



23/04380/FUL – Land At Ditton Walk Cambridge Cambridgeshire

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Abbey Ward

Proposal: Erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access.

Applicant: This Land Limited

Presenting officer: Amy Stocks

Reason presented to committee: Officer referral on the grounds of third party representations, complexity of scheme and policy conflicts.

Member site visit date: N/A

Key issues: 1. Environmental Health Concerns

2. Tree Concerns

Recommendation: Refuse

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Table 1 Contents of report

1. Executive summary

- 1.1 The application seeks permission for the erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access
- 1.2 Although the visual design of the dwellings is considered in keeping with the character of the area, the proposal raises significant future amenity

concerns which ultimately make the application unacceptable. The application fails to demonstrate there would be no harm to neighbouring occupants from the oil depot and therefore officers cannot support this application in its current form. In the absence of a robust BS4142 noise assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally.

- 1.3 The agent of change principle applies at this site as the applicant has failed to demonstrate that any future adverse noise impacts have been satisfactorily mitigated against appropriate assessment methodology appropriate for the non-anonymous noise at this site. This development may result in unreasonable restrictions being placed on the existing Certas Oil Depot to the west of the site if approval were to be given.
- 1.4 In its present format the proposal is contrary to policy 35 of the Cambridge Local Plan (2018), paragraphs 125 c), 135. f), 187. e), 198. a) and 200 of the NPPF (2024), and the Greater Cambridge Sustainable Design & Construction SPD (2020).
- 1.5 Officers recommend that the Planning Committee refuse the application.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	Objection	6.1
Active Travel England	No Comment	6.4
Anglian Water	No Objection	6.5
Cambridgeshire and Peterborough Integrated Care System	No Objection	6.8
Conservation Officer	No Objection	6.9
County Archaeology	No Objection	6.12
County Education	No Objection	6.13

County Highways Development Management	No Objection	6.14
Designing Out Crime	No Objection	6.17
Ecology Officer	No Objection	6.19
Environment Agency	No Objection	6.20
Environmental Health	Objection	6.23
Fire Authority	No Objection	6.27
Landscape Officer	No Objection	6.29
Lead Local Flood Authority	No Objection	6.32
Sustainability Officer	No Objection	6.35
S106 Officer	No Objection	6.38
Tree Officer	Objection	6.39
Urban Design Officer	No Objection	6.41
Third Party Representations (8)	No Objection, Objection and Neutral	7.1- 7.5
Member Representations (0)	-	-
Local Interest Groups and Organisations / Petition (0)	-	-

Table 2 Consultee summary

2. Site description and context

- 2.1 The site is located off of Ditton Walk. To the north of the site is Ditton Meadows, to the east of the site is Fairfield End, to the south of the site is Ditton Walk and to the west of the site is a Certas oil depot. There are 4 TPOS on site, one group of which borders the site and the oil depot. The

site is located adjacent to the riverside city conservation area, the site is not located within it.

- 2.2 The site has been allocated for development. Policy 3 refers to the spatial strategy for the location of residential development. The site, known as R5, is highlighted as a development area. The site has been highlighted for residential development and has the capacity to support 35 dwellings at 41 density per hectare. The ramification of the allocation will be discussed under the principal section of this report.

3. The proposal

- 3.1 The application seeks permission for the erection of 12 dwellings, including 3 affordable dwellings, and associated works including alterations to access to the site and creation of second access.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate.

4. Relevant site history

Reference	Description	Outcome
C/67/0475	Use of premises as Ambulance Station	Permitted
C/73/0022	The erection of an adult training centre	Permitted
C/73/0679	Erection of Adult Training Centre	Permitted
21/01151/FUL	Erection of 14 dwellings, including 4 affordable dwellings, and associated works including alterations to access to the site.	Withdrawn

Table 2 Relevant site history

- 4.1 This application follows a full planning history. The applicant wanted to enter into a Planning Performance Agreement which the Council declined to enter into as the scheme was too small. The proposal was reviewed at pre-app stage and comments were made for the applicant to make revisions to the application.
- 4.2 A subsequent application was made (21/01151/FUL) and withdrawn. The current application was received on the 17th of November 2023. From this date till now there has been various amendments received, however a very large amendment was due to be received on the 30th May 2024 but was not received for consultation until the 17th June 2024. Following some further amendments the application was reconsulted on the 1st of July 2024. This was the last agreed large amendment to be received.

- 4.3 Officers took the application to case management where the cycle parking was deemed unacceptable. Officers asked for a further amended site plan to show a compliant cycle parking arrangement on the 16th July 2024. Due to this minor change these details would not need to be reconsulted on.. However, the applicant changed more than the limited amendment recommended by officer in light of the urban design comments. The additional changes made would impact other documents submitted which had not been changed. Therefore, officers did not accept this site plan.
- 4.4 The applicant was given a further opportunity to address consultee concerns which was reconsulted on the 21st of January 2025. These amendments failed to address consultee concerns in relation to trees and noise.
- 4.5 In the effort to progress the application planning officers, environmental health officers, the applicant, agent and their noise consultant met to resolve matters. A further amendment was submitted for review, the submission did not address officers' concerns and therefore this final amendment was not accepted. On this basis of these plans and this information the decision is being made in this report. Paragraph 9.2 Lists the relevant information.

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
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 3: Spatial strategy for the location of residential development
Policy 4: The Cambridge Green Belt
Policy 27: Site specific development opportunities
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk
Policy 33: Contaminated land
Policy 35: Human health and quality of life
Policy 45: Affordable housing and dwelling mix
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 67: Protection of open space
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 74: Education facilities
Policy 75: Healthcare facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 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
Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

Conservation Area Appraisal Riverside and Stourbridge Common conservation area
Cambridge and Milton Surface Water Management Plan (2011)
Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)
Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste
Cambridgeshire Design Guide For Streets and Public Realm (2007)
Cycle Parking Guide for New Residential Developments (2010)

5.5 Area Guidelines

Riverside and Stourbridge Common Conservation Area Appraisal (2012)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – Y

Access Officer-

6.1 *Comment dated 30th November 2023:* The following concerns:

- The applicant refers to aspects of M4(2) standards which apply to flats over houses.
- The cul-de-sac seems to be a shared space surface, therefore it is not suitable for visually impaired people.
- If pavements cannot be provided, a minimum 25 mm up stand must be provided so that visually impaired people using a cane can guide themselves.
- Confirmation all properties are Part M4(2) compliant is required.

6.2 *Comment dated 8th December 2023:*

- There are areas outside with no pedestrian pavement. In these places there must be an edging of a 2.5 cm up stand so that visually impaired people using a cane can guide themselves.

6.3 *Comment dated 8th July 2024:*

- See previous comments.
- One home should be built to wheelchair standard Part 4 (3) and all should be built to Part 4 (2) to future proof, to be sustainable and ensure future costs are not incurred by the council.

Active Travel England- No Comment

6.4 Active Travel England does not comment on applications of this size.

Anglian Water – No Objection

6.5 *Comment dated 6th December 2023:* No objection subject to the following comments and impositions:

- The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre (WRC) which currently does not have capacity to treat the flows from the development site. The

new Cambridge WRC will take all existing domestic flows from current Cambridge WRC and all flows from the future growth within the WRC catchment. Anglian Water are working with Greater Cambridgeshire to understand the long-term growth figures, using the emerging local plan a locations and planning permissions. This allows Anglian Water to design and deliver a new Cambridge WRC which can meet future demand.

- Informatives shall be imposed relating to the used water network, protection of existing assets, building near to a public sewer and any inclusion of sewers within the development.
- The proposed method of surface water management does not relate to Anglian Water and the submitted drawings indicate that surface water discharge from this site runs to an attenuation pond and ultimately discharges to a ditch. This information is outside the jurisdiction of Anglian Water for comment and the Planning Authority will need to seek the views of the Environment Agency.

6.6 *Comment dated 22nd July 2024:*

- See previous comments.

6.7 *Comment dated 3rd February 2025:* No objection subject to conditions relating to-

- Confirmation of headroom at water recycling centre to accommodate foul flows from the development site.
- Informatives relating to connection to sewers.

Cambridgeshire and Peterborough Integrated Care System- No Objection

6.8 The ICS have no objection to the proposal subject to the following comments and impositions:

- The proposal would likely impact existing GP services. The East Barnwell Health Centre does not have capacity to support the development. The development could generate approximately 28 residents and subsequently increase demand upon existing services.

- A Healthcare Impact Assessment (HIA) has been prepared by CAPICS to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.
- The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.
- A contribution of £10,119.17 would be required to enable the provision level required to accommodate the increase in users of the service. This contribution can be secured via a Section 106 obligation.

Conservation Officer- No Objection

6.9 *Comment dated 14th December 2023:*

- Considering the scale, massing and site layout for the proposed development, there will be limited impact on views from the conservation area.
- The new dwellings will be 2 to 2 ½ storeys with there being two new properties adjacent to the common. With the changes to the boundary there will be limited views of the new built form.
- The proposals will meet the requirements of Local Plan policy 61.

6.10 *Comment dated 9th July 2024:*

- No additional Conservation comments.

6.11 *Comment dated 5th March 2025:*

- No additional Conservation comments

County Archaeology- No Objection

6.12 *Comment dated 5th January 2024:* No objection subject to the imposition of the following conditions:

- Condition- Written Scheme of Investigation
- Informative- Partial discharge of the condition

County Education- No Objection

- 6.13 *Comment dated 13th December 2023:* No objection subject to the provision of contributions towards Education, Library and Monitoring.

County Highways Development Management - No Objection

- 6.14 *Comment dated 12th December 2023:* No objection to the proposal subject to the following conditions and comments:

- The Highway Authority has some reservations with regards to pedestrian and cycle connectivity given the context of the sites links with the surrounding development and access to the Chisholm Trail.
- Condition- Future management and maintenance of the proposed streets
- Condition- Road adoption
- Condition- Traffic management plan
- Condition- Visibility Splays
- Condition- Access to plot 1
- Condition- Surface finish of driveways
- Condition- Construction of accesses
- Informative- Works within Highway land

- 6.15 *Comment dated 15th July 2024:*

- See previous comment.

- 6.16 *Comment dated 11th February 2025:*

- See previous comments

Designing Out Crime- No Objection

- 6.17 *Comment dated 2nd July 2024:* The following comments and impositions have been made:

- Natural Surveillance of public and semi-private spaces entrances to a development, paths, play areas, open spaces, and car parks should be considered within design measures.
- Defensible space and the clear definition, differentiation, and robust separation of public, private, and semi-private space should be enforced in terms of ownership and use.

- External lighting plan is required.
- Cycle Sheds to the front and rear of properties shall be designed to ensure the structures are secure (further design measures can be found on the portal under this comment).
- Side access gates should be lockable from both sides and fitted with a self-closer.
- All doorsets allowing direct access into to the home shall be certificated to minimum standards.
- Windows, roof windows and roof lights must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.
- The applicant should consider submitting a "Secured by Design" (SBD) homes guide 2024 application as this development could attain this award with consultation.

6.18 *Comment dated 5th February 2025:* No objection subject to the imposition of the following conditions-

- Details of external lighting
- Construction phase security

Ecology Officer- No Objection

6.19 *Comment dated 1st July 2024:* No objection to the proposal subject to the following comments:

- Condition- Biodiversity Net Gain (BNG)
- Condition- Monitoring of BNG plan
- Condition- Lighting Plan
- Condition- Ecology Enhancement
- Confirmation that the ground contamination referenced within the FRA / Drainage Strategy will not pose a risk due to the proposed drainage outfall into Ditton Meadows County Wildlife Site.

Environment Agency- No Objection

6.20 *Comment dated 11th December 2023:* No objection subject to the imposition of the following conditions and comments:

- The proposal is not considered to be a high priority site in relation to land contamination. If significant contamination is subsequently discovered that could present a risk to controlled waters, the EA wish to be notified.
- Consideration should be given to the impacts that the proposed development may have upon controlled waters receptors during both construction and operational phases.
- The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the EA Guiding Principles for Land Contamination.
- The current and former land uses (including as an ambulance station) have the potential to be contaminative and could present potential contaminant linkages to controlled waters.
- Given the previously reported hydrocarbon plume in shallow groundwater in the vicinity of the site, attributed to the offsite fuel depot to the west, the EA concur with the recommendation for groundwater monitoring to give an understanding of the current concentrations in the groundwater. The identified potential sources of contamination on site should be targeted for site investigation.
- The adjacent fuel depot site as posing a potential PFAS risk to the water environment. Therefore, the EA recommend that PFAS be included in the groundwater analysis suite when investigations are carried out on the current application site.

6.21 *Comment dated 29th July 2024:*

- See previous comments

6.22 *Comment dated 28th January 2025:*

- No objection to amendments

Environmental Health- Object (Please see the latest comments attached at the end of this report)

6.23 *Comment dated 20th December 2023:* The following has been raised:

- A BS4142 Noise Assessment has been submitted. The report fails to consider the noise impact of the railway line on the dwellings on the adjacent western boundary.
- The Air Quality Assessment submitted with the application states that the depot is operational from 5am whilst the Noise Assessment states it is operational from 8am. Clarification is required on whether the depot is open, with plant operating and receiving deliveries from this earlier time and indeed if any plant operates through the night. Where any plant operates between the hours of 23.00 and 07.00, the assessment against night-time background levels is required.
- Monitoring data is not clear. Clarity is required on what the 2021 monitoring exercise was for (background assessment or specific noise source investigation) and robust acoustic justification is required on the use of this data having regard to and comparison with the noise levels obtained closer to the specific noise sources in 2019.
- It is assumed that +4dB is applied for tonality. However, clarity on what the +2dB character correction relates to is required.
- When considering the site layout and orientation, the assessment of only one dwelling is not considered representative of all dwellings and as such, the site has not been fully characterised in terms of noise impacts. Further assessment demonstrating noise impacts at the facades and any external amenity space across the site is required so that appropriate mitigation can be identified where needed.
- Acoustic justification for the chosen background noise level (2019 data) for the ASHP assessment when 2021 data has been used elsewhere across the site. This is inconsistent and use of these background levels has a significant impact on the findings of the report.
- The impact of train movements must be assessed and considered on the adjacent noise sensitive receptors as part of the wider Noise Impact Assessment.

6.24 *Comment dated 26th July 2024 :*

- The revised BS4142 Noise Assessment supersedes all earlier submissions however the short term attended monitoring data is not considered to be representative or robust enough to fully characterise the site and the potential impact of the operational noise of the Certas fuel depot on future noise sensitive receptors. Robust long term monitoring is required that considers night time ambient conditions prior to operation, night time hours between 5am and 7am and daytime hours in the absence of all noise associated with the operation of the plant (including transient noise associated with deliveries, idling, intermittent machinery). It may be appropriate to include continuous plant but this will need to be fully justified.
- There are concerns that the methodology applied is significantly underestimating the impact. No correction for tonality has been applied for this assessment, despite 'audible tonality' referred to in all other reports.
- The background sound level measured at the western boundary to be used in the BS4142 assessment if impact on the closest noise sensitive receptor to this boundary is considered. This is 4dB lower than the background used. This raises concerns that the methodology being applied is underestimating the potential impact on future noise sensitive residential receptors.
- It is expected the noise impacts of the ASHP's to be assessed for all residential receptors given that the background measured varies across each boundary. When considering the site layout and orientation, the assessment of only one dwelling is not considered representative of all dwellings and as such, the site has not been fully characterised in terms of noise impacts. Further assessment demonstrating noise impacts at the facades across the site is required so that appropriate mitigation can be identified where needed.
- The submission of a proposed Scope of Works for approval prior to undertaking further monitoring is required.

6.25 *Comment dated 21st February 2025:* Object for the following reasons-

- The proposed residential development will be adversely impacted by that noise.

- If redevelopment of the application site must include residential premises, our view is that a full redesign will be required to ensure that noise from the premises next door is designed out from the outset with consideration of internal layouts, location of gardens, aspect and orientation.
- Sealed window units to noise-impacted facades may be a consideration in the current design. However, there are concerns about noise impacts in external amenity spaces.
- The Noise assessment has failed to demonstrate that the noise from the adjoining commercial premises can be adequately mitigated when assessed against BS4142 methodology. The application of BS8233 is not appropriate at this location.
- The assessment identifies significant adverse noise impacts from the neighbouring depot at the facades of the proposed dwellings at night, even with mitigation in place.
- Rather than presenting pre- and post- mitigation noise impacts in accordance with BS4142, the assessment instead uses BS8233 standards for acceptable internal noise levels. This is not appropriate. BS8233 is for use with “anonymous” noise sources and does not take account of the character or nature of the noise source under assessment. BS4142 remains the most appropriate method for rating industrial noise impacts on new residential development (including this proposed development).
- The assessment makes mention of alternative mechanical ventilation for the dwellings and suggests therefore that there is no need for windows to be opened. However, based on the data presented our view is that it is possible that residents will be forced to close windows rather than have an option to do so. This is unacceptable and could give rise to complaints of statutory noise nuisance, especially if future residents are woken by the noise
- It is important to consider the ‘agent of change’ principle in this case.
- The assessment appears to suggest that with windows open to 100mm max, internal noise levels for Approved Document O will be achieved. The noise levels stipulated in Approved Document O are more relaxed than the noise levels stipulated in BS8233 (and approximately 15dB above the internal noise target selected for this development).
- An assessment of noise in the gardens has been made against BS8233 external noise levels. As above, this does not consider the nature and character of the noise from the adjoining depot and is not an acceptable alternative in this case.

- Given the data presented, our view is that when windows are opened or residents are trying to enjoy the use of their gardens, the noise from the neighbouring depot will likely adversely impact on the proposed development.
- A 2.5m barrier along the boundary adjacent to the fuel depot is proposed for mitigation.
- The Noise impact assessment has only considered night time conditions with no appropriate day time / evening assessment provided for both dwellings (ground & first floor) and gardens, instead it relies on achievement of the acceptable internal noise levels stipulated in BS8233 (for anonymous noise sources).
- The use of noise modelling demonstrates that even with mitigation there is a significant adverse impact at the facades of plots 3 & 8.
- BS4142:2014 + A1:2019 is the most appropriate and up-to-date guidance for the assessment of commercial noise sources with any mitigation measures designed and implemented around the results of such a survey.
- The closure of windows is not acceptable method of mitigation. Even if noise impacted windows were sealed shut, there remains potential adverse impacts in external amenity spaces.
- With the current design our view is that this application is contrary to Policy 35 of Cambridge Local Plan (2018) and the Sustainable Design & Construction SPD (2020) and should be refused.

6.26 *Comments dated 3rd June 2025:* Please see attached at the end of this report in Appendix 1.

Fire Authority –No Objection

6.27 *Comment dated 28th November 2023:* No objection to the proposal subject to the following comments and impositions:

- Adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.
- The position of fire hydrants are generally agreed upon when the Water Authority submits plans.
- Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.
- The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the

“National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.

- Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access.

6.28 *Comment dated 21st January 2025:* No objection subject to the following comments and conditions-

- Provision of fire hydrants
- Installed fire hydrants being inspected and tested
- All required hydrants will be plotted
- Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.
- The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.
- Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.
- If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached table.

Landscape Officer- No Objection

6.29 *Comment dated 20th December 2023:* The following has been raised:

- The proposed development would lead to the loss of most of the existing vegetation on the site, including all of the trees protected by TPO.
- The location of the proposed access road would lead to the loss of the row of cypress trees and a category C Ash tree on this edge of the site. Plot 12 would lead to the loss of another category C Ash tree at the rear of the site, and the category B trees on the site frontage would be removed to accommodate plots 01 and 02.
- The proposed tree planting along the road and on plot frontages will not reach a similar scale to the existing line of cypresses and will not be able to replace the landscape resource. Furthermore, trees on residential plots are an unreliable landscape resource in the long-term, as residents may remove the planting in the future.

- The role of vegetation in and around the transition from the meadow landscape into the townscape, has not been fully addressed, and consequently the opportunity to enhance the relationship between the urban parts of Cambridge and the Cam River corridor through the development has not been achieved.
- Landscape object to the removal of existing vegetation on the south-western boundary of the site. The vegetation plays an important role in softening built development and views of the Oil containers on the Fuelcare site from visual receptors in the adjacent green belt. It also contributes to the valued sense of enclosure experienced within the meadow landscape.
- The use of close boarded fencing on the boundary to Ditton Meadows does not achieve the objectives of the Greater Cambridge Landscape Character Assessment (2021) to manage the effects of residential and recreational pressures on the character of the landscape.
- As recommended by Urban Design Colleagues, the landscape department share concerns regarding the proximity of Plot 12 to the boundary adjacent to Fuelcare and the need to relocate the bike stores to the front of the properties.
- The proposed site should either provide a connection to the development at 141 Ditton Walk, or connect to Ditton Meadows via the north-western boundary of the site.
- The removal of plot 12 would allow additional planting to be included on the north-western boundary, and the creating of an informal open space with a link to the meadows.
- The vehicular corridors look quite wide, and we question whether these could be narrowed to avoid them being used as additional parking spaces, as well as to improve the balance between soft and hard landscaping features.
- The location of the bike stores and tree planting outside plot 09 should be reversed in order to enable a medium size tree to be planted.

- Landscape Officers maintain the objection to tree removal due to adverse effects on landscape and views, contrary to Local Plan policies, 55, 59.
- Should the case officer be minded to approve the application, we seek one further clarification, namely that a 'leaky pipe' can be installed with a water supply to the native hedgerow proposed at Ditton meadows, and recommend that the below conditions are attached.
- Condition- Hard and Soft Landscaping
- Condition- Planting
- Condition- Landscape maintenance
- Condition- Tree Pits
- Condition- Landscape Replacement

6.31 *Comment dated 28th January 2025:* No objection subject to the following conditions:

- Hard and soft landscaping
- Retention of trees on boundary with fuel depot
- Landscape maintenance and management plan

Lead Local Flood Authority- No Objection

6.32 *Comment dated 18th December 2023:* No objection subject to the imposition of the following conditions and comments:

- Condition- Detailed design of the surface water drainage on site
- Condition- Details of surface water run-off on site
- Informative- Pollution control

6.33 *Comment dated 19th July 2024:* No further comments beyond those set down in our response of the 13th December 2023.

6.34 *Comment dated 10th February 2025:*
Support. No further comments

Sustainability Officer- No Objection

6.35 *Comment dated 12th December 2023:* No objection subject to the imposition of the following conditions and comments:

- A revised site plan showing the location of the proposed air source heat pumps is required.

- Condition- Carbon Reduction implementation
- Condition- Water Efficiency
- Informative- Building Regulations
- Informative- Water Efficiency

6.36 *Comment dated 22nd July 2024:*

- Limited information has been provided in relation to the use of thermal dynamic modelling, as suggested in previous comments, acknowledging the potential noise issues that may be associated with natural ventilation and the developments' location in relation to the industrial site nearby.
- Previous comments (dated December 2023) remain if the application were to be granted permission.

6.37 *Comment dated 19th February 2025:* No objection subject to the following conditions-

- Carbon reduction compliance
- Water efficiency
- Water efficiency informative
- Building regulations informative

S106 Officer- No Objection

6.38 *Comment dated 14th December 2023:* No objection subject to the provision of contributions towards local facilities.

Tree Officer- Object

6.39 *Comment dated 9th August 2024:* The following has been raised:

- There are seven trees and two tree groups associated with the site and its redevelopment.
- The submitted Arboricultural Impact Assessment cites the removal of all but one of the tree items, G2, located in a secluded corner at the rear of the site. The most valuable trees and all those protected by TPO are proposed to be removed. This is not supported as the proposed losses will be detrimental to canopy cover and the contribution the site makes to verdant amenity.
- G1 particularly, this is a category B group of evergreen trees located on the boundary between the development site and the adjacent Certas Energy site. The trees present a very significant screen between the competing land uses of fuel storage and associated works on the Certas site and residential properties to

the northeast. Their removal will create unsightly views and increase airborne pollutants leaving the site.

- The applicant has submitted a letter from Cambridgeshire Fire and Rescue Service in support of their proposal to removal all the trees in group G1, however the letter from the fire and rescue service cites tree management as an option to remove the identified risk of fire spreading. The group of trees extends far beyond the location of the tanks and there appears to be no health and safety justification for proposing any risk management to the bulk of the group where it is not in conflict with the tanks.
- The proposed replacement planting is not supported.
- The depth of verge is not sufficient to adequately mitigate against the potential for damage cause by root growth in the future. Planting adjacent to structures and hard standing should be carried with reference to BS5837 2012.
- The proposed deciduous planting will only provide a screen for part of year and should be changed to evergreen planting.
- The combined and significant detriment resulting from tree loss, the proposed development is not considered to accord with Policy 71 of the local plan.

6.40 *Comment dated 7th March 2025:*

- While amendments allow the retention of G1, the layout still fails to the respect the trees of value to the front of site. The proposal in current form is therefore not supported.

Urban Design Officer - No Objection

6.41 *Comment dated 15th December 2023:* The following concerns have been raised:

- Concerns regarding potential impacts of the proposal on the rear gardens of some neighbouring properties and the department are not entirely convinced on the proximity of plot 12 to the existing oil depot.
- The basic 3D model submitted has been included to help officers assess the impact of the proposed scale and massing would have

on neighbouring properties. The model suggests a change during Autumn and Spring Equinox, which is of some concern, given the model is not clear on the overshadowing impact of the proposed houses on plots 06, 05 and 01 on the back gardens of the neighbouring properties at 141 Ditton Walk (plots 7, 5 and 4). A BRE shadow study should be carried out.

- A number of functional design concerns still remain relating to the proximity of plot 12 to the Fuelcare oil depot immediately located to the southwest of the site, and front cycle stores not being located on plot.
- The Ditton Walk footway should be continued across the junction of the access to prioritise pedestrians along the street.
- Internally, the blockwork used should be continued throughout instead of the proposed asphalt to create a calmer character and reinforce a low-speed environment.
- Plot 12 is located the closest to the oil depot. The department are not convinced that a dwelling in this location can be successfully accommodated so close to a potential noise source. The submitted model shadow studies indicate that the back garden of unit 12 will be in shade throughout the year. This is contrary to the BRE guidelines that recommend at least two hours of sunlight on March 21st for at least half of the garden.
- The department recommend plot 12 may be better suited as public open space that could serve the wider development. An open space that terminates views into the site from Ditton Walk could also provide a visual connection with Ditton Meadows and strengthen the wider green corridor that runs along the northern edge of the site. The open space would also act as a buffer zone, allowing for distance between the other dwellings and the oil depot.
- Plot 11 would need to be reconsidered to address the open space and through a rethink of the size and typology of the houses proposed along the north-eastern boundary, it may be possible to accommodate 4 homes here.
- A number of proposed bike sheds are not located on plot (03, 04, 05, 06, 07) and are instead positioned within the public realm. The proposed scale of the bike sheds would diminish the natural

surveillance of the street. Private cycle stores must be located on plot and within the front threshold of the dwelling that they serve and should be located as close as possible to the front door (or at least positioned to be more convenient than the car parking space). The proposed off-plot stores are not considered to comply with Policy 57. A split cycle store approach may be acceptable.

- The removal of the proposed bike sheds for plots 06 and 05 from the public realm and the replacement of the cycle spaces provided in the more space efficient front of-plot stores would allow for a better landscaped boundary treatment between the two developments at 139 and 141 Ditton Walk.
- Unit 02 is a 3-bedroom property with significantly less usable back garden space than unit 01, which is the same house type. Unit 03 is a 3-bedroom property that mirrors unit 08 but has been allocated a much smaller back garden. This is highly questionable given the size of the property and that it is allocated as affordable, which will mean a maximum occupancy. The garden of plot 03 could be enlarged by reconfiguring the car parking spaces for plots 03, 04 to mirror the car parking arrangement for units 07, 08 and elongating the private amenity space for plot 03 towards the street.
- The proposed western gables for plots 08, 03 and 02 and the eastern gable for plot 01 are presenting completely blank elevations facing the street. This does not comply with good urban design principles that are reinforced through Policy 56 (d) of the Local Plan.
- Should the application be approved the below conditions have been recommended.
- Condition- Materials
- Condition- Materials (Sample Panel)
- Condition- Cycle Parking Store

6.42 *Comment dated 22nd July 2024:* The following concerns have been raised:

- A split-store principle has been adopted; however, some detail refinements are needed for the front-of-plot cycle parking provision to be considered acceptable and meet Local Plan policy. The

stores of plots 1 and 2 are located to the sides of the properties and therefore are not overlooked by the dwellings; they should be integrated into the dwelling frontages to ensure natural surveillance.

- The stores of plots 3, 4, 7, 8 open facing the street; the stores should be rotated so that their doors will open onto the private walkway and not the carriageway.
- The use of timber panels for cycle stores facing the public realm is considered unacceptable from an urban design perspective due to security concerns – a more robust material with an internal locking mechanism.
- The submitted overshadowing assessment by Herrington Consulting Limited outlines that 4 out of 12 properties will be short of meeting BRE guidelines for private amenity, which recommend that at least half of amenity areas should receive at least two hours of sunlight on 21 March.
- Climbing plants would be particularly beneficial across the boundary fence between the development and neighbouring oil depot.
- The acceptability of the proximity of plot 12 to the neighbouring oil depot remains an Environmental Health judgement; should they raise an issue with this, our previous suggestion that this plot could be an open public space still remains.
- Subject to the further refinements outlined above Urban Design will be able to support the application.
- Should the application be approved the below conditions have been recommended.
- Condition- Materials
- Condition- Materials (Sample Panel)
- Condition- Cycle Parking Store

6.43 *Comment dated 4th February 2025: No Objection subject to the following comments/conditions:*

- Conditions relating to materials
- Condition relating to cycle parking details

7. Third party representations

7.1 8 representations have been received.

7.2 Those in objection have raised the following issues:

- Overdevelopment of the site.
- Scale and layout of the proposal would harm the operation of the oil depot.
- The noise assessment confirms there will be a noise impact on the nearest dwelling, and specifically to the facade facing on to the oil depot. A third-party representative wished to provide their own noise assessment in review of the applicants, officers did not grant an extension for them to provide this nor did officers receive any documents.
- Renewable technology should be installed on the houses during the build, not after.
- Concerns regarding how the site will be impacted by drainage and how surface run-off will impact neighbouring gardens.
- The trees on site should be retained.
- TPO trees will be lost on site, this is contrary to policy 71 of the local plan and paragraph 136 of the NPPF. Their loss would be visibly harmful and would cause additional visual amenity issues in relation to the neighbouring oil depot.
- Loss of trees on south-western boundary. These large mature trees help to buffer the sound and pollution from the Oil Depot site.
- The trees along the south-western boundary are visible from Ditton meadows, the Chisolm trail and the railway line. They help to screen the views of the industrial site from the beautiful green spaces. The replacement of the trees with fencing does not have the same impact and this fencing would be subject to graffiti and block out views into the neighbouring meadow.
- The screening and sound buffering offered by the Leylandii is essential to avoid exposing residents (both existing and in the planned houses) to intolerable noise and light pollution. The application is contrary to Cambridge Local Plan policies 34 (light pollution control) and 35 (protection of human health and quality of life from noise pollution and vibration).

- The trees have high amenity value, as they are visible from this public space. Their removal would thus be detrimental to anybody who enjoys the Meadows, as well as of course to local wildlife.
- The Oil Depot makes most noise in the night and early morning. Reducing the sound buffering by removing the trees will detrimentally affect the current residential neighbours as well as the new owners of the new properties.
- The application has not factored in car parking, parking (like on Fairfield End) will spill out onto Ditton Walk which will impact occupants on this road. Parking on this road is at full capacity.
- Insufficient information was submitted to determine the application
- The proposal would not be in accordance with the existing pattern of development.
- The proposal would result in an increase in vehicle movements and would be of detriment to the public highway.

7.3 Those in support have given the following reasons:

- The development has been planned to reduce the visual impact on Ditton Meadows. Only two dwellings are proposed on the northern elevation and their height and design means their impact, when viewed from the meadows has been minimised.
- There is support for the sustainable construction to Passivhaus standards and wish to see this conditioned so that should the development be sold on it will still be delivered at this standard.
- There is support for mixed native hedging along the northern hedge in front of the fencing.
- Neighbouring an undeveloped and unsightly plot of is unpleasant.

7.4 Those raising neutral comments have given the following reasons:

- Welcome the plan to build on what is currently an empty, unused and visually unappealing plot.
- The new design is better than what was previously proposed.
- The new proposal to retain the majority of the Leylandii cypress border is welcomed.
- The current proposal for a 6 monthly maintenance of the proposed reduction to 10m seems potentially unsustainable.
- The plan to fell the ash tree on the back of the site (numbered T003) is unjustified on the explanation given in the tree survey. This tree too acts as a natural visual barrier between the depot and Ditton Meadows.
- The plans include the planting of new trees and on balance may increase the protective coverage both for the new houses and towards the meadows.
- Encourage the council to ensure that the overall landscaping proposal would increase rather than decrease the tree coverage in this sensitive location.

- 7.5 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. Assessment

- 8.1 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
 - Water management and flood risk
 - Highway safety and transport impacts
 - Car and cycle parking
 - Amenity
 - Planning obligations
 - Other matters
 - Planning balance
 - Recommendation

9. Principle of Development

- 9.1 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need.
- 9.2 The address for allocation site R5, is listed as Camfields Resource Centre and Oil Depot 137-139 Ditton Walk. The allocation includes the old resource centre site (where the proposal will take place) and the existing depot (which will remain in situ).

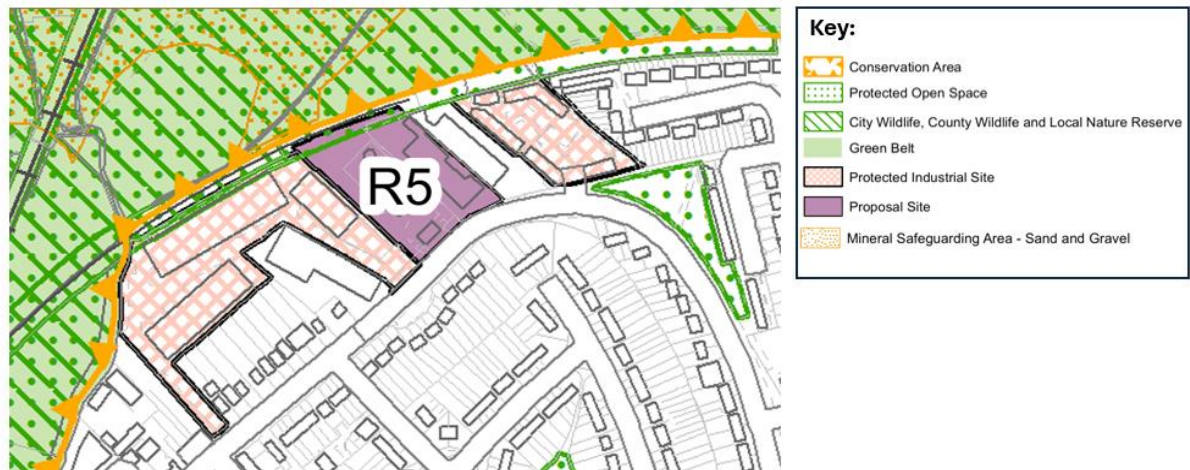


Figure 1: Allocations Map Extract¹

9.3 The site has been highlighted in this allocation for residential development and has the capacity to support 35 dwellings at 41 density per hectare (dph). Provisional issues have been highlighted under the allocation stating the following:

- *Surface water flooding requires mitigation.*
- *Contamination requires remediation and will limit development to flats/non-family housing without gardens.*
- *Access onto Ditton Walk, subject to detailed testing*

9.4 Policy 27 has identified this site for development, under Appendix B of the Local Plan, however it has identified the whole of the site, inclusive of the oil depot itself. This proposal sees the development of half of the site (with the retention of the oil depot), therefore introducing further constraints than would have been identified in the allocation of this site within the policy. The constraints include the retention of the oil depot, which produces noise and amenity issues. As the whole of the site is not part of this application it is considered that the full weight of Policy 27 cannot be applied to this application. Therefore, it is not fully in conformity with it and this is not a wholly allocated site. In its current form, the application is contrary to policy 27 of the Cambridge Local Plan (2018).

9.5 Despite the land allocation being restricted to the development of flats only (as listed under the allocation), the application seeks permission for the erection of 12 dwellings with gardens. As the proposal seeks to develop half of the site (the resources centre half, not the oil depot), officers consider land contamination in these areas would be less, but would not be insignificant. However, in the event of an approval the contamination officer confirmed the standard contamination conditions would apply here. Therefore, subject to conditions the proposal would accord with policy 33 of the Cambridge Local Plan (2018)

¹ [Development plan: Adopted policies map - Cambridge City Council](#)

- 9.6 The density would be in accordance with the dph required on this site, however officers would encourage the applicant to review the sizes of the dwellings to address the clear site constraints (i.e the oil depot) as expanded below within this report.
- 9.7 Policy 27 refers to site specific development opportunities. The policy states that proposals would be supported at these sites providing any issues of flooding or contamination are addressed, design considerations, satisfactory access and other infrastructure and other requirements where policy dictates. As for the reasons expanded in the below report, officers do not consider the proposal is in accordance with policy 27.
- 9.8 The site would see the use of brownfield land. Paragraph 125 of the NPPF (2024) refers to making the most effective use of suitable brownfield land. Point c of this paragraph states:
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- 9.9 Although the site would be making use of brownfield land, the substantial harm caused in terms of noise from the existing oil depot on the future residents of the proposal would not be acceptable and should not be regarded as such.
- 9.10 However, the principle of development is understood within condition 3 of the Local Plan and this development is not wholly within the allocation of R5 and policy 27. The development could be acceptable if it is acceptable under other policies of the local plan and material planning considerations. This is to be discussed further in this report.

Affordable housing

- 9.11 Policy 45 of the Cambridge Local Plan requires residential development of 11-14 units or more to provide a minimum of 25% of affordable housing. The Local Plan states that further details on the practical implementation of this policy will be set out in an up-to-date Affordable Housing Supplementary Planning Document (SPD).
- 9.12 The proposal sees the provision of 3 affordable units out of 12 dwellings (two 2 bed units and one 3 bed unit- Plots 3, 4 and 5). This equates to 25% of the number of dwellings on the site. In the event the application is approved, affordable units can be secured by way of condition. Therefore, the proposal is in accordance with policy 45 of the Local Plan.

- 9.13 The proposal sees the provision of 3 affordable units out of 12 dwellings. This equates to 25%, therefore the proposal is in accordance with policy 45 of the Local Plan.
- 9.14 Officers are satisfied that the proposed distribution of the affordable units within the site is appropriate, and the level of affordable housing is acceptable and accords with Policy 45 of the Local Plan.

10. Design, layout, scale and landscaping

- 10.1 Policies 55, 56, 57 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.
- 10.2 The application site comprises of 12 dwellings. The dwellings will be of an appearance similar to the neighbouring Fairfield End development.
- 10.3 Housing type 1 (plots 1 and 2) are 3 storey- 3-bedroom units; these dwellings will benefit from grey in colour cedar lap on the elevations with a natural red pan tile roof. The windows and doors will be anthracite PPC aluminium surrounds.
- 10.4 Housing type 2 (plot 3) is a 2 storey- 3-bedroom unit; this dwelling will benefit from grey in colour cedar lap on the elevations with a dark grey pan tile roof. The windows and doors will be anthracite PPC aluminium surrounds.
- 10.5 Housing type 3 (plots 5 and 4) is a 2 storey – 2-bedroom unit which has a similar appearance to housing type 2. The windows and doors will be anthracite PPC aluminium surrounds.
- 10.6 Housing type 4 (plots 6, 7 and 8) are 3 storey- 3-bedroom units; these dwellings will benefit from grey in colour cedar lap on the elevations with a natural red pan tile roof. These dwellings will have a small dormer on the front elevation of the dwellings which will serve a bedroom. The dormers will be cladded with material which matches the lower levels of the dwellings. The windows and doors will be anthracite PPC aluminium surrounds.
- 10.7 Housing type 5 (plots 9, 10 and 11) is a 3 storey- 4-bedroom unit; this dwelling will benefit from grey in colour cedar lap on the elevations with a dark grey pan tile roof. These dwellings will have 2 dormer windows on the front elevation of the roof slope, these windows will serve a bedroom and a study. The dormers will be cladded with material which matches the lower levels of the dwellings. The windows and doors will be anthracite PPC aluminium surrounds.
- 10.8 Housing type 6 (plot 12) is a 3 storey- 4-bedroom unit; this dwelling will benefit from grey in colour cedar lap and brickwork on the elevations with

a natural red pan tile roof. This dwelling will have a small dormer on the front elevation of the dwellings which will serve a study. The windows and doors will be anthracite PPC aluminium surrounds.

- 10.9 Officers consider the appearance of the dwellings to be responsive to the design of the neighbouring development and would therefore not be out of character with the wider area.
- 10.10 The Urban Design department has been consulted on this application. The departments previous concerns on the scheme have been addressed, these included cycle store openings (on plots 3, 4, 7, 8), cycle store locations (plots 1 and 2) and the private amenity of plot 2. The department still have concerns regarding the materials to be used in the construction of the stores, however this matter can be addressed via condition.
- 10.11 The proposal would benefit from various soft landscaping normally associated with a development of this type of development. However, the proposal sees the removal of several protected trees. The objection to the removal of these trees from our trees officer has been expanded upon under section 8.27 of this report. The Landscapes department have referred to these removal works but are supportive of the works overall as the protected Leylandii are being retained and trees, where removed, will be replaced on site. In the event the planning application is approved, the landscape department recommend conditions relating to hard and soft landscaping, planting, landscape maintenance, tree pits and landscape replacement. As such the development does respond positively to the existing landscape character and is contrary to the objectives of the Greater Cambridge Landscape Character Assessment (Policy 55 and Policy 59).
- 10.12 The Designing out crime have reviewed the application and have requested an external lighting scheme. The department requested this either prior to determination or via condition. Officers consider in the event the application is approved; the required details can be secured via condition. They have also provided a construction phase security advisory note, the details of which can also be secured via condition.
- 10.13 Plot 12 is located the closest to the oil depot. Officers have concerns about the proximity this plot is to the industrial site and the potential impacts this may have on the occupants of this dwelling; this has been further discussed under section 8.91 of this report but officers felt it necessary to mention here. The noise assessment provided states that there will be some level of harm to the external areas of the plots which is not acceptable. While it has been suggested that the windows of the properties can be fixed shut, this still does not address the issues of the level of noise that will be present within the residential gardens of the properties. Officers consider the occupants of the proposals will be adversely impacted by the operation of the oil depot. The layout of the proposal fails to take into consideration of potential impacts.

- 10.14 The Fire Authority have requested the provision of fire hydrants to serve the proposed dwellings. As all proposed hydrants will need to be approved in writing by the fire authority, officers consider a condition securing their implementation and maintenance to be sufficient in this instance. The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the “National Guidance Document on the Provision of Water for Fire Fighting” 3rd Edition, published January 2007.
- 10.15 Overall, the proposed development is a high-quality in relation to the design of the dwellings, but the impacts the oil depot would have on future occupants, the application fails to accord with Cambridge Local Plan (2018) policies 50, 55, 56, 57 and 59 and the NPPF.

11. Trees

- 11.1 Policy 59 and 71 seeks to preserve, protect and enhance existing trees and hedges that have amenity value and contribute to the quality and character of the area and provide sufficient space for trees and other vegetation to mature. Para. 136 of the NPPF seeks for existing trees to be retained wherever possible.
- 11.2 The Council’s Tree Officer has advised that the application is not suitable in tree terms. Trees G2 and G1 will remain, while trees T001, T004, T005, T006 and T007 will be felled.
- 11.3 Tree group G1 is a group B category of evergreen trees which are located along the boundary of the site and the neighbouring oil depot. Officers would also like to note the various comments made by third party representatives which state the operation of the oil depot has associated noise and odour, the trees along the boundary help block these impacts as well as making the boundary more visually appealing.
- 11.4 The Trees Officer has reviewed the letter submitted by the Cambridgeshire Fire and Rescue Service in support of the removal of group G1. The letter states the trees along this boundary are at risk of spreading fire on the premises. The trees adjacent to the fuel storage tanks located at the rear of the Certas Energy site are of excessive height and poorly maintained, as a result the trees pose an increased risk of fire (especially in the summer months). To reduce the risk of fire spread, the standard of housekeeping shall be maintained. The fire department recommends a competent tree specialist be employed to either remove or reduce the trees to a sufficient height to not pose a risk to the Certas fuel storage tanks.
- 11.5 The Trees officer noted the option of maintenance had not been explored (to their knowledge) and would prefer the trees are not removed. The group of trees, according to the trees officer, extends far beyond the location of the tanks therefore these areas pose less risk of fire and would

in turn there would be no health and safety justification for proposing risk management to areas where there is no conflict with the tanks. As such the applicant has decided to retain G1.

- 11.6 As the proposal will result in the loss of protected trees, the trees department maintain their objection to the scheme.

Feature No	Surgery or Fell	Reason for Works	BS Category
G001	Reduce lateral growth back to 1m from stem up to height of 6m and then reduce upper lateral growth to 2m from main stems. Reduce height by 3.5m to 10m and maintain twice annually. Section fell the top part of landscape feature and replace with suitable evergreen species to maintain long-term screening. Undertake linear root pruning for proposed service route. Undertake a reduction of 1.5m along the southern side of the feature to provide clearance from the fuel storage tanks.	Renovate the feature back to a manageable and a more aesthetically pleasing appearance for the site whilst also enabling space for development works. Linear root pruning is required to facilitate the installation of the domestic foul water drain.	B
G002	Undertake a crown reduction of 3m on the southern aspect of the feature to allow clearance for proposed building.	To allow construction clearance for plot 11.	C
T001	Fell	Undesirable relationship with proposed housing plot.	B
T003	Fell	Undesirable location to proposed residential building.	C
T004	Fell	Conflicts with proposed new access road through site and required service route.	C
T005	Fell	Conflicts with proposed landscaping plan.	B
T006	Fell	Conflicts with proposed hard surfacing.	B
T007	Fell	Conflicts with proposed hard surfacing.	B

Figure 2- Extract From Arboricultural Assessment (Page 3)

- 11.7 Figure 2 shows an extract from an arboricultural assessment, as shown we can see the trees to be felled vary from a moderate quality to low quality. Additionally, to further mitigate this loss, the conditions as required by the landscape department will allow for replacement planting elsewhere on site. Officers consider the loss of trees, in combination with the conditions as required by the landscape department, on the site to be minimal.
- 11.8 The proposal would not be contrary with policies 59 and 71 of the Local Plan.
- 11.9 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan.

12. Heritage Assets

- 12.1 The application is adjacent to the Riverside and Stourbridge Common Conservation Area. The application is close to the Old Maltings which is a building of local interest (BLI) and is therefore considered to be a Non-Designated Heritage Asset (NDHA).
- 12.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 12.3 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area.
- 12.4 The Conservation Officer has advised that the scale, massing and site layout for the proposed development, there will be limited impact on views from the conservation area. The boundary with the Riverside and Stourbridge Conservation Area will be hedging with trees and a 1.8m close-boarded fence with a trellis on top. This will help to mitigate the impact of the new development on the edge of this open space. The new dwellings will be 2 to 2 ½ storeys with there being two new properties adjacent to the common. With the changes to the boundary there will be limited views of the new built form.
- 12.5 The impact on the BLI is minimal and therefore no conservation comments are considered necessary.
- 12.6 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 or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF paragraphs 210 and 212, and Local Plan policies 61, 62 and 67.
- 12.7 The County Archeology department have also been consulted on this application and have raised no objection subject to the impositions of conditions relating to a written scheme of investigation and an informative relating the partial discharge of conditions.

13. Carbon reduction and sustainable design

- 13.1 The Council's 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.

- 13.2 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 13.3 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 13.4 The application is supported by an energy and sustainability statement. The sustainability department have confirmed the proposal would be in accordance with the relevant local plan policies. The department have referred the overheating element of the proposal (Part O Assessment), they have requested an informative be imposed to ensure any changes to the design would change this assessment.
- 13.5 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 13.6 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

14. Biodiversity

- 14.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.
- 14.2 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that the site is of low value / negligible

value habitats with some native and no-native trees and that new landscaping proposals have the potential to significantly enhance the ecological value of the site.

14.3 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and biodiversity net gain is delivered.

14.4 Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

15. Water management and flood risk

15.1 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

15.2 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

15.3 The Local Lead Flood Authority has advised the proposal is acceptable in principle subject to conditions regarding surface water drainage and run-off. Anglian Water, also have no objection to the scheme but request several informatives to be included recommendation if it is to be for approval.

15.4 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

16. Highway safety and transport impacts

16.1 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

16.2 Para. 116 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

16.3 The application is supported by a Transport Report. The report shows there is no sustainability, safety or capacity reasons why the proposal

cannot be permitted. Access to the site would be achieved off Ditton Walk. The site would benefit from a ramped entrance to the site with a block paved internal road network.

- 16.4 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, raise no objection to the proposal subject to conditions as set out under paragraph 6.9.
- 16.5 Subject to conditions as applicable, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

17. Car and cycle provision

17.1 Cycle Parking

- 17.2 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 17.3 The site adopts a split cycle storage arrangement across the site, similar arrangements have been observed on other developments. Officers consider the split approach to be suitable in this location to avoid the frontage of the dwellings appearing cluttered.

- 17.4 The proposal provides and integrate adequate cycle storage and is therefore compliant with policies 57 and Appendix L of the City Local Plan (2018).

17.5 Car parking

- 17.6 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the

Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 17.7 The site is located outside of a controlled parking zone. Each dwelling will benefit from a single car parking space. The car spaces of plots 2, 3, 4, 7 and 8 will be located to the side of the properties, while all other plots will benefit from car parking spaces to the front of their dwellings. The provision of car parking is in accordance with policy. In addition, officers consider the site to be a of a sustainable location, the site is located 2.1 miles from the centre of Cambridge and is roughly a 11-minute bike ride. The site is supported by good transport links both in and out of the city centre.
- 17.8 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 17.9 Subject to conditions, the car parking is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD. The proposed car and cycle parking is compliant with policy TI/3 of the Local Plan / policy 81 of the Local Plan.

18. Amenity

- 18.1 Policy 35 and 50 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.

*Neighbouring and Proposed Properties
Impact on Nos. 1, 2, 7 and 12 of the proposal:*

- 18.2 The submitted overshadowing assessment by Herrington Consulting Limited, shows that the properties garden will be short of meeting BRE guidelines for private amenity, which recommend that at least half of amenity areas should receive at least two hours of sunlight on 21 March.

Although the proposal would meet daylight requirements for the rest of the year the proposal would fail to meet BRE requirements during this part of the year.

18.3 The applicant submitted revised plans to improve the garden spaces of these plots to allow for the provision of more sunlight during the month of march. While the provision increased, the level of sunlight provided is marginally below the required threshold during the month of March, however as the provision of sunlight during the summer months exceeds the limit officers consider on balance the level of light received by the proposed gardens are acceptable.

18.4 Officers acknowledge there will be new views achieved into neighbouring gardens (namely nos. 1, 3 and 5 Fairfield End) because of this development. However, officers do not consider adverse levels of overlooking would be achieved outside of what would be expected within a city setting.

Future Occupants

18.5 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).

18.6 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	5	3	99	122	+23
2	3	5	3	99	122	+23
3	3	5	2	93	96	+3
4	2	4	2	79	83	+4
5	2	4	2	79	83	+4
6	3	5	3	99	117	+18
7	3	5	3	99	117	+18
8	3	5	3	99	117	+18
9	4	7	3	121	171	+50
10	4	7	3	121	171	+50
11	4	7	3	121	171	+50
12	4	7	3	121	177	+56

18.7 The table above shows the proposal would be in accordance with policy 50 of the City Local Plan. Officers would like to note one of the bedrooms of plots 4 and 5 would accommodate 2 single beds (i.e. two bed spaces), therefore the bedroom has been counted as two bed spaces.

18.8 Garden Size(s)

Unit	Proposed size of unit (m2)	Garden Size (m2)
1	122	70
2	122	56
3	96	38
4	83	44
5	83	61
6	117	76
7	117	44
8	117	65
9	171	91
10	171	99
11	171	161
12	177	157

- 18.9 The proposed garden space for each dwelling is considered acceptable.
- 18.10 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers.
- 18.11 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. Officers consider this requirement could be delivered via condition.

Construction and environmental health impacts

18.12 Contamination:

- 18.13 Given the previous use of the site, it is likely some level of contamination investigation/remediation would be required. The EA have raised no objections to the proposal subject to the imposition of conditions relating to ground water monitoring. Officers have liaised with the environmental health department who agree to this approach and in addition seek conditions to be added in relation to contamination investigation and remediation.

- 18.14 It is considered in its current format, subject to conditions, the proposal would be in accordance with policy 33 of the Cambridge Local Plan (2018).
- 18.15 *Noise:*
- 18.16 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 18.17 Policy 35 states residential and other noise sensitive development will be permitted where it can be demonstrated that future users of the development will not be exposed internally and externally to unacceptable levels of noise pollution/disturbance from existing or planned uses. This would include proposed noise sensitive development that may experience adverse impacts as a result of exposure to noise from existing or planned/future (i) transport sources (air, road, rail and mixed sources) or (ii) industrial, trade or business / commercial sources.
- 18.18 To the west of the site is the Certas Oil Depot. This is an industrial use and is a business that could cause noise and disturbance to adjacent residents at any time of the day or night (unsociable hours). The hours of use are not controlled through a planning condition (the use is historical) and as this use is not inside of the redline of the proposal site, it cannot be restricted as part of the determination of this application.
- 18.19 No.12 is the closest property to this industrial site (3.4m). The application was accompanied by a noise assessment; however, the Councils Environmental Health team have concerns with the relevance of the assessment. The most recent comments from environmental health have been attached at the end of this report in Appendix 1 which goes into further detail.
- 18.20 The key issue with the submitted noise assessment is the standards used to assess the potential impacts. Environmental Health consider the BS4142:2014 to be the most suitable standard to be applied in this instance. The BS4142 method is used to assess the impact on humans in residential premises from the following emitters:
- industrial premises, manufacturing premises or fixed installations
 - mobile plant, vehicles, train or ship movements within the permit boundary

- 18.21 The applicant used standard BS4142 to assess the site pre-mitigation measures. This is the effect of noise (in this case the operation of the oil depot) on the proposal (the 12 dwellings) without mitigation measures (i.e the acoustic fencing and other measures). The assessment showed there would be an impact with no mitigation. Normally the second half of the assessment would show the application of proposed mitigation measures under the same standard the pre-mitigation measure levels were assessed to (so the mitigation measures when in place should be tested against the same standard previously applied, in this instance BS4142). Instead, the applicant has applied the criteria BS8233:2014 (BS8233) under this second stage of the assessment. BS8233 refers to ambient noise (such as traffic or railway noise). The submitted noise assessment fails to assess the proposed mitigation under standard BS4142, instead assessing potential noise levels with the mitigation measures under BS8233. The use of BS8233 is not considered appropriate in this instance as the standard does not account for the industrial noise as caused by the neighbouring oil depot. As the inappropriate noise standard has been used it is considered that the true and full extent of the noise impact on the proposal dwellings cannot be fully understood from the oil depot and as a result officers cannot ascertain whether the proposed mitigation measures would be efficient in reducing the level of noise from the existing operation of the oil depot on the proposed properties and their gardens.
- 18.22 Having reviewed the proposed mitigation measures in place, several of the dwellings (including external amenity areas) will be subject to an adverse level of noise under criteria BS4142.
- 18.23 The scale of the acoustic feature corrections alongside the lack of a robust BS4142 assessment both pre and post mitigation demonstrating that acceptable noise levels can be achieved when assessed against BS4142 reinforces officers view that BS8233 (designed for anonymous noise sources such as traffic) is not an appropriate assessment methodology or appropriate noise levels in this instance. The proposal would fail to protect future occupants from unacceptable adverse noise impacts from the existing surrounding uses.
- 18.24 The current proposed mitigation measures include;
- No windows adjacent to the oil depot on plot 12
 - Other plots being located away from the oil depot boundary
 - A 2.5m high acoustic barrier along the boundary of the oil depot
 - All dwellings to be fitted with a whole house Mechanical Ventilation Heat Recovery system.
- 18.25 Despite the proposed mitigation measures, Planning Officers and the Environmental Health team met with applicant and their noise consultants to ascertain what could be imposed in terms of mitigation to combat the adverse noise impacts. It was suggested the acoustic fencing proposed

be increased in height from 2.5m to 3.5m to test if this would reduce the adverse impacts experienced by the proposed dwellings and their external amenity areas. The applicant re-submitted the details for officer review, and whilst the change was positive, the wrong standard for measuring noise (BS8233) was still applied and therefore officers could not confidently state that the increase in height would address issues in the event the correct standard was applied. Therefore, as the amendments did not overcome officers concerns the amendments were not accepted.

- 18.26 The applicant has proposed the provision of Mechanical Ventilation with Heat Recovery (MVHR) systems to negate the need to open windows. Whilst this approach is considered appropriate where the noise source is anonymous (i.e traffic), it is not considered appropriate for commercial noise of this magnitude. The applicant refers to application (23/01966/PRIOR) where this approach has been approved, this approach was approved to address traffic noise, not commercial noise. As the application is different in terms of the type of noise being discussed, this proposed measure is not considered acceptable.
- 18.27 For the façade impacted by commercial noise windows are sealed shut. It is also unacceptable for third parties such as future residents to keep windows closed during adverse noise occurrences. Quality development should allow future residents to open windows at any time.
- 18.28 As stipulated by paragraph 200 of the NPPF, the agent of change is applicable to this site. Paragraph 200 states:
- Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.*
- 18.29 The existing Certas Oil Depot (137 Ditton Walk) undertakes operations in the early hours of the morning (05:00am-07:00am). This time is particularly sensitive as neighbouring residential occupants would normally be sleeping at this time. In the event the proposal is approved, should the local authority receive complaints of the operation of the depot from the new occupants, the council are duty bound to serve a legal notice on the offending premises requiring noise abatement. If abatement was achieved this may result in unreasonable restrictions being placed on the existing business.

- 18.30 The submitted noise assessment states that future occupiers will not be exposed to greater noise levels than existing residents at Fairfield End and Ditton Walk. It is worth noting, complaints have been received from the residents from both roads relating to the operation of the oil depot, despite being further away from the depot than the proposed site. As the proposed dwellings will be closer to the oil depot it is likely the noise levels from the depot will be heard at greater levels at the proposed dwellings.
- 18.31 As such, without suitable mitigation against the existing noise constraints, the proposal would fail to protect the amenity of the future occupiers and would place unnecessary pressure on the operation of the existing oil depot.
- 18.32 Overall, In the absence of a robust BS4142 assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally. The applicant has failed to adequately assess the adverse noise impact of the adjacent industrial premises on the future noise sensitive receptors against appropriate BS4142 methodology and is contrary to the requirements detailed in the assessment for non-anonymous noise in the Sustainable Design and Construction SPD (2020). It has not been demonstrated that significant adverse noise impacts will not arise on health and quality of life / amenity. The Council's EH officers have advised:
- 'In our view, even with the proposed mitigation measures in place, some dwellings—including external amenity areas—are likely to be subject to a significant adverse noise impact under BS4142 criteria. The applicant has failed to demonstrate otherwise.'*
- 18.33 The applicant has had several opportunities to address consultee concerns. As the noise assessment fails to demonstrate there would be limited/no adverse impacts on the proposed development in line with the correct noise standards for commercial noise, officers cannot assure the future occupants on these homes will not be adversely impacted. Therefore, in its current form the proposal is contrary to paragraphs 135. f), 187. e), 198. a) and 200 of the NPPF (Dec 2024), Policy 35 of Cambridge Local Plan (2018) and the Greater Cambridge Sustainable Design & Construction SPD (2020).
- 18.34 The proposal fails to adequately respect the amenity of its neighbours and of future occupants and is considered that it is contrary to Cambridge Local Plan (2018) policies 35, 50, 51, and 57.

19. Planning obligations (S106)

- 19.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does

not pass 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.

19.2 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

19.3 Policy 85 states that planning permission for new developments will only be supported/permitted where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms.

19.4 Heads of Terms

19.5 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary below:

Obligation	Contribution / Term	Trigger
Education: -Pre-school -Primary -Secondary	Early Years- £20,369 Primary- N/A Secondary- £45,455	100% prior to commencement
Open Space: -Provision -Management -Access -Sports pitches -Allotments -Drainage management	£16,530.00 (plus indexation) - towards the provision of and / or improvements to the playing pitches, court and MUGA at Ditton Fields Recreation Ground. £16,808.00 (plus indexation) - for the provision of and/or improvement of the informal open space facilities (including landscaping, paths, trees, benches, bins, and information signs) at Ditton Fields Recreation Ground. £21,984.00 (plus indexation)- towards the provision and/or improvement of the children and teenage play facilities at Ditton Fields Recreation Ground.	100% prior to commencement

Health	£10,119.17 to accommodate additional occupants at local health facility East Barnwell Health Centre.	100% prior to commencement
Indoor community facilities	£18,683.00 (plus indexation) - towards the provision of and / or improvement to Indoor Sports provision at Abbey Sports Complex.	100% prior to commencement
Libraries	£450	100% prior to occupation of the 6 th dwelling
Waste	£1,080 - towards waste receptacles for the benefit of the new development.	100% prior to commencement
S106 Administration, Monitoring and Compliance	£150- Cambridgeshire County Council	100% prior to commencement
	£2,200 (plus indexation)- towards the monitoring and administration of the section 106 agreement.	100% prior to commencement
	£500 would be required for each instance (if applicable) where the Council is required to provide written confirmation of an obligation.	100% prior to commencement

Heads of terms

- 19.6 The Heads of Terms (HoT's) as identified are to be secured within the S106 and are set out in the summary table above.
- 19.7 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010 in are in accordance with policy 85 of the Cambridge Local Plan (2018).

20. Other matters

- 20.1 Bins
- 20.2 Policy 57 requires refuse and recycling to be successfully integrated into proposals. Each property will benefit from an individual bin store. There are two bin collection points within the site which will serve all 12 properties. Officers consider the proposal has successfully integrated refuse and recycling into the proposal and is in accordance with policy 57 of the local plan.

21. Planning balance

- 21.1 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).
- 21.2 Summary of harm
- 21.3 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).
- 21.4 Due to insufficient information officers are unable to ascertain that no harm to the occupants of the proposed dwellings would result from being near the oil depot. In the absence of a robust BS4142 assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally.
- 21.5 Policy 27 through Appendix B or the Local Plan 2018 identifies sites that are suitable for development. As identified above this site is part of R5, as it is not the whole of the site and introduces further constraints and impacts then this site is not wholly supported as it also conflicts with Policy 27 d) as there are conflicts with Policy 35 of the local plan, due to the impact from noise and the lack of mitigation that can be accommodated on the site. Despite making use of brownfield land, the proposal would cause substantial harm on the amenity of occupants of the proposed development as a result of the operation of the existing neighbouring oil depot. Therefore, the proposal fails to comply with paragraph 125 of the NPPF (2024).
- 21.6 Additionally, the proposal would fail to integrate into the area where existing businesses (Certas Oil depot) operate. If approved, the future occupants would likely experience adverse levels of noise from the operation of the existing business which will likely result in complaints which could result in unreasonable restrictions being placed on the operation of the depot. As the existing business will have a significant adverse effect on the new development and no suitable mitigation measures have not been put forward, the proposal is contrary to paragraph 200 of the NPPF (2024)
- 21.7 Summary of benefits
- 21.8 The proposal would provide housing on part of an allocated site. The proposal contains a good mix of housing types and would provide affordable housing.

- 21.9 In conclusion, having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

22. Recommendation

- 22.1 **Refuse** for the following reasons:

1. Policy 27 refers to site specific development opportunities. The policy states that proposals shall be supported at these sites subject to any issues of flooding or contamination are addressed, design considerations, satisfactory access and other infrastructure and other requirements where policy dictates are provided. Policy 35 of the Cambridge Local Plan dictates developments will not lead to significant adverse effects and impacts on health and quality of life/amenity from noise and vibration. The proposal fails to appropriately address noise impact issues from the operation of the existing neighbouring oil depot on the future occupants of the proposed dwellings and is therefore contrary to policy 35. As the proposal fails to adhere to other requirements where other policy dictates, the proposal fails to accord with policy 27. Therefore, the principle of the development is unacceptable and is contrary to policy 27 of the Cambridge City Local Plan (2018).
2. There has been insufficient information submitted regarding the potential harm to the future occupants of the dwellings in relation to the neighbouring oil depot. In the absence of a robust BS4142 assessment it is not possible to establish if the package of noise mitigation proposed is satisfactory in mitigating the potential adverse noise impacts for future occupants both externally and internally. The proposal would fail to integrate into the area where existing businesses (Certas Oil depot) operate. From the lack of a robust assessment and suitable mitigation measures to address the existing noise levels from the oil depot, future occupants would likely experience adverse levels of noise from the operation of the existing business which will likely result in complaints which the local authority have a duty to act upon. This action could result in unreasonable restrictions being placed on the operation of the depot. The proposal is contrary to policies 27 and 35 of the Cambridge City Local Plan (2018), paragraphs 125 c), 135. f), 187. e), 198. a) and 200 of the NPPF (2024), and the Greater Cambridge Sustainable Design & Construction SPD (2020).

- 22.2 The refusal is based on the below plans and information:

Plans:

- LOCATION PLAN- DITT-SCN-XX-XX-DR-A-01_001-A1 REV PL01 – date received 26.06.2025
- EXISTING SITE SECTIONS- DITT-SCN-XX-00-DR-A-ZZ_008-A1 REV PL02- date received 26.06.2025
- EXISTING SITE PLAN- DITT_SCN_XX_XX_DR_A_01.010_A1 REV PL02- date received 26.06.2025
- PROPOSED SITE PLAN- DITT-SCN-XX-XX-DR-A-02.001_A1 REV PL06- date received 09.01.2025
- PROPOSED ASHP PLAN- DITT_SCN_XX_XX_DR_A_02.010_A1 REV PL03 - date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 01 & 02/ TYPE 01 - DITT-SCN-XX-00-DR-A-ZZ_001-A3 REV PL03 - date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 3 / TYPE 02 DITT-SCN-XX-00-DR-A-ZZ_002-A3 REV PL03 - date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 04 & 05 - DITT-SCN-XX-00-DR-A-ZZ_003-A3 REV PL03- date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 06 & 07 & 08/ TYPE 04- DITT-SCN-XX-00-DR-A-ZZ_004-A3 REV PL03- date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 09 & 10 & 11 / TYPE 05 - DITT-SCN-XX-00-DR-A-ZZ_005-A3 REV PL03- date received 09.01.2025
- PROPOSED PLANS AND ELEVATIONS AND SECTION PLOT 12/ TYPE 06 - DITT-SCN-XX-00-DR-A-ZZ_006-A3 REV PL03- date received 09.01.2025
- PROPOSED SITE SECTIONS - DITT-SCN-XX-00-DR-A-ZZ_009-A3 REV PL03- date received 09.01.2025
- LANDSCAPE MASTERPLAN- 2261 A6-LLA-XX-DR-L-0001 REV P13- date received 09.01.2025
- AUTOTRACK SWEPT PATH ANALYSIS - C-600 REV P9- date received 09.01.2025
- AIA- 11237-D-AIA- date received 09.01.2025
- CYCLE AND REFUSE STORE - DITT_SCN_XX_XX_DR_A_90.040_A4_PLO1 Rev P01- date received 26.06.2025

Supporting Information:

- Design and Access Statement Addendum- date received 09.01.2025
- Landscape Technical Response- 2261A4 SK005- date received 09.01.2025
- Landscape and Visual Appraisal Rev K- date received 09.01.2025
- Landscape And Visual Assessment Appendix A.2- date received 09.01.2025
- Landscape And Visual Assessment Appendix A.3- date received 09.01.2025
- Landscape And Visual Assessment Appendix B- date received 09.01.2025
- Landscape And Visual Assessment Appendix C- date received 09.01.2025
- Landscape And Visual Assessment Appendix D- date received 09.01.2025
- Landscape And Visual Assessment Appendix E- date received 09.01.2025
- Tree Survey and Arboricultural Impact Assessment in Accordance with BS 5837:2012- date received 09.01.2025

- Overshadowing Assessment Revision 2 (3 parts)-date received 09.01.2025
- Flood Risk Assessment Drainage Strategy Rev 4-date received 09.01.2025
- Biodiversity Net Gain Report Ditton Walk V5- date received 09.01.2025
- Updated Biodiversity Metric 4.0 Calculation- date received 09.01.2025
- Noise Impact Assessment P2 (SRL) -date received 09.01.2025
- Energy and Sustainability Statement R04 -date received 09.01.2025
- Draft S106 Agreement -date received 09.01.2025
- Legal Advice Note- date received 09.01.2025
- Legal Advice Note P2 - date received 22.05.2025
- Email Correspondence With Manufacturer Formpave- date received 22.05.2025
- Air Quality Assessment Rev 3- date received 26.06.2024
- Geo Environmental Desk Study (3 Parts) – date received 26.06.2024
- Preliminary Ecological Appraisal- date received 08.07.2024
- Heritage Statement Version 1.1- date received 17.11.2023
- Parking Summary Report – date received 17.11.2023
- Transport Report – date received 17.11.2023
- Utilities Summary Report – date received 17.11.2023
- Recap Waste Management Design Guide Toolkit- Date Received 17.11.2023
- Architectural Visuals- 1970-SCN-XX-XX-VS-A-90_006-A3 REV PL02- date received 26.06.2024
- Architectural Visuals 2 - DITT-SCN-XX-XX-VS-A-90_005-A3 REV PL02 - date received 26.06.2024
- Architectural Visuals 3 - DITT-SCN-XX-XX-VS-A-90_007-A3 REV PL02 - date received 26.06.2024
- Architectural Visuals Trees as 5 years - DITT-SCN-XX-XX-VS-A-90_009-A3 REV PL02 - date received 26.06.2024
- Architectural Visuals 1- date received 17/11/2023
- Architectural Visuals 2- date received 17/11/2023
- Architectural Visuals 3- date received 17/11/2023
- Architectural Visuals 4- date received 17/11/2023
- Material Palette Mood Board- date received 09.01.2025