



Ref: 23/04936/FUL

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: 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 1391 homes.

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: 5 November 2024

Key issues:

1. The proposed increase in the number of dwellings.
2. Sustainability
3. Highways safety and amenity
5. Affordable housing
6. Biodiversity
7. Residential amenity

Recommendation:

Approve this full planning application 23/04936/FUL subject to:

- (i) The planning conditions and informatives as detailed in Section 27 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.

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	Agricultural land quality and soils
19	Water management and flood risk
20	Highway safety and transport
21	Cycle and car parking provision
22	Amenity
23	Third party representation
24	Open space and recreation
25	Planning obligations (s106)
26	Other matters
27	Planning balance
28	Recommendation
39	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 Whilst the Phase 3 proposals consist of separate applications, the scheme right from the start has been considered holistically as one phase, with the uplift developed through a design-led detailed master planning process following the key principles of the outline permission, approved Design Code and national policy.
- 1.7 The 91 dwellings would be provided in eight locations scattered across the Phase 3 site and would be integrated with the 332 homes of the residential reserved matters application reference 23/04930/REM. Together they would read as one development.
- 1.8 The Phase 3 site is able to satisfactorily accommodate the proposed uplift in the number of dwellings without being an over development of the site. The homes would be built to the National Described Space Standards and would achieve the back-to-back distances required under the approved Design Code.
- 1.9 The open space requirements of the Cambridge East Area Action Plan would be achieved, and the scheme would comply with the approved Landscape and Open Spaces Parameter Plan and Building Heights Parameter Plan.
- 1.10 The development is of a high standard of design and would comply with policies in the South Cambridgeshire Local Plan 2018 relating to sustainability. The applicant has agreed to provide homes that could achieve a water efficiency of 100 litres/ person/day.
- 1.11 A satisfactory mix of house sizes and tenures would be provided, which would be policy compliant.
- 1.12 Officers recommend that the Joint Development Control Committee approve this application subject to the recommended conditions and informatives, and the prior completion of a S106 and S106A planning obligation.

2. Site description and context

- 2.1 The application site boundary is divided into eight separate locations which lie scattered within the proposed Phase 3 site boundary of the Marleigh development. It would be integrated with the reserved matters proposal for 332 homes (planning reference 23/04930/REM) the report for which can be found elsewhere on this Agenda.
- 2.2 Phase 3 is the final residential phase of Marleigh and involves the partial redevelopment of North Works. The site is bordered by Newmarket Road and Cambridge Airport to the south, the Fison Road residential estate to the west, High Ditch Road to the north and Newmarket Park and Ride and Cambridge Ice Arena to the east.
- 2.3 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.
- 2.4 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 of the site.
- 2.5 There is an existing ditch, Thorpe Ditch, and a small, wooded area, Kingsley Woods, towards the western edge of the Phase 3 site.
- 2.6 The application site(s) covers 1.8 hectares which when combined with the reserved matters application for 332 homes (application 23/04930/REM), would cover a total of 11.6 hectares.
- 2.7 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 which is for the community garden (application 23/04935/FUL the report for which can be found elsewhere on this Agenda). The remaining Phase 3 applications all fall within the South Cambridgeshire District Council boundary.

3. Environmental Impact Assessment

- 3.1 The application does not fall within a category requiring an Environmental Impact Assessment (EIA). It is, however, noted that an EIA was submitted with the outline planning application. This application does not necessitate a new or revised EIA.

4. The proposal

4.1 The description of the development is:

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.

The submitted drawings and documents are listed in Appendix 1.

4.2 The application relates to groups of dwellings and their plots only. The access roads, open spaces and recreation facilities which would serve these homes would be provided within the reserved matters application for 332 dwellings, the proposed community garden planning reference number 23/04935/FUL and The Plains under planning reference number 23/04931/REM.

4.3 There is a variety of dwelling types proposed with the application including detached, semi-detached, terraces, apartments and flats over garages. Whilst the outline planning permission for the Marleigh development has an agreed 30% affordable housing provision this full application proposes an up-lift to 40% affordable housing. This equates to 36 affordable homes 24 of which will be houses and 12 of which are flats.

4.4 The dwellings are designed with the same architectural palette as the 332 reserved matters homes and would not be distinguishable as a different development thus, would be well integrated within the overall scheme for Phase 3.

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 toilets, informal open space and local areas of play, provision of drainage infrastructure, footpath and cycleway	Granted 30.11.2016

	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 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.	Granted 21.04.2021
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	Granted 06.09.2022

	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.	
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 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.	Granted 02.11.2022
23/01938/S73	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	Granted 27.09.2023

	E) g) to re-orientate seven houses that front Gregory Park (Lot D3) and to replace eight carports with garages (D3).	
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).	Granted 27.09.2023
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
24/01549/REM	Reserved matters application for the B2 land (car dealership development) including access, appearance, layout, scale, landscaping, associated infrastructure, incorporating an extension to the Ford store together with discharge of conditions	Pending Determination

	12,13,17,18,23,34,39,40,41,42,43,45,46, and 48 in respect of outline planning permission S/2682/13/OL	
--	---	--

Table 2 Relevant site history

- 5.2 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/FUL
- 5.3 Following the submission of this application, further amendments have been carried out to address comments of consultees and further consultee consultations have been carried out as appropriate. The Phase 3 proposals were 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 planning obligations to mitigate the impacts of the development.

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 seek to achieve sustainable growth in the planning system. The proposed changes underline the Government’s commitment to a plan-led system that supports sustainable and high-quality development, boosts housing supply, increases affordability, makes effective use of land and supports a modern economy.

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
S/5 – Provision of New Jobs and Homes
S/6 – Development Strategy
SS/3 – Cambridge East
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
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/8 – Mitigating the Impact of Development in & adjoining the Green Belt
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
H/21 - Gypsy and Traveller Provision at New Communities
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
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/8 – Infrastructure and New Developments
TI/9 - Education facilities
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

Teversham Parish Council - Object

7.1 Object. Comments. Overdevelopment and lack of green space. An alternative site should be found for allotments. Need to ensure that the application meets its obligations in terms of open space, play provision, community facilities, biodiversity net gain, considerations around Environmental Impact Assessments, S106 and other planning obligations.

Stowe Cum Quy Parish Council - Object

7.2 Object. Comments. Concern about density, loss of green space, lack of proper transport consultation, volume of traffic on access roads and junctions. There are already reported issues with parking which would be compounded. There will be no increase in schooling.

Fen Ditton Parish Council - Comment

- 7.3 Officers should be satisfied that the application fully meets its obligations including
- open space, playspace provision and other community facilities;
 - Biodiversity Net Gain
 - Section 106 and other planning obligations;
 - consideration through EIA.

County Highways - No objection

7.5 Recommends conditions requiring visibility splays, ensuring no water drains onto the public highway and requiring bound surfaces adjacent to the highway. Confirmation that the required Road Safety Audit Stage 1 has been completed.

County Transport Team – No objection

- 7.6 S106 contribution requested towards the Greater Cambridgeshire Partnership Eastern Access Project and an informative relating to the Travel Plan.

County Education – No objection

- 7.7 Comments. No financial contribution towards secondary school provision is required from this development.

Housing Strategy – No objection

- 7.8 No Objection. Comments.
- Affordable Housing will be policy compliant.
 - The Affordable Allocation is policy compliant.
 - Self & Custom Build Plots - plots proposed but number and location are not confirmed.
 - Accessible & Adaptable Dwellings – all units will meet M4(2).
 - The affordable housing tenure mix is policy compliant.
 - All units will meet or exceed Nationally Described Space Standards.
 - All Affordable Rent units will have the required bed spaces per bedroom size.
 - The affordable clusters are policy compliant.
 - The affordable housing is not distinguishable from market housing in external appearance.

Shared Waste Service – No objection.

- 7.9 Comments. Some amendments required relating to crew drag distances and conflicts with swept path analysis of the refuse vehicle.

Community Services – No objection

- 7.10 Comments. Additional details sought relating to play provision and phasing. Planning obligations required for community facilities, sports facilities, open and public space, play provision, food growing and community development/governance/stewardship.

Lead Local Flood Authority – No objection

- 7.10 Comments. Surface water can be managed on site. Water quality has been adequately addressed. Recommends conditions in relation to details of operation surface water drainage and construction surface water drainage. Recommends informative relating to pollution control.

Anglian Water – No objection

- 7.11 No comments.

Urban Design Officer – No objection

- 7.12 Comments. Recommends conditions.

County Archaeology – No objection

- 7.13 No comments.

Senior Sustainability Officer – No objection

- 7.14 Recommends condition relating to how the proposed 100 l/p/d water efficiency would be secured.

Landscape Officer – No objection

- 7.15 Recommends conditions (which are the equivalent of condition 12 of the outline permission).

Ecology Officer – No objection

- 7.16 Comments. There is sufficient information to determine the application subject to the work being carried out accordance with the EIA

Tree Officer – No objection

7.17 No comments

Cambridge Airport – No objection

7.18 Comments. The proposal does not conflict with safeguarding criteria to the airport. PVs to the residential unit roofs should consider the impact of glint and glare for pilots approaching runway 23. Consultation with the airport safeguarding team is recommended. An informative about cranes is recommended.

Ambulance service – No objection

7.19 Comments. The development is estimated to generate 255 residents resulting in an additional 56 calls per annum. A contribution is requested towards emergency ambulance infrastructure. The infrastructure cost is based on a rate of £340 per dwelling occupied by 2.8 persons. This results in a total contribution of £39,378.

Environmental Health – No objection

- Noise
- 7.20 Construction noise/vibration impacts: On balance, no objection subject to conditions.
- 7.21 Operational noise/odour impacts: Officer in general agreement with the submitted document and recommends a similar condition to that of condition 39 of the outline permission.
- 7.22 Informatives are recommended in relation to air source heat pumps and artificial lighting.
- Air Quality
- 7.23 Comments. Mitigation measures recommended for the wider site are being delivered or exceeded for these proposed additional dwellings.
- Contamination
- 7.24 Recommends conditions.

Police Architectural Liaison Officer – No objection

7.25 No comments.

Cambridge & Peterborough Integrated Care System – No objection

- 7.26 Comments. Requests contribution towards the additional primary healthcare services arising from the proposed development of £78,800 capital for additional floorspace.

Sport England – No objection

- 7.27 Comments. If additional housing proposed then improved sporting facilities may be required if existing do not have capacity to absorb the additional demand.

S106 Officer

- 7.28 Comments. Recommends a swimming pool contribution for a S106 Agreement in accordance with the Sports England facilities calculator.

Cambridge Quality Panel

- 7.29 “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.”

8. Third party representations

- 8.1 Two representations have been received. Both object to the felling of mature trees lining the western boundary of the site.

9. Member Representations

None received.

10. Local Groups / Petition

- 10.1 None received.
- 10.2 The above representations are a summary of the comments 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 was granted in 2016 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 consent 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 majority of the Marleigh scheme lies within the administrative boundary of South Cambridgeshire District Council, a small parcel to the western edge does lie within the boundary of Cambridge City Council. A separate outline planning permission, reference number 13/1837/OUT was granted for this development 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 and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development
 - Housing provision
 - Design, layout, scale and landscaping
 - Trees
 - Heritage assets
 - Carbon reduction and sustainable design
 - Biodiversity
 - Agricultural land quality and soils
 - 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 residential development has been established on this site, through Policy SS/3: Cambridge East of the South Cambridgeshire Local Plan 2018 and through the granting of outline planning permission for the development under planning references S/2682/13/OL (by South Cambridgeshire District Council and 131837/OUT (by Cambridge City Council)
- 13.2 The site is also allocated for development under Policy 13: Cambridge East of the Cambridge Local Plan 2018 and is included within the Cambridge East Area Action Plan within which Policies CE/1 and CE/2 apply, although this carries limited weight.

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 brought forward with this application 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 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 are within 'The Town' medium density area.
- 14.4 It is noted that the approved Phase 1 of Marleigh is 33 dwellings per hectare (dph), the approved Phase 2 at 75 dph. The overall density for Marleigh including Phase 3 would be at 42 dph (net density excluding strategic open space).
- 14.5 It is considered that there is no sustainable planning objection to raise to the proposed density of Phase 3 (which includes the additional 91 dwellings)

above the 1300 cap previously approved under the outline planning permission.

Mix

- 14.6 The housing mix for this full application and the combined Phase 3 site is set out in the table below.

Type	332 REM (3A0)	1 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

Table 3 Housing mix

- 14.7 This application would contribute to a wide choice, type and mix of housing. It does not accord with the percentages set out for house size by bedroom number in Policy H/9 but does reflect current housing need and market demand.

Affordable housing

- 14.8 In accordance with Policy H/10 of South Cambridgeshire Local Plan 2018 this application would provide the required 40% affordable housing which equates to 36 dwellings. The affordable housing mix for this application site is as follows.

Type	Affordable allocation	% of allocation
1 bed flat	6	17%
2 bed flat	6	17%
2 bed house	16	44%
3 bed house	8	22%
4 bed house	0	0%
Total	36	100%

14.9 The affordable housing allocation is policy compliant.

14.10 The applicant proposed to provide three custom build houses (as defined by the 2014 Act) across the Phase 3 site. The locations and details of these will need to be secured by condition, see condition 45 below.

14.11 The applicant has confirmed that all affordable housing units on the site will meet Part M4(2) of the Building Regulations.

14.12 The affordable housing tenure mix is for 70% Affordable Rent which equates to 25 units and 30% intermediate housing which equates to 11 units and is thereby policy compliant.

14.13 All residential units on the scheme will meet or exceed the Nationally Described Space Standards and are therefore policy compliant. All Affordable Rent units have the required bed spaces per bedroom size.

14.14 The affordable housing clusters are policy compliant. The affordable housing is not to be visually distinguishable from market housing.

14.15 Conclusion

Officers in consultation with the Council's Housing Team are satisfied that the proposed distribution of the affordable housing within the site is appropriate and its level is acceptable and accords with Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023.

15. Design, layout, scale and landscaping

- 15.1 Whilst this full application for 91 dwellings is one of a suite of applications (see para 1.2 above) relating to Phase 3, all applications have been considered holistically as one phase, 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 policy.
- 15.2 The proposed 91 dwellings all fall within “The Town” character area which includes courtyard groupings continuing the arrangement of such areas within Phase 1b.
- 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 Overall, the layout is considered to be compliant with the key principles of the approved Design Code. 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 and are considered enhancements of the key principles of the Design Code.
- 15.5 The proposed 91 dwellings are scattered within groups throughout the proposed 332 dwellings of the concurrent reserved matters application. They should be developed as a cohesive. Recommended condition 3 would help secure the cohesive development of Phase 3.
- 15.6 A further requirement is to secure a new planning obligation linking delivery of both the 91 up-lift application and the 332 reserved matters application to be built out contemporaneously as a single phase of development is recommended.
- 15.7 Other than the planting within plots this application does not include any landscaping and open space. These elements are proposed within the reserved matters application for 332 dwellings (planning reference 23/04930/REM) and the Marleigh development as a whole, under the wholistic approach taken to the Marleigh development.
- 15.8 It is noted that a group of existing trees to the north of the site are to be felled to make way for the development. This was envisaged to be the case at the outline application stage and is reflected within the approved Landscape and Open Space Parameter Plans.

15.9 Overall, the proposed 91 dwellings is a component part of a larger development offering a high-quality design which would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9, the approved Design Code 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 considers both the reserved matters application for the 332 dwellings and this 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 development including apartment blocks. Significantly, no dwellings within the proposed 91 up-lift are proposed to be single aspect.

16.4 The applicant has amended the application now proposing to provide water efficiency measures to enable 100 litres/person/day for residential properties. The calculations required to demonstrate this are required in Condition 30

16.5 Conclusion

The applicants have 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 EIA and a Wildlife Hazard Management Plan. The EIA is in accordance with the approved Site Wide Biodiversity Strategy. This relates to the whole Phase 3 site and proposes a biodiversity gain in excess of 155%.

- 17.2 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposal. Conditions 4 and 5 have been recommended to ensure the protection of species and the estimated biodiversity net gain to be delivered through a s106 planning obligation.
- 17.3 The Wildlife Hazard Management Plan recommends there should be no further green or brown roofs constructed within Marleigh, on this Phase 3 site. because of the potential for bird strike associated with Cambridge Airport.
- 17.4 In consultation with the Council's Ecology Officer subject to appropriate conditions and suitable amendments to the 2016 Agreement, 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 a technical note.
- 18.2 The inception of rainwater will fall largely on land within the reserved matters application for 332 dwellings rather than this application site., due to the tight site boundary for the 91 homes around groups of plot boundaries.
- 18.3 The Local Lead Flood Authority and Anglian Water raise no objections to the development
- 18.4 With regard to water efficiency, the applicant has agreed to design the development to achieve 100 litres/person/day achieved through the installation of appropriate appliances. The calculations for achieving this have not yet been supplied. Condition 30 is therefore recommended.
- 18.5 **Conclusion**
The applicants have suitably addressed the issues of water management and flood risk. Subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

19. Highway safety and transport impacts

- 19.1 This full application for 91 dwellings includes only the curtilages of the dwelling plots and no land beyond. The access roads and footpaths/cycleways that serve these dwellings are included within the concurrent application for reserved matters (reference 23/04930/REM). It will be necessary to secure the timely delivery of the access roads and footpaths to these dwellings. Conditions 3 and 8 are therefore recommended. A variation to the 2016 Agreement is also recommended to ensure the two applications are built contemporaneously.
- 19.2 The highway matters relating to both the proposed 91 dwellings and the reserved matters scheme for 332 dwellings have therefore been considered and fall to be determined under planning application reference number 23/04930/REM, the report for which is found elsewhere on this Agenda.
- 19.3 This application is supported by a Transport Assessment. The County Highway Authority have requested a planning obligation in the form of a contribution towards the proposed Eastern Access, required to mitigate against the increase in traffic this application would generate. The Eastern Access project is intended to improve alternative forms of travel through this part of Cambridge. The agreed contribution is £276,295.00.
- 19.4 A Road Safety Audit Stage 1 has already been completed to the satisfaction of the County Highway Authority under the application to amend the proposed improvement works along Newmarket Road, planning reference 24/00043/S73. That audit is appropriate for this application also.
- 19.5 This full application would require variations to the 2016 Agreement to include the 91 up-lift within the required Residential Travel Plan. See the Heads of Terms in paragraph 24.4
- 19.6 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal, subject to the completion of the RSA Stage 1. As stated in para 19.4 of this report the audit has been undertaken.
- 19.6 Subject to conditions 3, 6, 7, 8, planning obligations and relevant variations to the 2016 Agreement for the Marleigh development, the proposal accords with the objectives of Policy TI/2 of the South Cambridgeshire Local Plan 2018 and is compliant with NPPF advice.

20. Car and cycle provision

Cycle parking

- 20.1 Cycle parking is provided in line with the standards set out in the Design Code for the Marleigh development and with Policy TI/3 of South Cambridgeshire Local Plan 2018.
- 20.2 One cycle space per bedroom is required under Policy TI/3 and the proposed scheme either meets or exceeds policy. 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. Details of the cycle stores is required for approval under the recommended condition 15 below.
- 20.3 The quantity and design of cycle parking would comply with Policy TI/3 of South Cambridgeshire Local Plan 2018 and the approved Design Code for the site.

Car parking

- 20.4 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.
- 20.5 The proposed houses would meet the maximum car parking standards for each dwelling. Visitor car parking spaces would be provided within the reserved matters (23/04930/REM) application boundary
- 20.6 Two apartment blocks are proposed requiring car parking spaces, including five percent for disabled car parking.
- 20.7 Recommended condition 47 requires garages to be fitted with automatic roller doors to mitigate the risk of cars overhanging footways.
- 20.8 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for Electric Vehicle charging. The application includes EV charging point: active EV charging for houses and passive provision for apartments. The scheme meets or exceeds the requirements of the SPD. These EV charging requirements will be secured by condition 29.

- 20.9 Subject to appropriate s106 planning obligations (new or varied under the 2016 Agreement), the proposal is considered to accord with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan and the approved Design Code.

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 Several of the proposed groups of houses are close to the western boundary of the application site. However, the proposed community garden and Kingsley Woods would act as a buffer between the proposed development and houses in Fison Road and Thorpe Way.
- 21.4 Three of the proposed groups of houses would abut the Marleigh Phase 2 site. Here, the dwellings would continue the street and building lines of Phase 2.
- 21.5 The final block of proposed housing for this site would be contained within the Phase 3 site and would not abut houses proposed within the reserved matters site for the 332 dwellings.
- 21.6 Overall, none of the proposed 91 homes would have a significant effect on the residential amenities of the occupiers of either existing homes or those proposed within the concurrent reserved matters application, 23/04930/REM. The relationship between dwellings for both applications 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 now superseded by the Nationally Described Space Standards.
- 21.8 The relationship between proposed dwellings has been considered including the overlooking and overbearing effects which are considered by Officers to be acceptable. Back-to-back distances are required to be a minimum of 18m in the approved Design Code, unless carefully designed. The proposed scheme would achieve the aims of the Design Code.

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. The proposed apartments in the block adjacent to the community gardens would be served by balconies and accord with the Design Code for Marleigh

Construction and environmental health impacts

- 21.10 The application is supported by an Assessment of Environmental Noise. 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.
- 21.11 Issues of land contamination for the Marleigh site will be addressed by conditions 43 and 44 of the outline permission. They are recommended to be repeated for this full application, see conditions 17 and 18 as the outline conditions do not apply here.
- 21.12 Information relating to artificial lighting has been submitted, however, further information is required, consequently, see condition 31.
- 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 2018 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 of the NPPF are relevant. No objections are raised by the Council's Environmental Health Team subject to conditions.

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 and responses not addressed in the preceding or following paragraphs of this report are summarised and, in the table, below:

Third party comment	Officer response
Felling of mature trees to the western boundary.	The trees referred to do not lie within the application site for the 91 dwellings. The removal of trees are expected within the Marleigh site and reflected in parameter plans approved under the outline application.

Officer response to third party representations

23. Open space and recreation

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 required open space and recreation facilities to meet the need of the occupiers of the up-lift of 91 dwellings will be provided as part of other applications within the Phase 3 suite of applications as listed in para 1.4 above. The provision of these will therefore need to be secured through the recommended the s106/s106A planning obligation arrangements detailed in this report.

- 23.3 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 space for the community garden above that originally proposed for the allotments in this location.
- 23.4 The required quantities of open space, informal open space, outdoor sports facilities, play space and allotments have been calculated for both the 332 reserved matters application and this 91 dwelling uplift. Together and with the remainder of the suite of applications (see para 1.4 of this report), Phase 3 of Marleigh would be in accordance with requirements of Policy CE/20 the CEAAP.
- 23.5 The proposed increase in the number of dwellings has resulted in additional outdoor sporting facilities being required. To meet this need two additional junior football pitches are proposed which will be located within The Plains.
- 23.6 Additional Local Areas of Play have been included to meet the required increase in homes.
- 23.7 There will need to be a variation of the 2016 Agreement to ensure a timely provision of the community garden.
- 23.8 **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) and Deed of Variation

- 24.1 The outline planning permission granting approval for the 1300 dwellings and other works is subject to the 2016 Agreement which also secured the provision of allotments and tennis courts on the land which is now, instead, is being proposed for a community garden.
- 24.2 The proposal for an uplift of 91 dwellings on the Phase 3 site generates a need for additional planning obligations to mitigate the increase in the number of dwellings. It also results in the need for amendments by way of variations to various existing provisions of the 2016 Agreement to accommodate the up-lift. These new/additional planning obligations and the variations are likely to be

secured by a single deed rather than by two separate deeds, however, it may be expedient to alter the single deed approach.

24.3 The applicant has agreed to this process and is currently preparing a submission of an application to modify planning obligations under S106A. It is recommended that any grant of planning permission for the proposed 91 dwellings should be subject to the prior completion of an appropriate deed under s106 and s106A

24.4 For clarity, the Heads of Terms for the new obligations and for the other amendments to the 2016 Agreement are set out in separate tables below.

Heads of Terms

Obligation sought	Relevant details	Comments	CIL Reg 122 comments
Housing			
Affordable housing	On site provision of 40% affordable housing.	Agreed	Housing provision necessary to meet the needs of the new population generated by the development. On-site provision. Policy H/10 requires a minimum of 40% affordable homes on sites of 11 dwellings or more
3 x Custom build plots	Sites to be identified.	Agreed	Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to

			include self and custom build plots
Transport			
Eastern Access	(GCP) passenger transport = £26,500 Newmarket Road cycle scheme = £206,570 Chism Trail cycle bridge = £43,225 Total contribution = £276,295	Agreed	Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel.
Community Development			
Community Development	Contribution £17,112.91	Agreed	To be utilised for on-going community development, required under Policies SC/4 and SC/6
Community Grants Fund	Contribution £1,137.50	Agreed	To maximise use and benefit of facilities on and off site and to support community initiatives required under Policies SC/4 and SC/6

Indoor Meeting Space	To be provided as a bookable space of the allotment building on the Plains under a management and maintenance strategy.	Agreed	To provide the additional 22 sqm required to meet the needs of the additional population, Policies SC/4 and SC/6
Burial Space	Contribution £210 per dwelling, but no intended location.	Not agreed	Does not meet the CIL tests
Open space, sports and recreation			
Community Garden	0.3ha to be provided under planning application 23/04935/FUL	Agreed	As a variation on allotment space required under Policies SC/4 and SC/7
Formal children's play	LAPS and a LEAP to be provided on site	Agreed	Required in accordance with Policy SC/4 and SC/7
Informal open space	On site provision in accordance with the submitted drawings	Agreed	Required in accordance with Policy SC/4 and SC/7
Outdoor sports pitches	2 junior (or similar to be agreed) football pitches under planning ref: 3/04931/REM	Agreed	Required in accordance with Policy SC/4 and SC/7

Sports Hall (indoor sport)	Sports England Facilities calculator contribution = £37,053 delivered through flexible cascade mechanism prioritising on site	Agreed	Required in accordance with Policies SC/4 and SC/6
Indoor Bowls	Sports England Facilities calculator contribution = £1,545 to provide roll out bowls mat for the Hangar building	Agreed	Required in accordance with Policies SC/4 and SC/6
Commuted sum/ Open Space Maintenance Sum	Contribution = £25,928.65	Agreed	Required in accordance with SC/7 and Open Space SPD
Swimming pool	Sports England Facilities calculator Contribution = £44,912	Agreed	Required in accordance with Policies SC/4 and SC/6
Health Care			
Primary Healthcare	Contribution = £78,800 for extension of 14.95m sqm to East Barnwell or other nearby GP medical practice	Agreed	There is currently zero existing capacity available for the new population. Required under Policies SC/5 and TI/8

Ambulance	The Ambulance Service has requested a contribution, but this has not been justified to the Council's or Applicant's satisfaction	Not agreed	Does not meet CIL tests
Waste Services			
Waste bins required	Per house 3 x £90. Apartments £350 per 1100 litre bin. Maintenance and repair £50 +VAT per bin. Delivery and collection of cardboard skips during occupation phase. Refuse collection vehicle @ £112 per unit.	Agreed	Required under Policy T1/8

Proposed Variations to 2016 Agreement

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 th 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 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"> a. Additional Community Developer Workers Contribution b. Additional Community Grants Fund payment c. Indoor meeting space d. Additional Commuted Sum/Open Space Maintenance Sum payable to Manco d. Additional Primary Healthcare Contribution e. Contributions towards sports halls and indoor bowls f. Swimming pool g. Waste bins & collection vehicle h. Highway contribution for Eastern Access 	<p>Planning obligations required to mitigate the 91 dwelling up-lift.</p>
	<p>Phase 3B affordable housing obligations</p>	<p>Required for the 91 dwelling up-lift.</p>
	<p>Update biodiversity net gain requirements.</p>	<p>To reflect the 91 dwelling up-lift</p>
	<p>Residential Travel Plan to include the 91 up-lift</p>	<p>To reflect the 91 dwelling up-lift</p>

	Contemporaneous development of the proposed 332 dwellings with the proposed up-lift of 91 dwellings.	In the interests of comprehensive urban design
	That the work is carried out in accordance with an approved phasing plan for the five applications, which shall be submitted to and agreed in writing with the Local Planning Authority.	To ensure timely provision of the elements of the Phase 3 development in the interests of a comprehensive development.

Requests for s106 Planning Obligations

- 24.5 The South Cambridgeshire District Council's Community Development Officer, in collaboration with Cambridge City Council's Community Development Officer has requested all obligations under the table headings of Community Development and Open Space, Sport and Recreation. The District's S106 Officer supports their approach.
- 24.6 The Council's Strategic Housing Officer has requested all those items under the heading of "Housing" in the table.
- 24.7 The primary healthcare and ambulance service NHS have requested the items under the "Health Care" heading and the Shared Waste Services requested the items under the "Waste" heading.
- 24.8 All requests have been considered under the Community Infrastructure Levy Regulations 2010 which introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the proposed planning obligation fails to meet the tests, then it is unlawful. The tests are that the planning obligation must be:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 24.9 Overall, arising out of this application there is the need for new s106 planning obligations under a variation to the 2016 Agreement as listed in

the Heads of Terms table above, to meet the need of the development, as required under Policy TI/8 of South Cambridgeshire Local Plan 2018.

24.10 The applicant has indicated their willingness to enter into an appropriate deed to secure any new and to vary (existing) planning obligations under s106 and s106A in accordance with the requirements of the Council's Local Plan and the NPPF.

24.11 Conclusion

The proposal will make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and timing/triggers of the planning obligations and contributions sought will relate to the form of the development and its potential impact upon the surrounding area. The development will therefore be in accordance with South Cambridgeshire Local Plan 2018, Policy TI/8 and the Community Infrastructure Levy Regulations 2010

25. Other matters

Bins

25.1 The appropriate bins for houses and apartments will be supplied at the cost of the applicant through s106 planning obligations. Bin store buildings of an acceptable size would be provided for the apartments.

25.2 Swept path analysis drawings show that the streets would be capable of accommodating 32 tones refuse freighter. The carriageways to serve the dwellings are to be provided under the reserved matters application for 332 dwellings.

25.3 The Council's Shared Waste Services have been consulted; no objections were raised.

Broadband

25.4 South Cambridgeshire Local Plan 2018 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. In this regard condition 48 is proposed.

26. Planning balance

- 26.1 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).
- 26.2 The development provides 91 dwellings and supports delivery of the identified housing needs of the District including affordable housing. This is a relatively small up-lift from the approved 1300 dwellings and sits within the description of approximately of 1300 dwellings of Policy SS/3 of South Cambridgeshire Local Plan 2018, as part of the Cambridge East site.
- 26.3 The development amounts to sustainable development and as such is supported in principle by Policy S/3 of South Cambridgeshire Local Plan 2018 and the NPPF.
- 26.4 The design and layout of the development is of a high quality and has been the subject of collaborative negotiations with Officers throughout the pre-application process.
- 26.5 A biodiversity net gain of 157% is proposed which is well over the requirement of 10%.
- 26.6 The application is supported with acceptable s106 planning obligations to mitigate the impacts of the development.
- 26.7 The formal and informal open space and sport requirements and other services and facilities to serve the proposed 91 dwellings are not provided within the application site boundary, due to being tightly drawn around the groups of homes. However, when the Marleigh development is considered as a whole, particularly Phase 3, the dwellings would be well served, as facilities and services for the up-lift will be provided within the wider Marleigh site

27. Recommendation

Recommendation:

Approve this full planning application 23/04936/FUL 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.

28. Planning conditions

1. Standard time limit

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

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans and supporting 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.

3. Construction of roads and utilities

No dwellings shall be occupied until the roads and utilities serving that building have been constructed in accordance with drawing number 01836 MP_03 rev P2 Site Plan – Phase 3B Application, or subsequently approved amendments to that drawing.

Reason: To ensure the dwellings are adequately served by utilities and a suitable connection with the highway and in the interests of good design and a cohesive development, in accordance with Policies HQ/1 and TI/8.

4. Ecology

All ecological measures and/or works shall be carried out in accordance with the details contained in the submitted Ecological Impact Assessment (MD Ecology, December 2023).

Reason: In the interests of ecology protection in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Ecological Enhancement

Prior to the commencement of development above slab level a scheme of ecology enhancement shall be submitted to and approved in writing by the local planning authority. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To enhance ecology interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

6. Pedestrian visibility splays

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 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 in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

7. Private metaled surfaces

All areas of proposed private metaled surfaces 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 in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

8. Paths and driveways

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

Reason: in the interests of highway safety highway in accordance with Policies HQ/1 and TI/8 of the South Cambridgeshire Local Plan 2018.

9. Construction time limits

No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

10. Piling

In the event that the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise

and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded).

Development shall be carried out in accordance with the approved details.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

11. Control of dust

No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

12. Construction Programme

No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of the living conditions of the local area, as required by South Cambridgeshire Local Plan 2018 Policies SC/2 and SC/10.

13. Design details and materials

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, 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 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. 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.

14. 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 development shall be carried out in accordance with the approved details. The approved sample panel shall be retained on site for the duration of the works for comparative purposes.

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.

15. Cycle parking

Prior to the occupation of the dwellings, hereby approved, details of the proposed cycles stores shall be submitted to and approved in writing by the local planning authority. The details shall include plans and elevations, internal layout and materials. The cycle stores 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 NH/4 of South Cambridgeshire Local Plan 2018.

16. 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.

17. Remediation strategy

No development, apart from Enabling Works on a Development Parcel or Strategic Engineering and Landscape Element shall take place until a remediation strategy for that Development Parcel or Strategic Engineering and Landscape Element which includes the following components to deal with the risks associated with contamination within that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the relevant area of the site indicating potential sources, pathways

and receptors, including those off site. A proposed scope of intrusive investigation 2 works for that development parcel based on the conceptual model shall be included.

2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary.

No occupation of any building within a Development Parcel or use of a Strategic Engineering and Landscape Element shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) (other than any long-term monitoring and maintenance plan) for that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved in writing by the Local Planning Authority. For each Development Parcel or Strategic Engineering and Landscape Element and longterm monitoring and maintenance plans deemed necessary in (3) shall be updated and be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

18. Unexpected contamination

If, during development of a Development Parcel or Strategic Engineering and Landscape Element, contamination not previously identified is found to be present at the site of that Development Parcel or Strategic Engineering and Landscape Element then no further development of that Development Parcel

or Strategic Engineering and Landscape Element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local 2018.

19. 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.

20. 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.

21. 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.

22. Climbing plants

Prior to the commencement of any planting or soil related ground preparation in relation to climbing plants detail 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.

23. Utility chambers

Prior to the commencement of any construction works details at a minimum scale of 1:20 to show typical layouts of utility chambers in the front garden for each house type shall 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.

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.

24. Planting plans and specifications

Prior to the commencement of any construction work, full details of planting plans and written specifications shall be 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 and prior to first occupation of the development parcel to which it relates.

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.

25. Establishment of trees

Prior to the commencement of any construction work, 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.

26. Top soil 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.

27. Surface water drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy, WSP, Ref: 70093947, Rev: P02, Dated: December 2023 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive

of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Permissions to connect to a receiving watercourse or sewer;
- l) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, in accordance with Policy TI/8 of South Cambridgeshire Local Plan 2018.

28. Surface water runoff

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

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policy TI/8 of South Cambridgeshire Local Plan 2018.

29. EV charging

Active EV charging for houses shall be installed prior to first occupation. The car park areas for apartments shall include 10% passive provision for EV charging installed prior to first occupation of the apartments.

Reason: in the interests of air quality and sustainability in accordance with Policies CC/1, T1/8 and SC/12 of South Cambridgeshire Local Plan 2018.

30. 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.

31. Artificial 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.

32. 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 at 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.

33. 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.

34. Bound materials

All paths, drives and other accesses to each property be constructed using a bound material to prevent debris 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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.

40. Parking spaces for disabled users

The car parking space for the disabled serving apartments B-044 to B-055 shall be retained as an unallocated space.

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

41. 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.

42. Energy monitoring

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

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

43. 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.

44. Bird Hazard Management

Works on the site shall be carried out in accordance with the submitted Wildlife Hazard Management Plan Version 8 by Aviaire.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport.

45. Self/Custom Build

Prior to any above ground works a Custom Build housebuilding strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy identifies 3 Plots for Custom Build and shall include: i) A proposed strategy for marketing 3 Custom Build plots to the eligible purchasers (such purchasers to have first registered their interest for the same with South Cambridgeshire District Council pursuant to the Self and Custom Build Housebuilding Act 2015). ii) Details to demonstrate that the proposed Custom Build Plots are consistent with the definition of Self- Build and Custom Housebuilding. iii) A Custom Build configurator document to demonstrate that various options will be offered to future purchasers: -External façade finishes (brick palettes, patterns/ textures, timber or boarding finishes options, glazed brick options, front door options, roof tile options). -Customisable internal layouts and floor plan options for the selected house types. -Sustainability upgrade options (such as PV panel upgrades, integrated shading/ blinds) - Hard and soft landscaping options for each unit (choices of planting, trees, hard surfaces). -Options for the internal specifications (choices for interior finishes, storage options). -Kitchen and bathrooms designs/ layout and locations within the property. iv) The mechanism for releasing the reserved plots back to market housing in the event of a lack of demand for Custom plot(s). The development shall thereafter be carried out in accordance with the approved custom build housing strategy.

Reason: To ensure the development meets the requirements of South Cambridgeshire Local Plan 2018 policy H/9

46. Fire hydrants

Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the

Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No phase of development shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: To ensure an adequate water supply is available for emergency use in accordance with South Cambridgeshire Local Plan 2018 Policy TI/8.

47. 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.

48. 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.

INFORMATIVES

1. 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.

2. PV solar panels

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 their phone number, installation, and dismantling dates to 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 \(caa.co.uk\)](#)

Specific CAA guidance for crane lighting/marketing is given in CAP1096: [Guidance to crane users on the crane notification process and obstacle lighting and marking \(caa.co.uk\)](#)

4. 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 air source heat pump 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 air source heat pumps 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.

5. General informative

A 'catch all' informative could be attached advising the applicant to have consideration of the 'Greater Cambridge Sustainable Design and Construction

Supplementary Planning Document, Adopted January 2020' Overall, any future detailed design matters should be in accordance with the appropriate Design Codes/SPDs published.

6. 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.

7. Residential Travel Plan

This development should be added to the overall count of dwellings in Marleigh. As such, this development should be included in the Residential Travel Plan for Marleigh. The dwelling count should also be included within the trigger points for mitigation for Marleigh.

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. 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.

