



**Ref: 23/04930/REM**

**Address: Marleigh Phase 3, Land North of Newmarket Road, Cambridge**

## **Application details**

**Report to:** Joint Development Control Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** Fen Ditton & Fulbourn

**Proposal:** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

**Applicant:** Hill Marshall (Phase 3) LLP

**Presenting officer:** Kate Poyser

**Reason presented to Committee:** This is an application for major residential development within the JDCC administrative area.

**Member site visit date:** Tuesday 5 November

### **Key issues:**

1. Conformity with the outline permission parameter plans.
2. Urban design and landscaping
3. Housing provision
4. Sustainability
5. Biodiversity
6. Highway safety

## Recommendation:

**A. Approve** this reserved matters application 23/04930/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 29 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

**B. Approve** the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:

Condition 13 – Trees to be removed/retained  
Condition 17 – Ecology mitigation  
Condition 18 – Artificial lighting  
Condition 19 – Pedestrian & cycle routes  
Condition 20 – Car parking details  
Condition 21 – Noise statement  
Condition 23 – Waste storage facilities  
Condition 24 – Housing tenure  
Condition 25 – Housing mix  
Condition 28 – Compliance with sustainability strategy  
Condition 30 – Cycle parking  
Condition 34 – Details of surface water drainage  
Condition 40 – Bird hazard management plan

## Report contents

Document section	Document heading
1	Introduction and Executive summary
2	Site description and context
3	Environmental impact assessment
4	The proposal
5	Relevant site history
6	Policy
7	Consultations

8	Third party representations
9	Member representations
10	Local groups / petition
11	Planning background
12	Assessment
13	Principle of development
14	Housing provision
15	Design, layout, scale and landscaping
16	Carbon reduction and sustainable design
17	Biodiversity
18	Water management and flood risk
19	Highway safety and transport
20	Cycle and car parking provision
21	Amenity
22	Third party representation
23	Open space and recreation
24	Planning obligations (s106)
25	Other matters
26	Conditions submitted in parallel
27	Planning balance
28	Recommendation
29	Planning conditions

Table 1 Contents of report

## 1. Introduction and Executive Summary

- 1.1 The Joint Development Control Committee (JDCC) has for determination today a number of planning applications which officers have grouped together, describing them as the Marleigh Phase 3 ‘suite of applications’.
- 1.2 The suite of applications together form the final residential phase of Marleigh, proposing a total of 423 homes, of which 91 homes are above the residential cap of 1300 homes set by the outline planning permission. It comprises five separate planning applications which take the form of full applications, reserved matters applications and a Section 73 application. There are elements of interdependence. The suite comprises:
- A. **23/04930/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.

- B. **23/04935/FUL** Construction of a community garden and store room with associated landscape features, street furniture, planters and boundary treatments including pedestrian and cycle connection between the Marleigh development and Jack Warren Green.
- C. **24/03837/S73** S73 to vary conditions 1 (Approved drawings) and 28 (Visitor car parking) and additional condition 30 (pitch flexibility) of planning permission 23/01939/S73 (S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and C3) within phase 1b with three-storey houses and to replace five carports with garages (D4)) to increase the number of visitor car parking spaces that are available to the users of the Plains recreational field.
- D. **23/04931/REM** Reserved matters application detailing, appearance, landscaping, layout and scale for junior football pitches and tennis courts with associated infrastructure and drainage pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016.
- E. **23/04936/FUL** Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.

1.3 When the outline planning permissions for Marleigh were approved in November 2016 under reference numbers S/2682/13/OL (District Council) and 13/1837/OUT (City Council), those outline permissions were supported by a Section 106 Agreement dated 30 November 2016 (the 2016 Agreement).

1.4 The suite of applications individually, if approved, will give rise to modifications to some of the planning obligations created by the 2016 Agreement. These modifications will take the form of new and/or replacement planning obligations. The details of the modifications have not yet been fully worked up into an agreed set of heads of terms. Once these are established, they will be the subject of an application under Section 106A but limited to the specifics of what the applications (where approved) demand to implement any of the approved applications. These limitations will be constrained to matters affecting open space; the

removal of an allotment provision with a community garden in substitution; sports facilities – tennis courts, football pitches, parking arrangements and any consequential modification provisions.

- 1.5 The S106A will fall to officers to determine. Given the detail of the modification elements of the 2016 Agreement are yet to be finalised at the time of writing this report. Officers recommend that determination in consultation with Chair and Vice Chair of the JDCC.
- 1.6 This reserved matters application provides 30% affordable housing representing 100 units, which accords with the approved outline planning permission. The scheme provides an affordable mix of 72 units - 72% shared ownership and 28 units - 28% affordable rent, also agreed under the outline permission.
- 1.7 The layout of the scheme is well connected with the existing approved phases and the character and appearance of the buildings reflect those already approved under reserved matters for Marleigh.
- 1.8 The submitted Sustainability Strategy evidences the development to be policy compliant and in accordance with the relevant conditions of the outline permission.
- 1.9 Following negotiations and the receipt of amended drawings and documents the scheme is considered acceptable in planning terms, subject to the conditions set out in the recommendation below. Overall, it is considered to be of a good design and as a whole satisfies the policies in the adopted Local Plan.
- 1.10 Officers recommend the Joint Development Control Committee (i) approves this application subject to the recommended conditions and informatives, and the prior completion of a S106 and S106A planning obligation and (ii) approve the part discharge of the planning conditions on the outline consent reference S/2682/13/OL as detailed in this report.

## **2. Site description and context**

- 2.1 The application site relates to Phase 3 of the Marleigh development. It is the final residential phase of Marleigh and involves the partial redevelopment of North Works. The site is bordered by Newmarket Road to the south, the Fison Road residential estate to the west, High Ditch Road to the north and Newmarket Park and Ride and the Cambridge Ice

Arena to the east. Cambridge Airport lies to the south of Newmarket Road.

- 2.2 Phase 3 lies to the west of Phase 2, which is currently under construction and to the south of Phase 1 which is largely complete.
- 2.3 National Cycle Route 51 runs to the north of the site and the Chisholm Trail strategic cycle and pedestrian route is located approximately 1km west.
- 2.4 There is an existing ditch, Thorpe Ditch, and a small, wooded area, Kingsley Woods, towards the western edge of the site.
- 2.5 This application site covers 9.8 hectares. When combined with the concurrent application for the 91 homes uplift of 1.8 hectares, the combined site would cover 11.6 hectares.
- 2.6 The majority of the Marleigh development, including this application site, lies within the administrative boundary of South Cambridgeshire District Council. One of the suite of applications for Marleigh Phase 3 lies within the administrative boundary of Cambridge City Council, lying to the western edge of the site (application 23/04935/FUL, the report for which can be found elsewhere on this Agenda). The remaining Phase 3 applications fall within the South Cambridgeshire District Council boundary.

### **3. 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. The proposal**

- 4.1 The description of the development is:  
*Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 332 new homes and commercial space with associated infrastructure, internal roads, open space as part of phase 3 pursuant to condition 5 (reserved matter) of outline permission S/2682/13/OL dated 30 November 2016. Part discharge of Conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline planning permission reference number S/2682/13/OL.*  
(See Appendix 2 for the list of drawings and documents)

- 4.2 The application falls within two character areas of 'The City' (high density) and 'The Town' (medium density) in accordance with the approved Design Code which reflects the density areas of the approved Parameter Plans of the outline permission.
- 4.3 A variety of homes are proposed including one, two, three and four bedroom homes to be provided as apartments, terraced, semi-detached and detached units.
- 4.4 Of the 32 dwellings proposed under this reserved matters application, 100 units will be for affordable housing, which equates to 30.12%.
- 4.5 A variety of open spaces are proposed including 'The Stoop' and 'Beta Park'. A community garden is proposed under a separate application, reference number 23/04935/FUL as the site lies within the boundary of Cambridge City Council.
- 4.6 Phase 3 will provide a total of nine Local Areas of Play (LAPS) and one Local Equipped Area of Play (LEAP) split into two areas. There will also be play on the way through landscaped areas.
- 4.7 This site has been designed to integrate with the wider area and features a comprehensive network of routes to facilitate pedestrian and cyclist movement in all directions. This includes a cycle/pedestrian link with the existing Fison Road estate.
- 4.8 A Sustainability Strategy has been submitted with the application to demonstrate the scheme is designed as an exemplar new community in accordance with the aspirations of the Cambridge East Area Action Plan which whilst carrying little weight in decision making is indicative of compliance with Policy SS/3 of South Cambridgeshire Local Plan 2018.
- 4.9 A biodiversity net gain of over 155% is proposed as set out in the submitted Ecological Impact Assessment. This includes this reserved matters application for 332 homes, the full application for the 91 up-lift, the full application site for the community garden and the reserved matters application for additional sports pitches and tennis courts.

- 4.10 The application is accompanied by a Drainage Strategy detailing surface water drainage designed in accordance with the approved site wide strategy.
- 4.11 An Overheating Assessment has been submitted for the apartments to show compliance with TM59 and Part O of the Building Regulations. A Daylight and Sunlight Assessment report has also been submitted relating to habitable rooms.
- 4.12 The scheme includes waste storage facilities.
- 4.13 The proposed scheme was the subject of pre-application advice, including advice from the Cambridgeshire Quality Panel and the Disability Panel. A pre-application developer led briefing to JDCC was held in February 2023. Amendments to the Phase 3 proposals reflecting advice offered have been made, including changing the proposed allotments and tennis courts in the City site to a community garden and relocating the tennis courts to The Plains. These matters are considered as part of applications 23/04935/FUL and 23/04931/REM. In respect of the application proposals during the pre-application dialogue, a reduction in the number of detached/semi-detached houses in favour of terrace homes was secured, to improve the urban design quality of the scheme has been achieved.
- 4.14 Following the submission of the application, further amendments have been carried out to address comments of consultees and further consultee consultations have been carried where appropriate. The Phase 3 proposals was also the subject of a Member Briefing by Officers. The amendments made include to the urban design, landscaping and to the highway safety aspects of the scheme. Negotiations have also taken place relating to s106 planning obligations to mitigate the impacts of the development.

## 5. Relevant site history

Reference	Description	Outcome
S/2682/13/OL	up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development.	Granted 30.11.2016
13/1837/OUT	Demolition of buildings and hard standing and construction of tennis courts, allotments, store room and	Granted 30.11.2016



	toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway links, and retention and management of woodland.	
S/3317/17/NM	Non-Material Amendment for planning application S/2682/13/OL (amendment to parameter plans)	Granted 09.11.2017
S/1004/18/RM	Reserved matters application detailing appearance landscaping layout and scale for infrastructure works including internal roads landscaping and drainage as part of Phase 1 of the Wing masterplan of approved outline application S/2682/13/OL for up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development	Granted 28.11.2018
S/1096/19/RM	Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 12.09.2019
S/1610/19/NM	Non material amendment of outline planning permission S/2682/13/OL (amendments to access design)	Granted 14.11.2019
20/02569/REM	Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads	Granted 15.12.2020
S/1004/18/NMA1	Non Material amendment on application S/1004/18/RM- School Access	Granted 23.06.2020
S/1096/19/NMA2	Non material amendment of planning permission S/1096/19/RM (Reserved	Granted 21.04.2021

	matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) extension to ground floor layout of seven no. plots (plots 71-77) under the Phase 1A planning permission.	
S/2682/13/NMA1	Non material amendment on application S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to show a revised southern building line and maximum building height dimension (now increased to 15m).	Granted 05.05.2021
21/02450/REM	Reserved matters application detailing, appearance, landscaping, layout and scale for the construction of 421 new homes with associated infrastructure, internal roads and open space as part of Phase 2 pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL	Granted 05.11.2021
22/02554/S73	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.	Granted 06.09.2022
22/01195/FUL	Use of Unit 2, Marleigh Square for commercial, business and service uses within Class E.	Granted 06.06.2022
22/03432/S73	S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters	Granted 02.11.2022

	<p>application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E.</p>	
23/01938/S73	<p>S73 to vary condition 1 (Approved plans) of planning permission 22/03432/S73 (S73 to vary condition 29 of ref: 22/02554/S73 (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including 'Market Square' internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to enable retail unit 2 to be used for purposes covered under Use Class E(a), E(b), E(c), E(d), E(e) and E(gii) within Class E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).</p>	<p>Granted 27.09.2023</p>
	<p>S73 to vary condition 1 (Approved plans) of reserved matters application 20/02569/REM (Reserved matters application as part of Phase 1B pursuant to condition 5 (Reserved Matters) of outline planning permission S/2682/13/OL dated 30 November 2016 (EIA Development) for detailed access, appearance, landscaping, layout and scale for the creation of 308 new homes, non-residential floor space, laying out of playing fields, open space, allotments, associated infrastructure and internal roads) to replace six two-storey houses (C2 and</p>	<p>Granted 27.09.2023</p>

	C3) within phase 1b with three-storey houses and to replace five carports with garages (D4).	
23/04936/FUL	Full planning application for the construction of 91 new homes with associated infrastructure, internal roads, open space as part of phase 3 within the Marleigh development as a modification to outline permission S/2682/13/OL to increase the overall unit numbers across the site to 1,391 homes.	Pending Determination
S/2682/13/NMA2	Non material amendment on application S/2682/13/OL to show a community garden, relocated tennis courts and additional junior football pitches on the Plains	Granted 17.04.2024
24/00043/S73	S73 to vary condition 1 (Approved plans) of outline planning permission S/2682/13/OL (up to 1300 homes primary school food store community facilities open spaces landscaping and associated infrastructure and other development) to amend the highway improvement works on Newmarket Road.	Pending Determination

Table 2 Relevant site history

## 6. Policy

### Draft National Planning Policy Framework (Consultation Document) July 2024

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

The Government sets out how the proposed changes to the NPPF aim to support one of its key objectives of delivering 1.5 million homes over the next five years, including by reversing changes made to the NPPF in 2023, revising the standard method used to calculate housing requirements and restoring a requirement for Local Planning Authorities to demonstrate a 5-year housing land supply.

The NPPF consultation closed on 24 September 2024. Officers from the shared planning service have reviewed the documentation and submitted a response on behalf of the Councils.

## **National policy**

National Planning Policy Framework December 2023  
National Planning Practice Guidance  
National Design Guide 2019  
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design  
Circular 11/95 (Conditions, Annex A)  
Technical Housing Standards – Nationally Described Space Standard (2015)  
EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020  
Conservation of Habitats and Species Regulations 2017  
Environment Act 2021  
ODPM Circular 06/2005 – Protected Species  
Equalities Act 2010

## **South Cambridgeshire Local Plan (2018)**

S/1 – Vision  
S/2 – Objectives of the Local Plan  
S/3 – Presumption in Favour of Sustainable Development  
SS/3 – Cambridge East  
CC/1 – Mitigation and Adaption to Climate Change  
CC/4 – Water Efficiency  
CC/5 – Sustainable Show Homes  
CC/6 – Construction Methods  
CC/7 – Water Quality  
CC/8 – Sustainable Drainage Systems  
CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
HQ/2 – Public Art and New Development  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
NH/6 – Green Infrastructure  
NH/14 – Heritage Assets  
H/8 – Housing Density  
H/9 – Housing Mix  
H/10 – Affordable Housing  
H/12 – Residential Space Standards  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/11 – Contaminated Land  
SC/12 – Air Quality  
SC/14 - Odour and Other Fugitive Emissions to Air  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/10 – Broadband

## **Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)**

### **Cambridge East Area Action Plan (adopted 2006)**

#### **Supplementary Planning Documents (SPD)**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

## **7. Consultations**

### **Fen Ditton Parish Council – No objection**

- 7.1 The Council would hope that lessons have been learnt from earlier phases of Marleigh. In particular better demarcation of shared surfaces, quality of parking provision- on plot parking is not sufficiently large resulting in vehicles overhanging pavements, hindering their use. Downpipes and guttering design seeing damp patches behind on brickwork - could better solutions be looked at. Understand there has been previous commitment to high speed EV charging through the development and would be grateful if this could be continued through this phase.

### **Teversham Parish Council – Comments**

- 7.2 The Parish Council is concerned with the replacement of allotments with community beds and would like to see an alternative site found for allotments. Many of the new homes do not have gardens/open space and allotments are necessary.

### **County Highways – No objection**

- 7.3 The Highway Technical note and drawing number MAR-WSP-03-XX-SK-1031-P05 have overcome the earlier Highway Authority's concerns.

- 7.4 The Road Safety Audit Stage 1 has now been satisfactorily completed and the application can therefore be determined.

#### **County Transport Team – No objection**

- 7.6 Following the receipt of further information, the reserved matters proposals as submitted are acceptable to the Highway Authority. No objection

#### **Lead Local Flood Authority – No objection**

- 7.9 The application has demonstrated that surface water from the proposed development can be managed through the use of a combination of existing ditches, as well as new swales, permeable paving and attenuation basin which discharges via flow control surface water discharge to 5l/s into the existing surface water sewer constructed under the phase 2 development. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.
- 7.10 Informative recommended regarding risk of pollution to surface and groundwater bodies.

#### **Anglian Water – No objection**

- 7.12 It is noted that dwellings will be 20 metres from the pumping station, so not objections to this aspect of the proposal. It is Anglian Waters responsibility to take the necessary steps to ensure there is capacity to accommodate the domestic wastewater flows from the proposed development. The impacts on the public foul sewerage network are acceptable.

#### **Urban Design and Conservation Team – No objection**

- 7.15 No objection: Recommend conditions for:
- Design details and materials
  - Sample panel
  - Roof top plant
  - Cycle parking

#### **Senior Sustainability Officer – No objection**

- 7.18 No objections subject to a condition relating to how the proposed 100 l/p/d water efficiency would be secured.
- 7.19 Condition 27 of the outline permission is no longer relevant due to the fact the Code for Sustainable Homes is no longer used. No replacement standards have been issued but the development meets the equivalent Code for Sustainable Homes standards.

## **Landscape Officer – No objections**

7.23 Further information would be required to discharge Condition 12 and 14 of the outline planning permission. Additional conditions to secure the quality of the landscape scheme are required. These relate to:

- Green roofs
- Landscape maintenance and management plan
- Clerk of works
- Written report on success /failures of planting
- Climbing plant details
- Utility chamber details
- Play area details

## **Ecology Officer – No objection**

7.25 The site will achieve acceptable levels of Biodiversity Net Gain within the redline boundary. Recommend that BNG monitoring is dealt with through S106 agreement. An ecologically sensitive lighting condition is recommended to reduce impacts on nocturnal species and to reduce the attractiveness to night flying invertebrates.

## **Tree Officer – No objection**

## **Housing Officer – No objection**

7.27 Affordable housing will provide 100 units, which is 30.12%. At the outline application stage 30% affordable allocation was agreed due to viability issues.

- It has been agreed that there will be no 'Self & Custom Build' plots on this application due to the Outline planning permission being granted prior to the current Local Plan.

- Accessible & adaptable Dwellings – all units will meet M4(2).

- Due to viability issues the Outline application was approved with a 30% / 70% tenure split in favour of shared ownership. This application provides 28% Affordable Rent & 72% Shared Ownership, which does not accord with the Outline application, however taking the whole scheme into account but not including the Phase 3B application, the scheme will provide the agreed 30% / 70% tenure split. Therefore, the affordable housing tenure mix offered is policy compliant regarding the Outline application and subsequent approvals.

- Affordable clusters comply with SCDC Affordable SPD 2010.



- All units will meet or exceed Nationally Described Space Standards.
- All Affordable Rent units will have the required bed spaces per bedroom size.

7.31 Concern is raised for car parking to serve Block A. There are 54 spaces for 66 units and whilst that sounds reasonable with a ratio of 0.82 parking spaces per dwelling in this block, both the market and shared ownership units will be sold with a designated parking space. This leaves 13 spaces, a ratio of 0.52 spaces. There are 3 disabled spaces in Block A and it is preferred that these are unallocated.

### **Environmental Health – No objection**

#### Contaminated Land

7.32 No objections and no additional conditions required.

#### Noise / Vibration

7.33 Construction Phase Impacts - Controls on construction noise, dust, building site activities including working and delivery times are contained in Conditions 35, 36, 41 and 45 of the outline permission S/2682/13/OL and have previously been discharged. However, the proposed development will need to be carried out in accordance with those details submitted and approved and should carry through.

7.34 Operational Noise Impacts – The content and findings of the noise assessment are agreed. Condition 39 of the Outline permission will carry through. No new condition is required. Informative recommended regarding Air Source Heat Pumps.

#### Lighting

7.35 Condition 18 of S/2682/13/OL will carry through and no new conditions are necessary. The Preliminary Lighting Layout and Specification documents submitted with this application cover this aspect.

### **Police Architectural Liaison Officer – No objection**

7.36 Recommends conditions requiring access-controlled gates for the Podium building and for the footpath between Plots 18 – 19 and 35 – 36, and a lighting plan for unadopted roads and parking areas. Requires there to be no windows to internal cycle stores, and queries vehicular/cycle access control to the Austin Building.

### **Cambridge City Airport – No objection**

7.38 The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. Observations are made with regard to PV solar panels to minimise impact of glint and glare and notification if cranes are to be utilised.

## **Cambridge Quality Panel**

- 7.41 “The Panel were broadly supportive of aspects of the design that have evolved since the outline planning stage, such as reclaiming road space for green corridors, however overall, they considered the scheme needs to enhance its’ character and ‘personality’; re-think approaches to affordable housing solutions; model the proposed density increase and dwelling typologies across a wider areas than just the southern edge and amplify the vision for Beta Square.” (See Appendix 3 for full comments.)

## **8. Third party representations**

- 8.1 Two representations have been received objecting to the loss of trees which line the northern edge of Phase 3a.

## **9. Member Representations**

- 9.1 None received.

## **10. Local Groups / Petition**

- 10.1 Cambridge Cycling Campaign (CamCycle) has made a representation objecting to) the application on the following grounds:
- Does not comply with Policy TI/2 of the local plan.
  - Lack of design priority for cyclists and pedestrians.
  - The non-priority junctions ignore the changes to the Highway Code, changes to design guidance and the evidence that design priority junctions provide a greater level of service and safety to pedestrians and cyclists.
  - Uncontrolled junction could be transformed into a green corridor.
  - Under provision of cycle parking for units and visitor cycle parking.
  - Car parking space to dwelling ratio of 2.42 is too high – new developments have a unique chance to shape behaviours, the site will benefit from a strategic number of active travel schemes and is located on a key bus corridor.
- 10.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council’s website.

## 11. Planning background

- 11.1 The site forms part of the Marleigh new community (formerly Wing) located on the eastern side of Cambridge. The approved outline permission granted in 2016 (S/2682/13/OL) for the wider development established a series of parameter plans to guide the future development of the site. A strategic site wide Design Code to act as a bridge between the outline and future reserved matters application and to provide a benchmark for quality and coordination across all phases was approved in September 2018. The outline permission provides for up to 1300 homes of which 968 have reserved matters permission across Phases 1a, 1b and 2, leaving 332 homes to be delivered on Phase 3 alongside areas of open space.
- 11.2 Whilst the vast majority of the Marleigh scheme lies within the administrative boundary of South Cambridgeshire District Council, a small parcel to the western edge lies within the boundary of Cambridge City Council. A separate outline planning permission, reference number 13/1837/OUT, was granted for this land which includes for tennis courts, allotments, storeroom and toilet, cycle and footpath links and the management of existing woodland.

## 12. Assessment

- 12.1 From the consultation responses, representations received, an inspection of the site and the surroundings, the key issues are:
- Housing provision
  - Design, layout, scale and landscaping
  - Trees
  - Carbon reduction and sustainable design
  - Biodiversity
  - Water management and flood risk
  - Highway safety and transport impacts
  - Car and cycle parking
  - Amenity
  - Third party representations
  - Open space and recreation
  - Planning obligations
  - Other matters
  - Planning balance
  - Recommendation
  - Planning conditions

## 13. Principle of Development

- 13.1 The principle of the proposed development was established as acceptable under the outline permission reference number S/2682/13/OL (and 131837/OUT granted by the City Council for the development within its administrative area). The Cambridge East site has been allocated for residential and ancillary development under Policy SS/3 of the South Cambridgeshire Local Plan 2018.
- 13.2 The outline planning permission consists of Parameter Plans for Land Use, Building Heights, Access and Movement and Landscape and Open Space. The submitted scheme is sufficiently in line with the Parameter Plans; Officers identify no objections in this regard.

## 14. Housing Provision

### Density

- 14.1 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) The policy states that density may vary where justified by the character of the locality, the scale of the development or other local circumstances.
- 14.2 The Phase 3 site, including the up-lift of 91 dwellings proposes a density of 40 dwellings per hectare, which is policy compliant.
- 14.3 The Design Code for Marleigh envisages density for each of the three named character areas, namely 'The Edge' with a lower density; 'The Town with medium density'; and 'The City' with higher density. Phase 3 lies within the medium and higher density areas. The 91 dwellings of this application being within 'The Town' a medium density area.
- 14.4 It is noted that the approved Phase 1 of Marleigh is 33 dwellings per hectare (dph); approved Phase 2 is 75 dph; and the overall density for Marleigh, including Phase 3 would be 42 dph (net density excluding strategic open space).
- 14.5 It is considered there are no sustainable planning objections to raise with the proposed density of Phase 3 which includes the additional 91 dwellings above the 1300 approved under the outline planning permission.

## Mix

**14.6** The housing mix for this reserved matters application and the combined Phase 3 site is as set out in the table below.

Type	332 REM (3A)	91 Full (3B)	combined
1 bed apartment	84	6	90
2 bed apartment	117	6	123
3 bed apartment	3	0	3
2 bed house	0	0	21
3 bed house	50	54	104
4 bed house	61	4	65
5 bed house	17	0	17
Total	332	91	423

14.2 This development would provide a wide choice, type and mix of housing. Whilst it does not accord with the percentages set out for house size by bedroom number in Policy H/9 it does, importantly, reflect current housing need and market demand, which is considered both commendable and acceptable.

14.3 The proposed market housing mix for Phase 3, when considered together with all phases for the Marleigh development would achieve the mix required in Policy H/9 of 42% for 1 and 2 bed, 28% for 3 bed and 30% for 4 and 5 bed units. The requirements of condition 25 of the outline permission have been met.

## Affordable housing

14.4 The required affordable housing provision for this site is agreed under the outline planning permission at 30%.

14.5 Of the 332 homes proposed, 100 units would be affordable housing; this equates to 30.12%. Together with previously approved applications for Phases 1a, 1b and 2, the scheme would provide 30% affordable housing.

14.6 The affordable housing mix for this application site is as follows:

Type	Affordable allocation	% of allocation
1 bed flat	45	45%
2 bed flat	48	48%
2 bed house	0	0%
3 bed house	7	7%
4 bed house	0	0%
Total	100	100%

The Affordable Allocation should be considered along with previous approved applications on this site. Please see the table below.

	Affordable allocation	% of allocation
1 bed flat	113	29%
2 bed flat	172	44%
3 bed flat	5	1%
2 bed house	50	13%
3 bed house	45	12%
4 bed house	5	1%
Total	390	100%

- 14.7 The tenure split for affordable housing was approved under the outline permission with a 30/70% tenure split in favour of shared ownership. This application provides 28% Affordable Rent and 72% Shared Ownership. Whilst not being in accordance with the outline permission, when taken as a whole for Marleigh the scheme provide the agreed 30/70% tenure split. The application is therefore policy compliant.
- 14.8 There are no self or custom build plots on this site. The outline permission was granted prior to the adoption of the South Cambridgeshire Local Plan 2018.
- 14.9 Policy H/9 of South Cambridgeshire Local Plan 2018 requires 5% of homes to be built to the accessible and adaptable standards for dwellings of M4(2) of the Building Regulations. The applicant has confirmed that all the dwellings would meet Part M4(2)
- 14.10 The exception to this is the proposed 12 flats over garages which, because of their physical design, cannot comply with Part M4(2). This form of development has been accepted elsewhere in the locality.
- 14.11 The requirements of the outline permission conditions 24 – Housing tenure and 25 – Housing mix have been met for this reserved matters application and can be part discharged accordingly.
- 14.12 Homes for Our Future - Greater Cambridgeshire Housing Strategy 2024 to 2029, Annex 3 - seeks a maximum cluster size of affordable housing of twenty-five. The affordable housing clusters for this scheme range from two to twenty-five which is considered acceptable. The affordable housing will not be distinguishable from private tenure units.
- 14.13 Conclusion  
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 that it accords with Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Homes for Our Future - Greater Cambridgeshire Housing Strategy 2024 to 2029.

## **15. Design, layout, scale and landscaping**

### Urban Design

- 15.1 Whilst this reserved matters application is one of a suite of applications, the development of Phase 3 has been considered holistically as one phase, starting from the pre-application stage. The scheme has developed through a design-led approach following the key principles of the outline permission, the approved Design Code and national planning policy.
- 15.2 Overall, the layout is considered to be compliant with the key principles of the approved Design Code and whilst there are some variations to the proposed block layout, street hierarchy and alignment of some routes to that shown in the Design Code, the layout has been developed collaboratively with Officers through detailed master planning with the results considered to be enhancements of the key principles of the Design Code.
- 15.3 The proposed height and massing strategy responds well to good placemaking principles and the Design Code and conforms with the Parameter Plans.
- 15.4 The scheme falls within two character areas: 'The City' and 'The Town' which both respond to the guiding principles of the Design Code. Within 'The City' area the proposed 4 storey Austin Building to the west of Beta Park successfully creates a marker building as required by the Design Code.
- 15.5 Austin Street forms the key north-south primary street giving access from Newmarket Road towards the north of the site. A series of secondary and tertiary streets run east west and north south linking new homes to Austin Street and to green spaces and facilities such as the primary school, Gregory Park and the proposed sports facilities on The Plains to the east.
- 15.6 Apartment Blocks A and B are located between Beta Park and Newmarket Road. Their massing has been manipulated and broken up to create a variety of different forms and separate volumes, allowing the higher density 'City' area to transition to the medium density of the 'Town' character area. The galleried/decked approach to Block B enables all homes to be dual aspect.
- 15.7 The northern part of the phase has a relatively loose grain. Courtyard groupings continue the arrangement of such areas within Phase 1b. Following feedback from the Cambridge Quality Panel and in negotiation with Officers, the amount of semi-detached homes has been reduced in favour of terrace houses which tightens up the definition of key spaces and frontages.



- 15.8 Overall, the range of buildings, the varied roofscape and character areas creates an interesting composition.

### Landscaping

- 15.9 There is currently little existing green space on site due to its former use as part of Cambridge Airport. Natural features are on the site perimeter which includes an existing woodland on the northwestern edge with existing trees along Newmarket Road. An existing pumping station, a substation, an existing SuDs feature, a drainage outfall and buried utility corridors are also located on the west of the site and are to be retained.
- 15.10 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP), the approved Design Code and the approved Landscape and Open Space Parameter Plan. Further consideration on open space and play space can be found in paragraphs 24 to 24.7 below.
- 15.11 The main areas of open space within Phase 3 will be provided within the Beta Park and The Stoop. These facilities will include trees, planting, open space and play areas. Beta Park has a network of paths through it. The proposed community garden falls within a separate application due to its location within the administrative boundary of Cambridge City Council. Other areas of open space are provided in a series of green spaces on east west routes, on the western edge of the site and on a north south route linking Beta Park with Newmarket Road.
- 15.12 The outdoor sports facilities to serve the residents of Phase 3 will be provided in The Plains to the east of the Marleigh site.
- 15.13 Overall, landscape design has been integrated within the site planning to help strengthen the network of green spaces and pedestrian connectivity.
- 15.14 Overall, there is an over provision of open space and informal open space on the Marleigh development which means there is no need for additional open space to meet the demands of the 91 dwelling up-lift.
- 15.15 Drawings showing hard and soft landscaping have been submitted. An indication of the different surface materials and plant and tree species is shown. There are not, however, sufficient details to fully discharge condition 12 of the outline permission. Further landscape conditions are recommended

to secure more detailed information (see Conditions 5, 6, 7, 8, 9, 11, 12, 13 and 14 in the recommendation).

- 15.16 The information required for the protection of the existing trees to be retained has been submitted as required by condition 13 of the outline permission and is satisfactory.
- 15.17 Condition 16 of the outline permission requires reserved matters applications to incorporate allotment provision. However, Officer negotiations with the applicant throughout the pre-application process has encouraged the provision of a community garden instead of allotments on a site within the City Council's area of the site to the west of Phase 3. This has also been encouraged by the Cambridge Quality Panel. An allotment provision in The Plains is to remain. It is felt that a community garden would provide for a variety of residents' needs, would include quieter/reflective areas, as well as spaces for social engagement and play. This space will need to be managed appropriately by a planning condition on the Cambridge City application.
- 15.18 Provision of the community garden to serve this development will need to be secured by a Deed of Variation to the existing 2016 Agreement. If Members are minded to approve a reserved matters approval it must, therefore, be subject to the completion of a Deed of Variation which addresses the loss of the planning obligation requiring the provision of the allotments in substitution of a community garden.
- 15.19 The application is supported by an Arboricultural Impact Assessment. A few trees in Kingsley Woods are to be removed due to die back. A group of trees to the north of the site and some to the western boundary are to be removed to make way for the development. This was anticipated at the outline application stage and reflected in the Parameter Plans. Appropriate tree protection measures are proposed.
- 15.20 Conclusion  
Overall, the proposed development is a high-quality design that would contribute positively to its surroundings, be appropriately landscaped and provide adequate open spaces for residents, subject to the aforementioned conditions in the recommendation. The proposal is in line with the approved Design Code, approved Parameter Plans and is compliant with South Cambridgeshire Local Plan (2018) Policies NH/2, NH/6 and SC/9 and the NPPF.

## 16. Carbon reduction and sustainable design

- 16.1 The applicant has submitted an Energy Statement, a Sustainability Statement and an Overheating Assessment which consider both the reserved matters application for 332 dwellings and the full application for the additional 91 dwellings.
- 16.2 The following sustainable construction measures are proposed:
- Fabric improvement beyond Building Regulations Part L 2021,
  - Low energy lighting,
  - Air source heat pumps (ASHP) for houses,
  - Exhaust air source heat pumps for apartments,
  - Solar PV – 110 kwp across suitable roof space.
- 16.3 A full TM59 overheating assessment has been carried out on the proposed development including apartment blocks. It is noted that some market housing apartments are single aspect however, none of the affordable housing units are single aspect. Several methods of mitigation are used to overcome this, which are satisfactory and pass the TM59 test.
- 16.4 The applicant has amended the application and now proposes to provide water efficiency measures to enable 100 litres/person/day. The calculations required to demonstrate this are required in condition 38 in the recommendation below.
- 16.5 Conditions 27 and 51 of the outline planning permission relate to the Code for Sustainable Homes, which are no longer used. As such those conditions cannot be discharged. No replacement standards have been issued but the development meets the equivalent standards.
- 16.6 The Council's Sustainability Officer has been consulted and no objections are raised, subject to the recommended water efficiency conditions being imposed (Condition 38).
- 16.7 Conclusion  
The application has suitably addressed the issue of sustainability and renewable energy. Subject to conditions the proposal is compliant with South Cambridgeshire Local Plan 2018, Policies CC/1, CC/3 and CC/4, the Greater Cambridge Sustainable Design and Construction SPD 2020 and the approved Design Code.

## **17. Biodiversity**

- 17.1 The application is supported by an Ecological Impact Assessment and a Wildlife Hazard Management Plan. The Ecological Impact Assessment is in accordance with the approved Site Wide Biodiversity Strategy.
- 17.2 The Ecological Impact Assessment provides adequate survey data and suitable avoidance and mitigation strategies to remove any residual risk of harm or disturbance to protected and priority species.
- 17.3 The development would provide significant biodiversity gains of 157.6% through landscaping, green links and habitat.
- 17.4 The Wildlife Hazard Management Plan recommends that there should be no further green or brown roofs constructed within Marleigh, on this Phase 3 site. This is due to the potential for bird strike associated with Cambridge Airport.
- 17.5 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered (See conditions 15 and 16 below).
- 17.6 The requirements of condition 17 and 40 of the outline permission have been met for this reserved matters site.
- 17.7 **Conclusion**  
In consultation with the Council's Ecology Officer, subject to appropriate conditions, Officers are satisfied that the proposed development complies with Policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

## **18. Water management and flood risk**

- 18.1 The Phase 3 drainage proposals have been designed in accordance with the site wide strategy approved at the outline stage. The application is accompanied by a Flood Risk Assessment and Drainage Strategy, a Proposed Surface Water Strategy and technical note.

- 18.2 Rainwater will be intercepted using sustainable systems including rainwater harvesting, tanks, water butts, rain gardens, swales, permeable paving and strategic SUDS attenuation basins.
- 18.3 The Local Lead Flood Authority has advised, following the submission of further information, that surface water and water quality have been adequately addressed and there are no objections to raise to the scheme.
- 18.4 Anglian Water has raised no objections to the development. There is a sewage pumping station on the site and foul drainage is within the catchment of Cambridge Water Recycling Centre. Whilst this facility does not currently have capacity, Anglian water will take the necessary steps to ensure there is capacity for the development.
- 18.5 With regard to water efficiency in residential properties, condition 50 of the outline planning permission requires the development to achieve 110 litres/person/day. However, in light of the current water supply concerns in the area, the applicant has agreed to design the development to achieve 100 litres/person/day which is welcomed by Officers. This would be achieved through the installation of appropriate appliances. The details and calculations for achieving this can be secured by condition, 38.
- 18.6 **Conclusion**  
The application has suitably addressed the issues of water management and flood risk and complies with condition 34 of the outline planning permission and subject to conditions the proposal is in accordance with South Cambridgeshire Local Plan 2018 Policies CC/7, CC/8 and CC/9 and NPPF advice.

## **19. Highway safety and transport impacts**

- 19.1 The application is accompanied by a Transport Statement, swept path analysis drawings for a refuse freighter, emergency fire vehicle and for the Newmarket Road junction with the proposed Austin Street, a visitors parking plan, highway adoption plan and technical statements.
- 19.2 Negotiations have resulted in amendments to the scheme and the County Highway Authority raise no objections following the completion of a Road Safety Audit (RSA) Stage 1.
- 19.1 The traffic impacts of these dwellings were considered at the outline planning application stage and mitigation is included within the signed 2016

Agreement. The measures include the need to submit a residential Travel Plan and off-site improvements for active travel to reduce the need for car journeys. The impacts of the 91 dwelling up-lift are considered under the full application for those dwellings. The majority of the mitigation measures for Marleigh are currently either completed, under construction, or will be triggered by the earlier phases of development.

- 19.2 Austin Street is the principal street that serves Phase 3 providing access from Newmarket Road. The network of streets to the east of Austin Street connect to the other phases of Marleigh. The network of streets is in general conformity with the approved Parameter Plan layout. Most roads are to be adopted. Unadopted roads are proposed to be managed and maintained by a management company. Recommended condition 36 requires a management and maintenance plan for unadopted streets to be submitted for approval. Amendments to the street verges have been negotiated to include landscaping/planting to break up long stretches of on-street parking or frontages to homes that could be mistaken for a footpath.
- 19.3 Condition 19 of the outline planning permission requires details to be submitted for the pedestrian and cycle routes of the development. Many of the residential streets are shared surface and there are several pedestrian and cycle only links. Overall, there is a good network for cyclists and pedestrians with linkages to other Marleigh phases, Newmarket Road, with its proposed improvements for cyclists, and to Jack Warren Green (Fison Road estate) via a three metre wide path. Condition 19 can be discharged for this site.
- 19.5 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objections to the proposal.
- 19.4 Conclusion  
The proposal accords with the objectives of Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018 and is compliant with NPPF advice. Condition 18 of outline permission can be discharged as far as it relates to this reserved matters scheme.

## **20. Car and cycle provision**

- 20.1 Condition 19 of the outline planning permission requires details to be submitted for the pedestrian and cycle routes for the development. Many of the residential streets are shared surface; there are several pedestrian and cycle only links. Overall, there is a good network for cyclists and pedestrians with linkages to other Marleigh phases, Newmarket Road, with its proposed improvements for cyclists and those to Jack Warren Green (Fison Road

estate) via a three metre wide path. Condition 19 can be part discharged for this reserved matters application. The remainder of the condition requires buildings not to be occupied until the above works are carried out.

### **Cycle parking**

- 20.2 Cycle parking is provided in line with the standards set out in the Design Code for Marleigh and with Policy TI/3 of South Cambridgeshire Local Plan 2018.
- 20.3 One cycle space per bedroom is required under Policy TI/3; the proposed scheme meets this standard and in some cases exceeds it. Cycle storage for houses is either within a garage of dimensions set out in Appendix L of the Cambridge Local Plan 2018 or in secure cycle stores to both the front and rear of the homes.
- 20.4 An additional four cycle parking spaces are provided for visitors to the Austin Building which has a ground floor commercial use.
- 20.5 Apartments, Blocks A and B and the Austin Building have several secure cycle stores within the ground floor. The two apartment Blocks within the Town area have a separate cycle store close to the respective apartment Block. Most of the stores have large spaces suitable for oversized/cargo bikes.
- 20.6 Overall, cycle parking would be as convenient as car parking, and is proposed to be secure, as required by the Design Code. Recommended condition 22 requires details of cycle stores to be submitted for approval.
- 20.7 The quantity and design of cycle parking would comply with Policy TI/3 of South Cambridgeshire Local Plan 2018.

### **Car parking**

- 20.8 The adopted Design Code has maximum car parking standards of one space for a dwelling up to two bedrooms in size, two spaces for dwellings of three or more bedrooms and visitor spaces of one for every four dwellings. Five percent of spaces should be for disabled car parking.
- 20.9 Within the Town area of the development the smaller dwellings would meet the maximum standards. The 3 to 5 bedroom dwellings would provide a total of 72 spaces over the standard. Visitor car parking would be a very slight over policy provision.

- 20.10 The proposed Austin Building would provide 17 apartments, requiring a total maximum of 26 car parking spaces. Eighteen spaces are to be provided within a ground floor car park, 1 space (which is 5%) would be a disabled space. This element of the scheme would comply with the Design Code.
- 20.11 Apartment Block A is a mix of 1 and 2 bedroom apartments. It would provide 54 car parking spaces for 66 apartments within an enclosed space, contained by the group of apartments and high walls. Five per cent would be disabled parking spaces.
- 20.12 Apartment Block B is a mix of 1 and 2 bedroom apartments. It would provide 82 parking spaces for 82 apartments, with 5% for the disabled. This would be provided at ground floor level within the building.
- 20.13 Both Blocks A and B have car parking in accordance with the Design Code and the Policy CE/11 of Cambridge East Area Action Plan. The Council's Housing Officer is concerned that, for Block A, the sale of market units with a car parking space and the sale of shared ownership units with a parking space, would leave only 13 spaces available for 25 affordable rent units. No amendments to this aspect of the scheme have been made to overcome this concern. However, this aspect of the scheme does comply with the approved Design Code.
- 20.14 Recommended condition 32 requires the three proposed parking spaces for the disabled in Block A and five in Block B to be retained as unallocated spaces.
- 20.15 Visitor car parking is on-street and designed in accordance with the requirements of the Design Code. A car club space is located on Austin Street close to Block A.

Recommended condition 23 requires proposed garages to be fitted with automatic roller doors to avoid the risk of cars overhanging footways.

- 20.16 Condition 20 of the outline planning permission requires details of car parking to be submitted with the reserved matters application and implemented prior to occupation of the building to which it relates. Condition 20 can be part discharged as far as it related to this reserved matters application.
- 20.17 Condition 54 of the outline permission requires roads and footways to be constructed to at least binder course surfacing level prior to occupation of dwellings.



20.18 The application includes EV charging points: active EV charging for houses and passive provision for apartments. The scheme meets the requirements of The Greater Cambridge Sustainable Design and Construction SPD. EV charging is to be secured by recommended condition 43.

#### 20.19 Conclusion

The proposed cycle and car parking arrangements are considered to accord with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018 and the approved Design Code for the Marleigh site, subject to the recommended conditions.

## 21. Amenity

21.1 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development which is overlooking, overbearing or results in a loss of daylight or where development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

21.2 Both the District Design Guide 2010 and the approved Design Code for the development gives advice on the layout of residential blocks and distances between buildings.

### Neighbouring properties

21.3 There are no existing residential properties adjacent the western boundary of the application site. The proposed community garden and Kingsley Woods would act as a buffer between the proposed development and houses in Fison Road and Thorpe Way. To the west of the southern half of Austin Street is the development of Marshall's garage and showroom.

21.4 To the north of the site is Gregory Park with the dwellings of Phases 1a and b beyond. To the east is Phase 2 which is currently under construction the proposed development will sit alongside the dwellings in that Phase. Some streets will join streets in Phase 2 and appear as a continuous street, presenting a similar building line in a side-by-side relationship. This relationship would not cause any significant harm to the residential amenities of the occupiers of those homes.

- 21.5 Proposed homes on the eastern edge would mostly front onto Marleigh Avenue, facing approved homes. There would be no significant loss of residential amenity to the occupiers of those dwellings.
- 21.6 The concurrent full application for the additional 91 dwellings sits alongside this reserved matters application. It is made up of several groups of dwellings scattered through the Phase 3 site. Overall, the two applications are designed to sit together as a single cohesive development. The relationship between the dwellings has been planned and considered throughout the progress of the applications.

### **Future occupants**

- 21.7 The applicant has advised that all proposed homes would comply with the current Nationally Described Space Standards (2015) and as such would satisfy Policy H/12 of South Cambridgeshire Local Plan 2018. A table of dwelling sizes is provided within the Design and Access Statement. Condition 27 of the outline permission refers to the Code for Sustainable Homes, however, this is superseded by the Nationally Described Space Standards.
- 21.8 The relationship between proposed dwellings has been considered, including overlooking and overbearing effects which are considered by Officers to be acceptable. Back-to-back distances are required to be a minimum of 18m by the approved Design Code unless carefully designed with windows arranged to avoid overlooking. The proposed scheme would achieve this requirement.

### **Garden size**

- 21.9 The approved Design Code sets out how blocks of dwellings should be arranged. This includes the arrangement of private gardens. The submitted scheme is in accordance with these blocks. All houses have a private garden space. Apartments either have a private garden, a balcony or access to a communal garden - again in accordance with the Design Code.

### **Construction and environmental health impacts**

- 21.10 The application is supported by an Assessment of Environmental Noise, as required by condition 21 of the outline planning permission. Satisfactory internal noise levels can be obtained and recommendations for appropriate attenuation/insulation is made within the report. No objections are raised to this by the Council's Environmental Health Officer. Any noise mitigation

required by any non-residential use will need to be considered under condition 39 of the outline permission.

- 21.11 Any issues of land contamination are considered under conditions 43 and 44 of the outline permission. No further conditions are required by the Council's Contaminated Land Officer.
- 21.12 Condition 19 of the outline permission requires details relating to artificial lighting. Information relating to artificial lighting has been submitted, however, further information is required, and this is the subject of the recommended condition 4.
- 21.13 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by South Cambridgeshire Local Plan Policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 (Ground conditions and pollution) of the NPPF are relevant. No objections are raised by the Council's Environmental Health Team; no additional conditions are required.
- 21.14 Conclusion  
The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with Policy HQ/1 and the approved Design Code. The associated construction and environmental impacts would be acceptable in accordance with Policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of South Cambridgeshire Local Plan 2018 and the conditions of the associated outline planning permission.

## 22. Third party representations

- 22.1 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

<b>Third party comment</b>	<b>Officer response</b>
Loss of trees to the northern edge.	A group of trees towards the northern end of the site are to be removed to make way for the development. This was anticipated during the consideration of the outline application and is reflected in the approved Parameter Plans. A number of trees at the northern end of Kingsley Woods are to be removed due to die back.
Inadequate cycling provision	A network of cycle paths is proposed to run through the site. Contributions under the 2016

	Agreement have been agreed for off site improvements. The County Highway Authority have been consulted and raise no objections to the cycling proposals of the scheme.
Downpipes and guttering design seeing damp patches behind on brickwork	This is not a planning issue but a matter for the Building Regulations.

## 23. Open space and recreations

- 23.1 The Marleigh development has been designed in accordance with the open space requirements set out in the Cambridge East Area Action Plan (CEAAP). The approved Landscape and Open Space Parameter Plan includes an over provision of informal open space and allotments against the CEAAP requirements.
- 23.2 The Stoop has been increased in size from that proposed under the outline planning permission and the proposed relocation of the tennis courts to The Plains has provided additional space for the community garden, above that originally proposed for the allotments in this location.
- 23.3 The required quantity of open space, informal open space, outdoor sports facilities, play space and allotments has been calculated for both the 332 dwellings of this reserved matters and the proposed 91 dwelling uplift of the submitted full application in accordance with Policy CE/20 of the CEAAP figures.
- 23.4 The main areas of open space within Phase 3 will be provided within Beta Park and The Stoop. The proposed community garden falls within a separate application due to its location within the administrative boundary of Cambridge City Council. Other areas of open space are provided in a series of green spaces on east west routes, on the western edge of the site and on a north south route linking Beta Park with Newmarket Road.
- 23.5 Phase 3 will provide one Local Equipped Area of Play (LEAP) and seven Local Areas of Play (LAPs). This meets the policy requirements for this site and the 91 dwelling up-lift. There will be good access for pedestrians and cyclists to other open spaces and play areas within other phases of the Marleigh development. Condition 14 of the outline permission relates to the provision of play spaces which can be discharged in part, but a further condition is required to submit a timetable for the delivery of the LAPS see recommended condition 10.

23.6 The outdoor sports facilities to serve the residents of Phase 3 will be provided in The Plains to the east of the Marleigh site. The 2016 Agreement will require varying to ensure a timely provision of the community garden. The applicant intends to submit an application to deal with this variation and all other variations of the 2016 Agreement which the suite of applications (see paragraph 24.3 of this report) generate. That deed will be completed before the release of all and any planning permission/s including this reserved matters application.

#### 23.7 Conclusion

The proposed open space and recreation provision accords with the principles of the approved relevant Design Code, the relevant policies of Cambridge East Area Action Plan, Policy SS/3 of South Cambridgeshire Local Plan 2018 and is in accordance with the approved Landscape and Open Space Parameter Plan.

## **24. Planning obligations (S106) – Deed of Variation**

24.1 The outline planning permission granting approval for the 1,300 dwellings and other works. That development is subject to the 2016 Agreement (made under s106 of the TCPA 1990). This Agreement also covers matters relating to the outline planning permission for allotments and tennis courts on the land which is now being proposed for a community garden.

24.2 The proposal for an uplift of 91 dwellings on the Phase 3 site has resulted in other amendments being required to the proposed Marleigh development overall. This directly affects this reserved matters scheme for 332 dwellings in that changes are now being proposed to certain supporting community provisions such as allotments/community garden and sporting provisions. These are described in earlier paragraphs under the relevant topic sections. These will be relatively minor changes in the wording and requirements of the 2016 Agreement and will be the subject of a Deed of Variation. Members' authority is sought in the Officer recommendation of this report which will enable Officers under the that authority, subject to the legal advice of the Council's lawyers, to negotiate, settle the necessary amendments and complete a deed under s106 TCPA which gives effect to the necessary variations. Any approval of this reserved matters application should be subject to an appropriate deed being completed in advance of any permission being approved.

24.3 The headline list for the deed dealing with the variations to the 2016 Agreement is set out in the table below. It includes the total required

amendments across the suite of Phase 3 applications. Details of the further contributions required for the 91 dwelling up-lift are in brief only; a more detailed table is included in the following Committee) for the 91 dwelling up-lift application.

Schedule	Required variation	Reason for variation
	Remove allotments and tennis courts from City Open Space Works	The allotments will be replaced with a community garden with the tennis courts relocated to The Plains.
	Add community garden to City Open Space Works	This is to replace the allotments on this City part of the site.
	Add tennis courts and additional sports pitches to Phase 3 Recreation Works and update the Sports Pitches Phasing Plan	This refers to the relocation of the tennis courts from the City site to The Plains and the additional pitches required by the 91 dwelling up-lift.
	Vary the trigger point for the Phase 3 Recreation Works to 1350 <sup>th</sup> occupation	This is due to the 91 up-lift of dwellings proposed.
	Update Newmarket Road Improvement drawings	To align with the S73 application ref: 24/00043/S73
	Update parameter plans	To align with the approved variation to the Parameter Plans under ref: S/2682/13/NMA2
	Amend the trigger events for delivery of LEAP1 and LEAP2 to swap the order of delivery and to include the	This is due to the 91 up-lift of dwellings proposed.

	addition of informal children's play space.	
	Vary the lifetime homes requirements to replace with M4(2) and FOG units	Due to the Lifetime Homes Standards no longer being used.
	Dwelling Space Standards (now superseded by NDSS)	Update to Nationally Described Space Standards (2015)
	<p>Additional contributions relating to Phase 3B:</p> <ul style="list-style-type: none"> <li>a. Additional Community Developer Workers Contribution</li> <li>b. Additional Community Grants Fund payment</li> <li>c. Indoor meeting space</li> <li>d. Additional Commuted Sum/Open Space Maintenance Sum payable to Manco</li> <li>d. Additional Primary Healthcare Contribution</li> <li>e. Contributions towards sports halls and indoor bowls</li> </ul>	Planning obligations required to mitigate the 91 dwelling up-lift.

	<p>f. Swimming pool</p> <p>g. Waste bins &amp; collection vehicle</p> <p>h. Highway contribution for Eastern Access</p>	
	Phase 3B affordable housing obligations	Required for the 91 dwelling up-lift.
	Update biodiversity net gain requirements.	To reflect the 91 dwelling up-lift
	Residential Travel Plan to include the 91 up-lift	To reflect the 91 dwelling up-lift
	Contemporaneous development of the proposed 332 dwellings with the proposed up-lift of 91 dwellings.	In the interests of comprehensive urban design

Table

#### 24.4 Conclusion

The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligations pass the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

## 25. Other matters

### Bins

- 25.1 All streets that would require a refuse vehicle to traverse would be either be adopted highways or otherwise built to specifications required for access by a 32 ton refuse freighter. Refuse collection for most dwellings would be to the street frontage.



- 25.2 Several locations for collection of bins serving apartments would have a crew drag distance greater than 10 metres. In these instances, for Blocks A and B it is proposed that the management company would move bins to a collection point on refuse collection day.
- 25.3 Bin stores are provided for apartments and the Shared Waste Service has raised no objections to these. There are several locations for bins stores within Blocks A and B. Bin storage areas for houses are mostly located either within the rear area of garages or in rear gardens with access to the street through garages.
- 25.4 Condition 42 is recommended to ensure that any proposed windows in the bin stores are obscured glazed in the interests of secure design.

#### Broadband

- 25.5 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. Condition 39 is recommended to ensure this provision.

#### Electricity supply to public space

- 25.6 Recommended condition 37 requires details to be approved for an electricity supply to the public open space adjacent to the Austin Building to serve outdoor facilities and pop-up vans.

## **26. Conditions submitted in parallel**

- 26.1 Through approving this application and the details contained therein it is considered that this reserved matters application will have met the requirements of conditions 13, 17, 18, 19, 20, 21, 23, 24, 25, 28, 30, 34, 40 of outline permission in so far as they relate to Phase 3 of the Marleigh site. Please see the table in the Recommendation at paragraph 28 below.

## **27. Planning balance**

- 27.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 27.2 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.

27.3 The development provides 332 dwellings and supports the identified housing needs of the area. It accords with Policy SS/3 of South Cambridgeshire Local Plan 2018, as part of the Cambridge East site.

27.4 The scheme supports the aims of sustainable development with a range of measures including: mitigating overheating; fabric improvement beyond Building Regulations Part L; an all electric approach; it will achieve potable water use of no more than 100 litres/person/day; and encourages cycle use to mitigate the impacts of traffic.

27.5 Conclusion

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.

## 28. Recommendation

### Recommendation:

**1. Approve** this reserved matters application 23/04930/REM subject to:

- (i) The planning conditions and informatives as detailed in Section 29 of this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary).
- (ii) The prior completion of a planning obligation by deed under S106 and S106A (as appropriate) of the Town and Country Planning Act 1990 (as amended) which secures the necessary modifications to the 2016 Agreement supporting S/2682/13/OL, to release those obligations no longer required as a consequence of the approval of this proposal, and to the new planning obligations specified in this report, with delegated authority to officers to include other relevant planning obligations necessary to make the proposal acceptable in planning terms, and to negotiate, settle and complete such planning obligation in consultation with the Chair and Vice Chair of JDCC.

2. **Approve** the part discharge of the following planning conditions on the outline consent reference S/2682/13/OL in relation to this reserved matters only:

<b>Condition</b>	<b>Recommendation</b>
Condition 13 – trees to be removed/retained	approve
Condition 17 – Ecology mitigation	approve
Condition 18 – Artificial lighting	approve
Condition 19 – Pedestrian & cycle routes	approve
Condition 20 – Car parking details	approve
Condition 21 – Noise statement	approve
Condition 23 – Waste storage facilities	approve
Condition 24 – Housing tenure	approve
Condition 25 – Housing mix	approve
Condition 28 – Compliance with sustainability strategy	approve
Condition 30 – Cycle parking	approve
Condition 34 – Details of surface water drainage	approve
Condition 40 – Bird hazard management plan	approve

## **29. Planning conditions**

### **1. Approved Plans**

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

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

## **2. Materials and detailed design**

No development shall take place above ground level (except for demolition) until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include joints and interfaces of all materials; external features such as the stone banding and cills, entrance doors, garage doors, entrance screens, porch and canopies, cladding systems, metal work, windows and reveal depths, roof cladding, soffits, external metal work, balustrades, rainwater goods, and coping details. The details shall consist of a materials schedule and a design details document, including, a site wide brick distribution plan that clearly presents the proposed brick type combinations, and detailed elevations and sections (scaled 1:5, 1:10, 1:20) and/or samples as appropriate to the scale and nature of the development in question, and shall demonstrate consistency with the approved elevations and supporting information and/or imagery shown in the Design and Access Statement. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

## **3. Sample panel**

No brickwork above ground level shall be laid until a sample panel at least 1.5 metres wide and 1.5 metres high has been constructed on site detailing the choice of cladding, brick, bond, coursing, special brick patterning (recessed brick, soldier courses, stepped brick, hit and miss, extruded and dentil brick detail) mortar mix, design and pointing technique and the details submitted to the local planning authority in an accompanying report, and until the sample panel and report have been approved in writing by the local planning authority. The details shall Bespoke also consist of an accompanying written explanation of the on-site construction management procedures in place to provide assurance that a consistent and correct execution of details will be delivered.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

#### **4. Lighting**

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

Reason: To ensure the quality of the external lighting meets the requirements of Policies TL/8, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and to ensure that there is no conflict with the final lighting positions agreed as part of the S278 Agreement with the County Council.

#### **5. Landscape management and maintenance plan**

Before the development is first occupied or brought into use a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **6. Clerk of Works**

Prior to the commencement of any planting or soil related ground preparation, a suitably qualified Clerk of Works shall be appointed to oversee the delivery of all landscaping to ensure that it accords with the approved landscaping details. The landscaping implementation shall be monitored on-site by the Clerk of Works

throughout the development of the site. A landscape phasing plan shall be submitted to and agreed in writing by the Local Planning Authority. No occupation of any building within a landscape phasing area shall take place until such time as a monitoring and completion report evidencing complete compliance (including a photographic record of delivery), with the approved landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **7. Health and condition of planting**

All landscape planting works must be inspected annually during the month of August, each year for the first 5 years after planting. The inspections must record the health and condition of trees and plants planted and assess where trees and plants need to be replaced. This report must be submitted to the Local Planning Authority, prior to the planting season commencing in each year and the details and specifications of replacement trees and plants to be planted in that coming planting season provided in writing. The replacement trees and plants must then be planted in the period between the 1st December and 1st March and the Local Planning Authority informed when all re-planting works are completed.

Reason: To ensure the successful delivery of landscaping within the site accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **8. Climbing plants**

Prior to the commencement of any planting or soil related ground preparation detailed relating to climbing plants drawings at 1:20 minimum scale and a written specification describing the supports and supporting structures for climbing plants shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **9. Utility chambers**

Prior to the commencement of any construction works details at a minimum scale of 1:20 to show layouts of any utility chambers in the front garden for each house shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of the approved landscaping scheme, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

### **10. Play areas**

No dwelling shall be occupied until details of all play areas, including incidental play and play on the way has been submitted to and approved in writing by the Local Planning Authority. The information must include a statement of compliance with the approved Youth and Play Strategy, detailed plans at 1:100 minimum scale, a written specification, details of play surfacing, boundary treatments, site furniture and a timetable for the provision of the Local Areas of Play. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the successful delivery of play areas in accordance with Policies SC/4 and HQ/1 of the South Cambridgeshire Local Plan 2018.

### **11. Planting plans and specifications**

No dwellings shall be occupied until full details of planting plans and written specifications have been submitted to and approved in writing by the Local Planning Authority. The details shall include cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid

misinterpretation. The plans should include a full schedule of plants. The planting shall be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

## **12. Landscape cross-sections**

Prior to the commencement of work above ground level, cross-sections at scale 1:100 (or at a scale otherwise agreed), to show the western site boundary, the boundary with Newmarket Road and the boundary with Northworks, shall be submitted to and agreed in writing by the Local Planning Authority and implemented as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

## **13. Establishment of trees**

Prior to the commencement of any hard landscaped areas, a specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

## **14. Establishment of structural landscaping**

Prior to the commencement of any work above ground level, details of the planting and establishment of structural landscape to be provided in advance of all or specified parts of the relevant area of the site as appropriate shall be submitted to



and approved in writing by the Local Planning Authority. The structural landscaping shall thereafter be implemented as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **15. Sections of swales etc.**

Prior to the commencement of construction, full details of sections through swales, rain gardens, bioretention tree pits and basins shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **16. Earth works & haul routes**

Prior to the commencement of construction, details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works ah basins shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity, in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### **17. Topsoil strip storage**

Prior to the commencement of construction, a specification for the Topsoil Strip, storage, re-spread and remediation in accordance with Defra: Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and hard Landscape

shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out as approved.

Reason: In the interest of sustainable construction methods, in accordance with Policies CC/1 and CC/6 of South Cambridgeshire Local Plan 2018.

### **18. Bridges and culverts**

Prior to the commencement of construction, full details, including cross-sections, of all bridges and culverts shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

### **19. Cross-section paths and cycleways**

Prior to the commencement of any work above ground level, cross-sections at 1:200 (or a scale otherwise agreed, of paths and cycleways shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

### **20. Roof top plant**

The roof-mounted plant/equipment shall not be installed until details of the plant/equipment have been submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1 of South Cambridgeshire Local Plan 2018.

### **21. Minor artifacts**

Prior to the commencement of any work above ground level, full details of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved and prior to the first occupation of any dwellings.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area, in accordance with Policy HQ/1, SC/4 of South Cambridgeshire Local Plan 2018.

### **22. Cycle parking**

Prior to the occupation of the dwellings, details of the proposed cycle stores shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations, internal layout and materials. The cycle store shall be provided in full accordance with the approved details prior to occupation of the associated dwelling and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off, in accordance with Policies TI/2, TL/3 and NH4 of South Cambridgeshire Local Plan 2018.

### **23. Automatic roller doors**

Prior to the first occupation of each dwelling, the garage to serve that dwelling shall be fitted with automatic roller doors.

Reason: To avoid the risk of cars overhanging footways or shared surfaces, in the interest of providing convenient and safe streets and routes for all, in accordance with Policies HQ/1 and TL/2 of South Cambridgeshire Local Plan 2018.

#### **24. Pedestrian visibility splays**

Two pedestrian visibility splays of 2m x 2m shall be provided each side of each motor vehicular access onto the proposed vehicular routes. The splays shall be measured from and along the proposed highway boundary. Such splays shall be within the curtilage of each property. Once installed the splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway, for the lifetime of the development.

Reason: In the interests of highway safety and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

#### **25. Metaled surface drainage**

All areas of proposed private metaled surfaces, including those using permeable paving, shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway.

Reason: for the safe and effective operation of the highway and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

#### **26. Bound materials**

All paths, drives and other accesses to each property be constructed using a bound material to prevent debris from spreading onto the proposed adopted public highway.

Reason: in the interests of highway safety and in accordance with Policy TL/8 of South Cambridgeshire Local Plan 2018.

#### **27. Air Source Heat Pumps**

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

Reason: In the interests of local residential amenity, in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

### **28. Solar Panels**

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

Reason: To ensure that the appearance and location of the PV panels are appropriate to the locality in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018.

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

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

Reason: In the interests of protecting residential amenity and water efficiency Policies HQ/1, CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

### **30. Removal PD rights garages**

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

Reason: In the interests of protecting space that could be used for parking bicycles and alternative sustainable transport modes Polic HQ/1 of South Cambridgeshire Local Plan 2018.

### **31. Part M4(2)**

Notwithstanding the plans hereby approved, all dwellings other than flats over garages shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing in accordance with Policy H/9 of South Cambridgeshire Local Plan 2018.

### **32. Parking spaces for disabled users**

The 3 car parking spaces for the disabled in Block A and the 5 car parking spaces for the disabled in Block B shall be retained as unallocated spaces.

Reason: To ensure the spaces remain available for disabled users, in accordance with Policies HQ/1, SC/4 and TI/3 of South Cambridgeshire Local Plan 2018

### **33. Refuse collection**

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

Reason: To ensure provision of a suitable surface for a refuse freighter in accordance with Policies HQ/1 and TI/8 of the Cambridge Local Plan 2018.

### **34. Energy monitoring**

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

Reason: In the interest of promoting sustainable development in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

### **35. Water Butts**

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

Reason: In the interests of water conservation and efficiency in accordance with Policies CC/1 and CC/4 of South Cambridgeshire Local Plan 2018.

### **36. Management and maintenance of streets**

Prior to first occupation 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.

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 South Cambridgeshire Local Plan 2018 policy HQ/1 and the NPPF (2023) paragraph 114

### **37. Electricity supply to public open space adjacent the Austin building**

Prior to the first occupation of the Austin Building details of how an electricity power supply to serve outdoor facilities and pop-up vans shall be submitted to and approved in writing by the Local Planning Authority. The power supply shall be provided in accordance with the agreed details and installed prior to the first occupation of the ground floor commercial space of the Austin Building.

Reason: In the interests of providing appropriate infrastructure for activities in the open space adjacent the Austin Building.

### **38. Water efficiency**

Prior to the occupation of the first dwelling a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations demonstrating how the proposed 100 litres/person/day could be achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of South Cambridgeshire Local Plan 2018.

### **39. Broadband**

Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

### **40. Non-residential water efficiency**

The non-residential buildings hereby approved shall not be used or occupied until a water efficiency specification, based on the BREEAM Wat01 Water Calculator Methodology, has been submitted to and approved in writing by the Local Planning Authority. The specification shall demonstrate the achievement of 3 credits for water efficiency (Wat01).

The development shall be implemented in accordance with the approved details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

### **41. Access controlled gates**



Prior to occupation of the respective residential units there shall be access controlled gates to the Podium building and for the footpaths between Plots 18 to 19 and between Plots 35 to 36.

Reason: In the interests of secure design in accordance with Policy HQ/1 of South Cambridgeshire Local plan 2018.

#### **42. Bin store windows**

Details of any windows to bin stores shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as approved.

Reason: In the interests of secure design in accordance with Policy HQ/1 of South Cambridgeshire Local plan 2018.

#### **43. Austin Road Cycleway**

Prior to the commencement of any work above ground level, details of the proposed Austin Street Cycleway (as shown on Hardworks Plans D9565. 01. 103 P01, 104 P01, 105 P03, 107 P04, 109 P01, 111 P04, 113 P04 ) together with a programme for its delivery shall be submitted to and approved in writing by the Local Planning Authority. The cycleway shall be constructed in accordance with the approved details and approved delivery programme.

Reason: To ensure the satisfactory delivery of the cycleway in accordance with Policies HQ/1 and TI/8 of South Cambridgeshire Local Plan 2018.

### **INFORMATIVES**

#### **1. Lighting**

It is recommended that luminaire specification is restricted to warm light (equal or less than 2700 Kelvin) with peak wavelengths greater than 550 nm to reduce any potential impacts to nocturnal species and reduce the attractiveness to night flying invertebrates.

#### **2. PV arrays**

It is noted that the PV arrays will be installed to the dwellings and/or apartment blocks with the optimum solar access as determined by the specialist Consultant. When the specialist Consultant is appointed for the detailed design to provide a PV design and a roof plan, consideration should be given to minimise impact of glint and glare for pilots approaching on runway 23, in particular. Consultation with the airport safeguarding team is recommended.

### 3. Crane advice

Given the nature of the proposed development, it is possible that a crane may be required during its construction. Cambridge Airport requires notification of the future cranes that will/may be operated on site. Please forward the details such as maximum height, operating radius, name and phone number of site manager and they phone number, installation, and dismantling dates to [Airport.Safeguarding@marshalladg.com](mailto:Airport.Safeguarding@marshalladg.com) when this information is available. The safeguarding team can then assess and add these cranes to the approved obstacles list. To apply for future crane permits, please follow the link via CAA website: Crane notification | Civil Aviation Authority ([caa.co.uk](http://caa.co.uk)) Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking ([caa.co.uk](http://caa.co.uk))

### 4. Crime prevention

Please seek advice of the Designing Out Crime Officer for Secure by Design accreditation email: [docot@cambs.pnn.police.uk](mailto:docot@cambs.pnn.police.uk)

### 5. Air Source Heat Pumps

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

ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level – to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition, equipment such as ASHP utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

#### 6. Construction SPD

The applicant should have consideration of 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2024 and specifically Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 - 113) and appendix 8 in relation to potential impacts considered by the Climate Environment and Waste Department.

#### 7. 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.

#### 8. Water efficiency

In response to the water scarcity issues that the Cambridge Water revised draft Water Resources Management Plan, September 2023, is seeking to respond to, the Council seeks to encourage all applicants to achieve a design standard of water use of no more than 100 litres/person/day.

#### 9. Anglian Water

- Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

- Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

- Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

- The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.