the gas easement. The linear park is proposed to include a LEAP measuring 586m². The LEAP has been moved slightly south from the location shown on the outline parameter plans in order to increase natural surveillance and provide a 10m buffer zone with surrounding dwellings. This is supported by officers. The proposed planting along the northern and southern edges of the linear park is proposed to respond positively to the Phase 2 planting strategy.
- 8.23 The Council's landscape officer has assessed the application and considers the proposals to acceptable subject to further submissions being made to discharge the requirements of the outline conditions listed below which will secure the details of tree pits (27), earthworks (28), groundworks (30), boundary treatments (39), hard and soft landscaping (41), green roofs (44) and maintenance (50).
- 8.24 Overall, following negotiations, the scheme has been amended to provide good urban design and well-integrated landscaping. Subject to conditions the development is considered to comply with Policies 55, 56, 57, 58 and 59; outline Conditions 7 and 9 and the NPPF.

Carbon Reduction, Sustainable Design and Water Conservation

- 8.25 The outline planning permission for GB2 is supported by a Site Wide Energy and Sustainability Statement. (This accords with the requirements of the Council's Sustainable Design and Construction SPD (2020), Policy 28 – Carbon reduction, community energy networks, sustainable design and construction, and water use, and Policy 29 – Renewable and low carbon energy generation).
- 8.26 Conditions 13 (carbon Reduction Statement), 14 (Water Conservation Strategy) and 15 (Sustainability Statement) of the amended outline permission seek to ensure these measures are carried through at the reserved matters stage.

- 8.27 Condition 13 of the outline planning permission requires the submission of a carbon reduction statement setting out how reserved matters proposals will meet the commitment to reduce emissions by 40%, as set out in the Site Wide Energy and Sustainability Statement. The submitted Sustainability Statement shows site wide emissions reduced by 78%. Energy efficiency measures include the use of air source heat pumps (ASHP) for heating and domestic hot water, and photovoltaic panels. The requirements of Condition 13 can be discharged in part as the layout of the proposed photovoltaic panels is still to be fully determined and further information is required to discharge part a) of this condition. Further details of the photovoltaic panels will be secured by the recommended condition 6 of this reserved matters application.
- 8.28 Condition 14 requires the submission of a water conservation strategy setting out how the scheme will meet the requirement to achieve potable water use of no more than 99 litres/person/day, based on either the water efficiency calculator methodology or the standard fittings approach. This information is incorporated within the Sustainability Statement. There are no officer objections to this, and the requirements of Condition 14 have been addressed.
- 8.29 Condition 15 requires the submission of a Sustainability Statement. All homes and flats are proposed to be dual or triple aspect which officers strongly support. The proposed house types and apartments have been assessed under Part O using dynamic thermal modelling route for both apartments and any homes where noise may be an issue, while the simplified method is used for other lower risk homes. For those where noise is an issue the Nilan Exhaust ASHP has been selected to provide both heating and cooling. The ASHP in the apartments are also capable of providing cooling. The overheating assessments demonstrate that the units tested, which include units such as ground floor apartments where windows are likely to be closed at night, can pass the Part O requirements. This approach is welcomed and there are no officer objections to this, and the requirements of Condition 15 will therefore be met.
- 8.30 In respect of condition 16 (BREEAM pre assessment) the application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal. During the course of the application an updated BREEAM pre assessment report has been submitted to demonstrate an overall rating of BREEAM excellent is achievable for the commercial and community facilities. The Council's Sustainability Officer has confirmed that the submission has addressed the requirements of outline condition 16 subject to two additional conditions being imposed to secure design stage and post construction certification for the community/ commercial facilities.
- 8.31 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with the outline planning permission and consequently in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 8.32 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 8.33 Outline planning permission (planning ref: 19/1168/NMA1) for GB2 was granted subject to ecological conditions – Condition 29 – requiring a Scheme of Off-Site Ecological Enhancement to be submitted and approved prior to development, Condition 31 – requiring no development until a Bird Hazard Management Plan, and Condition 32 requiring an Ecological Design Strategy to be submitted and approved before the commencement of development.
- 8.34 The applicants have submitted information to address the requirements of the ecological conditions associated with phase 3 as part of the reserved matters application. In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species. The Council's Ecology Officer has requested a further condition on the reserved matters consent to secure details of the on site ecological enhancements (bird and bat box provision, hedgehog provisions etc). The details of the enhancements are proposed to be secured by condition 21 of this application.
- 8.35 In respect of biodiversity net gain (BNG), the outline consent secured a 10% net gain as set out in Schedule 3, Part 6 of the Section 106 agreement. The applicants have submitted a Biodiversity Net Gain Plan which demonstrates 10% net gain is achievable on site. A further condition (condition 7) is recommended to secure the submission of a final net gain plan prior to the occupation of the development to ensure the final development as implemented delivers the required net gain. If this is not achieved then this will trigger the ecological enhancements contribution as set out in Schedule 3, Part 6 of the Section 106 agreement. Taking the above into account, the proposal is compliant with Policies 57 and 70 of the Cambridge Local Plan (2018).

Water Management and Flood Risk

- 8.36 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.
- 8.37 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

- 8.38 A strategic site-wide surface water strategy was approved under the outline planning permission.
- 8.39 Condition 12 of the amended outline planning permission requires a detailed surface water strategy to be submitted for approval as part of the reserved matters applications. The submitted strategy is supported by the Lead Local Flood Authority.
- 8.40 Anglian Water have reviewed the application and have raised no objection. Condition 49 of the outline consent secures the details of a scheme for the discharge of water from the development to the public foul sewer. The condition requires this information and approval of Anglian Water prior to the first occupation.
- 8.41 Various sustainable urban drainage systems are proposed within the drainage strategy. These include, porous surfaces, green roofs, swales, rain gardens and below ground cellular systems.
- 8.42 The applicants have suitably addressed the issues of water management and flood risk. The proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

Highway Safety and Transport Impacts

- 8.43 The application is supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which shows safe use by the Greater Cambridge Shared Waste service refuse trucks is possible within the site. A Transport statement and travel plan have also been submitted. The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the development is acceptable subject to conditions securing the submission of future management/ maintenance arrangements of estate roads and falls/ levels details to prevent water draining onto the adopted public highway.
- 8.44 The County Transport Assessment team has also assessed the application and raises no objection to the proposed development. The discharge of condition 51 of the outline consent (Travel Plan) is also recommended.
- 8.45 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

Cycle Parking

- 8.46 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.
- 8.47 Cycle storage for all of the houses will be provided in a location more convenient than the private car. The cycle parking spaces are proposed either within a dedicated cycle store to the front of the dwelling, within an enclosed garage (sufficient size to accommodate cycle parking comfortably) or within a split provision arrangement. For the proposed houses there is an overprovision of 97 cycle parking spaces compared to the cycle parking standards (Appendix L of the Cambridge Local Plan 2018).
- 8.48 In respect of the three apartment blocks each block is proposed to be served by an internal secure cycle storage area on the ground floor. For the proposed apartments there is an overprovision of 34 cycle parking spaces compared to the cycle parking standards (Appendix L of the Cambridge Local Plan 2018). Adequate provision is also made for cargo cycle parking spaces.
- 8.49 18 visitor cycle parking spaces are proposed in areas surrounding the apartment blocks and commercial/ community uses in addition to the 10 cycle parking space approved within the central square (as part of the phase 2 reserved matters).
- 8.50 Officers consider the proposed cycle parking arrangements to be acceptable and meet the objectives of Policy 80 and 82 in promoting the use of cycles.

Car parking

- 8.51 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms.
- 8.52 The number of proposed car parking spaces would meet the adopted local plan policy requirements. Condition 48 (of 19/1168/NMA1) requires an allocated car club parking space and car club vehicle to be provided prior to first occupation.

One car club space has been approved and will be delivered as part of the phase 2 reserved matters (22/02646/REM).

- 8.53 A total of seven accessible car parking bays are proposed across the site. Five of the spaces are proposed to be allocated to serve the M4(3) wheelchair accessible homes within the apartment blocks and two will provide accessible visitor car parking spaces.
- 8.54 A total of thirteen visitor car parking spaces are also distributed across the phase 3 site. Policy 82 of the Cambridge Local Plan 2018 requires visitor car parking spaces to be provided at 1 space for every 4 units. The proposed ratio is 1 space per 11.5 units. However, a total of 34 visitor car parking spaces would be delivered across all three phases of development at the GB2 site which equates to 1 space for every 6.8 homes. The amount of visitor car parking is below the policy standards, however, in line with policy 82 a car capped development is acceptable where there is good, easily walkable and cyclable access to the city centre, and where there is high public transport accessibility. The proposed development site is considered to comply with these requirements given the proximity of the site to Babraham Road Park & Ride and the available active travel connections to the City Centre.
- 8.55 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging.
- 8.56 Condition 43 of outline planning permission (19/1168/NMA1) requires an Electric Vehicle Charging Point Provision and Infrastructure Strategy to be submitted for approval prior to any above groundwork. A further submission is required to fulfil the requirements of this outline planning condition.
- 8.57 The proposal is considered to accord with Policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD, subject to further submissions required under the outline planning permission.

Residential Amenity

- 8.58 Impact on amenity of neighbouring properties
- 8.59 The application site is adjacent to existing residential properties along the western boundary. Policies 35, 50, 52, 53 and 58 seeks to preserve the amenity of neighbouring and future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 8.60 Relationship with the existing properties along the western boundary

- 8.61 The revised building height parameter plan submitted under application reference 24/01704/S73 introduces a lower building height along the western edge to respond to the adjacent residential properties. In addition to the restricted building heights there is a 15 metre landscape buffer proposed between existing and proposed properties along the western boundary of the site.
- 8.62 As originally submitted two neighbour comments were received from No.22 Worts Causeway raising concerns with the proposed relationship with plot 80. However, during the course of the application following a response from the applicants the objections have been withdrawn. The relationship between the existing and proposed dwelling has been assessed by officers. It is acknowledged the proposed dwelling is orientated westwards towards the existing properties, however, the proposed layout has ensured a separation distance more than 20m is retained with the addition of the western boundary pathway and planting within the landscape buffer. Given the separation distance proposed the development is not considered to result in any harmful impacts to the residential amenity of properties located along the western boundary.

Future Occupants

- 8.63 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings will meet these standards.
- 8.64 The relationship between homes has been considered for privacy and over-domination, taking into account distances and orientation. Officers consider that the relationships would provide for acceptable levels of residential amenity in this respect.
- 8.65 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings.
- 8.66 Four of the affordable housing units are designed to Part M4 (3) accessibility standards, three located within apartment block A and one within apartment block C. The remainder of the apartments and houses would meet Part M4(2). The proposal includes four M4 (3) homes which exceeds the policy requirement of 5 percent of the affordable provision.
- 8.67 All of the proposed dwellings benefit from a private external amenity area. These spaces are provided in the form of private gardens, terraces and balconies.

Site-Wide Provision

- 8.68 Public amenity space will be provided in the form of open space along the northern, western edge and in the linear green space over the gas main pipe. There will be 5 Local Areas of Play (LAPS) and 1 Local Equipped Area of Play (LEAP) amounting to 1311m². Details of the proposed furniture and play equipment will be secured by planning condition 8 of this reserved matters application.

Other Matters

- 8.69 Refuse arrangements
- 8.70 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 8.71 The proposed refuse strategy is considered to be acceptable. The waste capacities, drag distances for residents and crew members are considered to be in accordance with the Greater Cambridge Shared Waste Service guide for developers. The applicant has engaged positively with the Greater Cambridge Shared waste team through pre application discussions to agree the waste strategy for the site. The submission documents have been reviewed by the shared waste team. Officers consider the proposals to be in accordance with Cambridge Local Plan (2018) policy 57.

Conditions Submitted in Parallel

- 8.72 Through approving this application and the details contained therein, it is considered that this reserved matters application will have met the requirements of Conditions 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 29, 31, 32 and 51 of outline permission 19/1168/NMA1, so far as they relate to Phase 3 of the GB2 site. Please see the table in the recommendation at paragraph 9.2 below.

Planning Balance

- 8.73 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).
- 8.74 The assessment of this application is limited to the reserved matters relating to layout, scale, landscaping, and appearance, to compliance with the outline planning permission. The reserved matters are considered to be in general compliance with the outline permission.

- 8.75 The development provides 150 homes (including 60 affordable) and supports the identified housing needs of the area. It accords with Policy 27 – Site Specific Development Opportunities, as part of Proposed Site GB2.
- 8.76 The scheme supports the aims of sustainable development with a range of measures to mitigate overheating (100% of properties being provided as dual aspect); site wide emissions reduced by 78%, enhanced walking and cycling connectivity.
- 8.77 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.

9.0 Recommendation

(i) **APPROVE** reserved matters application reference 24/01531/REM subject to the planning conditions and informatives as set out below, with delegated authority to officers to carry through minor amendments to those conditions, informatives and the completion and approval of the Section 106A deed of variation under application reference 24/02159/S106A prior to the issuing of the planning permission.

(ii) **APPROVE/NOT APPROVE** the discharge of the following outline planning conditions (planning application reference 19/1168/NMA1) in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

Condition	Recommendation
9. Tree Planting and Landscape Strategy	Approve
11. Residential Space Standards	Approve
12. Surface Water Drainage Strategy	Approve
13. Carbon Reduction Statement	Approve
14. Water Conservation Strategy	Approve
15. Sustainability Statement	Approve
16. BREEAM	Approve
17. Noise Assessment	Approve
18. Commercial Noise	Approve
19. Artificial Lighting Scheme	Not Approved.
20. Ductwork	Approve
29. Ecological Enhancement	Approve
31. Bird Hazard Management Plan	Approve

32. Ecological Design Strategy	Approve
43. EV charging scheme	Not Approved.
51. Travel Plan	Approve

Planning Conditions

1. Approved Plans

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

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

Management/ Maintenance of streets

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

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

Levels

- The proposed streets and access roads shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway.

Materials

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

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and

type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) shall be agreed in writing with the local planning authority. Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels.

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

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

Cycle parking

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

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

PV panels

6. Prior to the first residential occupation, a roof plan showing the final layout of the proposed photovoltaic panels along with fixing details/panel specification, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and shall thereafter be retained and remain fully operational.

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

Biodiversity Net Gain (to demonstrate the required 10% BNG has been delivered as part of the final landscape plans)

7. Prior to the first occupation of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 10% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
 - Confirm the baseline biodiversity assessment of the site (utilising Defra BNG Metric) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
 - Identify the proposed habitat improvements on-site
 - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for the on site enhancements as appropriate.

- If the final submitted BNG plan fails to demonstrate a 10% net gain then the requirements of Schedule 3, Part 6 of the Section 106 agreement must be complied with.

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

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Play equipment

8. No development above ground level shall commence until details of the proposed play spaces and features including the number and type of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play spaces shall be laid out and equipped as approved and retained as such thereafter.

Reason: To provide appropriate play spaces and equipment in accordance with Cambridge Local Plan 2018 policy 56).

Artificial Lighting

9. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site 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 - GN01/21 (or as superseded).

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To ensure compliance with Policy 34 of the Cambridge Local Plan 2018

ASHPs

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

Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life in accordance with the National Planning Policy Framework (NPPF) and policy 35 of the Cambridge Local Plan 2018.

Odour

11. Prior to the installation of any plant within the community or commercial facilities hereby approved, a scheme detailing plant, equipment or machinery for the purposes of extraction, filtration and abatement of odours and to discharge at an appropriate outlet height / level shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be installed before the use is commenced and shall be retained as such.

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

Alternative Ventilation

12. Prior to the commencement of development above ground level an alternative ventilation scheme for the habitable rooms on the Babraham Road façade as identified within the *Create Consulting Engineers Ltd Acoustic Assessment – Rev E (ref: SW/CC/P23-2965/02 Rev E) dated 12th July 2024* to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority.

The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

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

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

Insulation (commercial)

13. Prior to the commencement of development of the buildings containing commercial or community uses a scheme for the insulation of the commercial buildings in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

Community centre noise impact assessment

14. Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;

- Noise egress, airborne, structural and flanking sound via building structural elements;
- Building fabric, glazing, openings and ventilation systems acoustic performance;
- Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- Premises entrances / exits and any associated external spaces and patron noise;
- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

The details above shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

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

Community centre post construction noise report

15. Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved / required by condition 14) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

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

Commercial plant

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

The combined rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the rating level limits specified within the *Create Consulting Engineers Ltd Acoustic Assessment – Rev E (ref: SW/CC/P23-2965/02 Rev E) dated 12th July 2024*.

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

Community and Commercial facilities management plan

17. Notwithstanding the approved plans, prior to any superstructure works commencing on site for the community or commercial facilities hereby approved, a management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:

- 1) Final floor plans for the community and commercial facilities, including the details of the future management arrangements.
- 2) Allocation and management of car parking spaces.

Reason: To ensure the adequate and uninterrupted, availability of community floorspace (Local Plan policy 73).

Removal of Class A P.D. Rights (extensions)

18. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration consisting of extensions of the dwelling house(s) shall take place without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity (Cambridge Local Plan 2018 policies 55, 56 and 57).

Removal of P.D rights for garages

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

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

BRE Design Stage Certification

20. Prior to the first occupation of each commercial/community unit to be provided within the development, a BRE issued Design Stage Certificate for that unit shall be submitted to and approved in writing by the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with

maximum 5 credits achieved for WAT 01. Where the Design Stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also be submitted identifying how the shortfall will be addressed. If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development

Reason – In the interest 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.

BRE Post Construction Certification

21. Within 12 months of first occupation of each commercial/community unit, a BRE issued post Construction Certificate for that unit shall be submitted to and approved in writing by the Local Planning Authority, indicating that the approved 'excellent' BREEAM rating for that unit has been met with maximum 5 credits for WAT01 (water consumption). If such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason – In the interest 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.

Biodiversity Enhancements

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

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

Community centre/ commercial use management plan and external signage

23. Prior to the commencement of the community or commercial uses hereby permitted the following details shall be submitted to, and approved in writing by, the Local Planning Authority:

- 1) Final floor plans for the community centre and commercial facilities.

- 2) Details of the future management arrangements.
- 3) Details of the proposed external signage to be installed for the community and commercial facilities.

The approved scheme shall be fully implemented in accordance with the agreed details.

Reason: To ensure acceptable community and commercial facilities are delivered (Cambridge Local Plan 2018 policy 73).

Informatives

1. Attention is drawn to the requirements of detailed specifications to be submitted for approval for landscaping details under outline planning consent (19/1168/NMA1) conditions 27,28,30,39,40,41,44 and 50. The conditions approved under this reserved matters application are set out at paragraph 9 of the committee report.
2. Cranes
Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policycampaigns/operations-safety/> and CAA CAP1096 Guidance to crane users on aviation lighting and notification (caa.co.uk).
3. Signage
Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.
4. Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
5. Materials
The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
6. Letterboxes
Letterboxes in doors should be no less than 0.7 metres above ground level.
7. Surface water drainage maintenance (construction)

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