



Planning Committee Date	5 th December 2024
Report to Lead Officer	Cambridge City Council Planning Committee Joint Director of Planning and Economic Development
Reference	24/01861/FUL
Site	74 St Philips Road, Cambridge
Ward	Romsey
Proposal	Reserved matters application for access, appearance, layout and scale for 1 No. one and a half storey dwellinghouse following outline planning permission 22/00265/OUT.
Applicant	Alex Gardener
Presenting Officer	Tom Chenery
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	1. Impact upon the Character and Appearance of the Conservation Area 2. Neighbouring Amenity 3. Highways/Parking
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks full planning permission for 1 No. one and a half storey self build dwellinghouse
- 1.2 Outline planning permission was granted for the erection of 1No. One and a half storey dwellinghouse under application reference 22/00265/OUT.
- 1.3 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area.
- 1.4 The proposal is not considered to result in any harm to the amenity or living conditions of neighbouring occupiers.
- 1.5 The proposal is not considered to result in any highways safety implications.
- 1.6 Officers recommend that the Planning Committee approve the application

2.0 Site Description and Context

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

*X indicates relevance

- 2.1 The application site comprises of an area of land approximately 120 square metres in size. Directly to the east of the site is no.76 St Philips Road, a two-storey semi-detached dwelling, and the site abuts the rear garden of no. 50 Hemingford Road to the west.
- 2.2 To the rear (south) of the site is the residential garden of no. 48 Hemingford Road. To the north the site faces the public highway. The application site falls within the Mill Road Conservation Area. To the east of the site is no.76 and no.78 St Phillips Road.
- 2.3 Within the site is a small shed with a pitched roof and an open lean-to. The boundary to St Philips Road is marked by a corrugated metal fence. The remainder of the site is open and appears to have been used in connection with storage of building materials. A site visit confirmed that these buildings have been removed.

3.0 The Proposal

3.1 This planning permission is for the Erection of 1 No. one and a half storey self build dwellinghouse.

3.2 The application was submitted as a reserved matters application, the reference has been altered throughout the application process as the application type was not compatible with applications that had been previously submitted.

4.0 Relevant Site History

Reference	Description	Outcome
22/00265/OUT	Outline application for 1 No. one and a half storey dwellinghouse with no matters reserved	Approved
4.1	Outline planning permission was granted at planning committee on the 1 st March 2023 under application reference 22/00265/OUT for the erection of 1No. one and a half storey dwellinghouse with no matters reserved.	

5.0 Policy

5.1 National

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 **Cambridge Local Plan 2018**

- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 23: Eastern Gate Opportunity Area
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 32: Flood risk
- Policy 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 50: Residential space standards
- Policy 51: Accessible Homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 58: Altering and extending existing buildings
- Policy 59: Designing landscape and the public realm
- Policy 61: Conservation and enhancement of Cambridge's historic environment
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

Mill Road conservation area

6.0 **Consultations**

6.1 **County Highways Development Management – No Objection**

6.2 Subject to recommended conditions

6.3 **Conservation Officer – No Objection**

6.4 Subject to recommended conditions

6.5 Environmental Health – No Objection

6.6 Subject to recommended conditions

7.0 Third Party Representations

7.1 2 representations have been received.

7.2 Those in objection have raised the following issues:

- Materials are out of character with the Conservation Area
- Concern regarding parking

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

8.0 Assessment

8.1 Principle of Development

8.2 The principle of development of one dwelling on the site has already been established through the outline planning consent 22/00265/OUT for 1 No. one and a half storey dwellinghouse.

8.3 Impact on the Character and Appearance of the Area and Impact upon Designate Heritage Assets

8.4 Policies 55, 56, 57, 58 and 59 of the Cambridge Local Plan (2018) seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

8.5 Section 72 of the Planning (LBCA) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

8.6 Para. 205 of the NPPF set out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Para. 206 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'

- 8.7 Policy 61 of the Cambridge Local Plan (2018) aligns with the statutory provisions and NPPF advice.
- 8.8 The application site comprises of an area of land approximately 120 square metres in size. Directly to the east of the site is no.76 St Philips Road, a two-storey semi-detached dwelling, and the site abuts the rear garden of no. 50 Hemingford Road to the west. To the rear (south) of the site is the residential garden of no. 48 Hemingford Road. To the north the site faces the public highway. The application site falls within the Mill Road Conservation Area. To the east of the site is no.76 and no.78 St Phillips Road.
- 8.9 Within the site is a small shed with a pitched roof and an open lean-to. The boundary to St Philips Road is marked by a corrugated metal fence. The remainder of the site is open and appears to have been used in connection with storage of building materials. A site visit confirmed that these buildings have been removed.
- 8.10 The character of the area is of Victorian/Edwardian housing that are two stories in height, they face the main highway in a very strong liner pattern. There are outbuildings, extensions to the dwellings and other subservient buildings that are located in the rear long gardens of the properties.
- 8.11 This proposal is for one dwelling that is to be one-and-a-half stories in height, it is to run along the length of the site and St Phillips Road with an area of private amenity space located to the west of the site.
- 8.12 Due to the scale of the proposed dwelling as well as the proposed materials, the dwelling would appear as an outbuilding, similar to that which previously existed on site and would be a contemporary addition to the established Victorian/Edwardian style character of the immediate setting and wider area.
- 8.13 Objections have been raised regarding the materials to be used and that they would be out of keeping with the established character of the area. The Conservation Officer has been consulted on the application and has raised no objection to the proposal subject to the imposition of a condition relating to the proposal materials and that samples of these materials should be provided. The applicant has provided a sample of the materials to the Local Planning Authority and both Officers and Conservation Officers are content that the proposed materials would relate acceptably within the streetscene and would not cause harm to the character and appearance of the site or the wider Conservation Area. It is therefore necessary to add a compliance condition to any permission given that would require the proposal to be constructed with the materials provided to the LPA during the application process.
- 8.14 In light of the above, it is considered that the proposal will preserve the character and appearance of the conservation area for the reasons set out above and will not cause harm.

- 8.15 Limited details have been provided of the proposed boundary treatment on the site. Given the sites proximity to the public highway and prominence within the streetscene it is necessary to add a condition to any permission given which would require details of this boundary treatment to be provided and that it would not result in any development which would cause harm to the character and appearance of the area.
- 8.16 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area.
- 8.17 The proposal would not give rise to any harmful impact on the identified heritage assets or the immediate site and its setting and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 55, 56, 57, 59 and 61.

8.18 Residential Amenity

- 8.19 Policies 35, 50 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

Impact upon No. 48 Hemingford Road

- 8.20 The proposed dwellinghouse would be located on the shared boundary with No.48 Hemingford Road to the south. The proposal is located to the end of the garden and therefore would not create a level of overshadowing that is unacceptable. The proposal is designed as such that there are 5 rooflights within the roof slope of the southern elevation which would face the rear garden of No.48. In order to ensure there is no potential overlooking to the rear garden of No.48 a condition will be added to ensure that these rooflights are obscurely glazed and fixed shut.

Impact upon No. 50 Hemingford Road

- 8.21 No.50 Hemingford Road is located to the west of the site and at the end of the garden of the proposed dwelling. The two properties would have a separation distance of approx. 16m. Due to this separation distance and the design of the proposed dwelling, the proposal would not result in any undue loss of light, privacy or appear overbearing to this adjacent neighbouring property.

Impact upon No.76 St Phillips Road

- 8.22 This dwelling is to be located close to the boundary with no.76, there is to be a 1.8m high boundary fence between the proposal and the

neighbouring dwelling. Due to the orientation of the two dwellings and their relationship, there would be no undue loss of light, privacy or appear overbearing to this adjacent neighbouring property.

- 8.23 All other neighbouring properties are far enough removed from the proposal that it would not result any undue harm to their amenity or living conditions.
- 8.24 Whilst there may be impacts arising from construction related activities that would give rise to some harm to the amenity of nearby occupiers, the level of harm would not be significant.
- 8.25 The Environmental Health Officer has been consulted on the proposal and they have not raised any objections subject to conditions relating to hours of noisy works and piling which are considered reasonable to protect the amenities of nearby residential properties.

Amenity of future occupiers

- 8.26 Policy 50 of the Cambridge Local Plan (2018) requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015).
- 8.27 The proposed development would provide living accommodation which would comply with the Nationally Described Space Standards and Policy 50 of the Local Plan. It would have an acceptable provision of private external amenity space in accordance with Policy 50.
- 8.28 The development would comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with Policy 51 of the Cambridgeshire Local Plan 2018. A condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.
- 8.29 The proposal provides an adequate level of residential amenity for future occupiers and is compliant with Policies 50, 51 and 56 of the Cambridge Local Plan (2018).

8.30 Highways Matters/Parking

- 8.31 Policy 80 of the Cambridge Local Plan (2018) seeks to prioritise sustainable transport. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact and paragraph 116 of the NPPF seeks to protect the safety of the public highway.
- 8.32 The proposal seeks to be a car free development and does not seek to create a new access to the site. The Local Highways Authority has been consulted on the scheme and have no objection to the proposal subject to a condition which would require all paved areas within the site that abut

the public highway be constructed so that no private water from the site drains across or on to the public highway. This condition is not considered to be necessary as there is a separate condition requiring the submission of details for foul and surface water drainage details.

- 8.33 In addition to this, due to the constraints of the site and parking restrictions surrounding the site, it is necessary to add a condition to any permission given which would require a constructors parking plan to be submitted which would ensure vehicles would not be parked or located which would result in any highways safety implications.
- 8.34 Policy 82 states that planning permission will not be granted for developments that would be contrary to the parking standards as set out in Appendix L.
- 8.35 An objection has been received with comments referencing the car parking on the site and that a nearby dwellinghouse has a parking restriction as well as the proposal.
- 8.36 The proposal would not provide any parking. Policy 82 states that car free and car capped development is acceptable provided there is good, easily walkable and cyclable access to a district centre or the city centre, where there is high public transport accessibility and the car free status of the development can be realistically enforced.
- 8.37 St Philips Road and the surrounding roads benefit from parking restrictions with double yellow lines and parking bays. Given that the car free nature of the proposal could be realistically enforced through the existing parking restricts on St Philips Road, as well as the sites highly sustainable location and proximity to a range of services, the proposal can be car free.
- 8.38 Policy 82 also requires that development provide an acceptable provision of cycle parking. Appendix L states that for a development of this scale a proposal should provide at least 1 space per bedroom up to 3 bedroom dwellings. The proposal would be a two bedroom dwelling and as such would need to provide 2 cycle spaces.
- 8.39 Plan number 323-02 indicates that there would be a cycle storage area in the garden space of the site. No details of this cycle storage area has been provided and it is therefore necessary to add a condition to any permission given which would require detail of this to be provided.
- 8.40 In light of the above, the proposal is compliant with Policies 80, 81 and 82 Cambridge City Local Plan (2018) and paragraph 116 of the NPPF.
- 8.41 Other Matters**

Flooding

- 8.42 The site lies within Flood Zone 1 and is not at risk of surface water flooding.
- 8.43 No details have been provided regarding how the proposal would ensure the satisfactory provision for surface water and foul water drainage. It is necessary to add a condition to any permission given which would require the submission of this information to ensure the proposal does not result in any undue impacts on flooding to the application site or neighbouring properties.
- 8.44 Subject to this recommended condition, the proposal is compliant with Policy 32 of the Cambridge Local Plan (2018)

Biodiversity

- 8.45 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This accords with Policy 70 of the Cambridge Local Plan (2018) which seeks to protect and enhance priority species and habitats.
- 8.46 The proposal is for a self build dwelling which is exempt from the mandatory 10% Biodiversity Net Gain within the Biodiversity Net Gain Guidance. It is necessary to add a condition to any permission given that would require the applicant to provide details of ecological enhancement measures so that the proposal complies with the Greater Cambridge Biodiversity SPD 2022 and Paragraph 186 of the NPPF.
- 8.47 The proposal is compliant with Policy 70 of the Cambridge Local Plan (2018) and the Biodiversity SPD (2022).

Sustainability

- 8.48 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change. Policy 28 of the Cambridge Local Plan (2018) requires development to reduce carbon emissions and to achieve a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard. Paras 158 – 164 of the NPPF are relevant. In order to ensure that this is achieved, a condition could be appended to the planning permission requiring a scheme demonstrating this to be agreed by the LPA.

8.49 Third Party Representations

- 8.50 Two third party objections have been received regarding the application. These comments are noted and have been considered throughout the officers report above.

8.51 Planning Balance/Recommendation

- 8.52 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 8.53 The development is not considered to cause harm to the immediate character of the site and would relate acceptably to the wider character and appearance of the Mill Road Conservation area.
- 8.54 The proposed development is considered to have an acceptable impact on the amenity of neighbouring occupiers
- 8.55 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 Approve subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

- 9.2 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development

10.0 Planning Conditions

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

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

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

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

3. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the

details specified within the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the Conservation Area. Cambridge Local Plan 2018 policies 55, 57 and 61.

4. No development, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include where appropriate:

- 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, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- 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. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation program agreed in writing with the Local Planning Authority.

Reason: To ensure appropriate surface water drainage and prevent the increased risk of flooding (Cambridge Local Plan 2018, policies 31 and 32)

5. No demolition or construction works shall commence on site until a contractors parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors under taking the works.

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

6. No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

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, in accordance with Cambridge Local Plan (2018) policies 31 and 32.

7. No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. The hereby permitted shall not be occupied until 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 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no

more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

9. Prior to first occupation, details of the bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be submitted in writing to the Local Planning Authority for approval.

Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

The details once approved will be retained thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and refuse, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

10. The windows on the southern roof slope are to be: (a) obscure-glazed, and (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57).

11. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

12. Notwithstanding the approved plans, the building hereby permitted, and notably the internal configuration of the door openings, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

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

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

14. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

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

15. In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall be assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved statement.

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

16. No development above ground level shall take place until an ecological enhancement scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of bat and bird box installation, hedgehog provisions and other ecological enhancements. The approved scheme shall be fully implemented prior to first occupation or in accordance with a timescale agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Cambridge Local Plan policies 57, 59 and 70 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs