



**Ref. 25/01321/FUL – 190 High Street, Cherry Hinton,
Cambridge, CB1 9HJ**

Application details

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cherry Hinton

Proposal: Demolition of existing dwelling and erection of a 2.5-storey 9 bedroom 9 person large HMO (SUI GENERIS) and a separate 2 bedroom dwelling (C3), and associated works.

Applicant: Nemer Properties Ltd.

Presenting officer: Melissa Reynolds

Reason presented to committee: Third party representations

Member site visit date: N/A

Key issues: 1. Principle of development

2. Design

3. Amenity

Recommendation: Approve subject to conditions

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1. Executive summary

- 1.1 This application proposes the demolition of the existing dwelling at 190 High Street and the construction of a 2.5-storey, 9-bedroom HMO alongside a detached 2-bedroom dwelling. The scheme has been amended to address design, amenity, access, drainage, ecology, and landscape considerations. Consultees raise no objection subject to conditions. The proposal complies with relevant Local Plan policies and is recommended for approval subject to conditions.
- 1.2 Officers recommend that the Planning Committee approve the application with planning conditions.

Consultee	Object / No objection / No comment	Paragraph Reference
County Highways Development Management	No objection	6.1
Drainage Officer	No objection	6.2
Ecology Officer	No objection	6.3
Environmental Health	No objection	6.4-6.5
Trees Officer	No objection	6.6
Shared Waste Service	No objection	6.7
Third Party Representations (9)	Objections	7.1-7.3

Table 2 Consultee summary

2. Site description and context

- 2.1 The site is a large residential plot with a frontage to Cherry Hinton's High Street. Either side (north and south) and rear (east) of the site are two-storey residential buildings. Nos. 202 and 188 are set back from the front of no. 190. Beyond these, development steps forward, roughly in line with the existing frontage on no. 190 High Street. Opposite the site (northwest) are two-storey dwellings. 21 Wenvoe Close, to the east, has a side elevation facing the site and 22 Wenvoe Close has a short rear garden and its rear elevation facing the site. A narrow footpath separates these properties from the rear (eastern boundary) of the site.
- 2.2 The existing dwelling is a hipped-roof bungalow with attached flat roof garage. The rear garden is lawned and there are no trees or other features of note.

- 2.3 There is a mix of housing types and architectural styles in this part of High Street and most properties are of postwar or modern period. Most development is two-storey and residential in scale.
- 2.4 High Street is classified as a C-road and has cycle lanes on each side of it. It has footpaths and a green, tree lined verge to the street. Fishers Lane bus stops are located just south of the site and are served by regular route 1 buses. The site has a crossover from High Street that provides vehicular access. This is close to the railway crossing. It was noted that traffic queues past the site when the crossing gates are down.
- 2.5 As noted from the planning history and constraints set out above, there are no planning restrictions on development of the site.
- 2.6 The application property is within a built-up area. The site is within the Cambridge Airport Air Safeguarding Zone (structure greater than 15m) and Lord's Bridge Consultation Area.

3. The proposal

- 3.1 Demolition of existing dwelling and erection of a 2.5-storey 9 bedroom 9 person large HMO (SUI GENERIS) and a separate 2 bedroom dwelling (C3), and associated works.
- 3.2 The application has been amended to address representations and further consultations have been carried out as appropriate. These amendments include:
- Amended site layout, reducing the defensible space at ground floor level and increasing the size of the amenity space to the rear.
 - Amended site access to realign the pedestrian and vehicular visibility splays in line with the comments made by the Local Highways Authority, dated 6th May 2025.
 - Removal of the dormer windows on the south elevation of Block A and insertion of roof lights.
 - Block A set back so that its rear elevation is broadly aligned with that of no. 202.
 - Removal of car parking spaces for Block B and car parking space for Block A reduced in size.
 - Reduced height of Block B from 5.2m to 4.7m and building sited more centrally on the plot.
 - Reduced amount of hardstanding area.

- Waste and Recycling bins amended to align with Council's Waste and Recycling Strategy.
- Relocated the bins for Block B closer to the road for collection purposes (25m).
- Provided an Eastern visual of the proposal.

3.3 The amended plans, dated 16 October 2025, are those being considered in this report.

4. Relevant site history

Reference	Description	Outcome
C/67/0242	Erection of private bungalow and garage	PERMITTED

Table 3 Relevant site history

4.1 The existing bungalow was approved and built in the 1960s. There is no other planning history for it.

5. Policy

5.1 National policy

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

5.2 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 18 Stage Consultation - December 2025 to January 2026)

- 5.2.1 The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.2.2 Following endorsement by Joint Cabinet in November, the draft JLP will proceed to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.
- 5.2.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF but represents an earlier stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 5: Strategic transport infrastructure
Policy 8: Setting of the city
Policy 9: Review of the Local Plan
Policy 28: Carbon reduction, community energy networks, 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 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 48: Housing in multiple occupation
Policy 50: Residential space standards
Policy 51: Accessible Homes
Policy 52: Protecting garden land and the subdivision of existing dwelling plots
Policy 55: Responding to context

Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.4 **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

5.5 **Supplementary Planning Documents** (prepared in parallel with the Local Plan preparation and shortly to be adopted by the Executive Councillor by an out of cycle decision)

Health Impact Assessment

5.6 **Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

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)

6. Consultations

Publicity

Neighbour letters – Y

Site Notice – Y

Press Notice – N

County Highways Development Management - No Objection

- 6.1 Requests conditions relating to driveway falls/levels to prevent water runoff; bound material for first 5m of the driveway; and an informative about separate highway consent.

Drainage Officer – No objection

- 6.2 Conditions are recommended in relation to surface and foul water drainage schemes.

Ecology Officer- No Objection

- 6.3 Conditions are recommended in relation to a nest boxes scheme, and Biodiversity Net Gain (BNG) Plan.

Environmental Health - No Objection

- 6.4 Considers amenity, noise, dust, construction impacts can be protected through planning conditions securing: construction hours, piling, dust control; and an alternative ventilation scheme for traffic noise.
- 6.5 It is noted that the proposal is for a large HMO - Informatives re. HMO licensing are recommended.

Tree Officer- Object / No Objection

- 6.6 No arboricultural objections subject to conditions to ensure tree protection methodology is applied (Arboricultural Method Statement and Tree Protection Plan).
- 6.7 Objects to the access being widened due to the impact on a street tree (T3).

Waste Services – No objection

- 6.8 Requires a waste strategy and bin store design. Specific bin sizes and kerbside presentation requirements are noted.

7. Third party representations

- 7.1 Nine representations have been received, none in support, nine in objection and none raising neutral comments.
- 7.2 Those in objection have raised the following issues:
- Character, appearance and scale
 - Density and overdevelopment
 - Design (bulky, out of character, and visually harmful compared to existing low-rise homes)
 - Residential amenity impact (impacts on privacy, noise and disturbance)
 - Highway safety
 - Car parking and parking stress
 - Cycle parking provision
 - Loss of biodiversity
 - Impact on and loss of trees and green space
 - Drainage and flooding
 - Waste management
 - Fire safety
 - Community Cohesion & security
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the

8. Planning background

- 8.1 None – see site history.

9. Assessment

- 9.1 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
 - Water management and flood risk

- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Third party representations
- Other matters
- Planning balance
- Recommendation
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10. Principle of Development

10.1 Policy 3 seeks to focus residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities.

10.2 Policy 48 supports the provision of large Houses of Multiple Occupation (HMOs) where the proposal:

- a) does not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area;
- b) the building or site (including any outbuildings) is suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
- c) will be accessible to sustainable modes of transport, shops and other local services.

Suitable management arrangements are to be secured by conditions.

10.3 Large HMOs are defined as those which house 'more than six unrelated individuals sharing basic amenities such as a kitchen or bathroom'. This falls outside the Town and Country Planning (Use Classes) Order 2010 and is categorised as sui generis. The important role such accommodation provides for the housing market in Cambridge is acknowledged, noting that these are 'predominantly occupied by students and young professionals'. It also acknowledges the balance between the loss of family homes and impact on the character of the area through causing parking problems.

10.4 The Council's records indicate that there are two small HMOs close to the site. The provision of a large HMO in this location is acceptable in principle, subject to the considerations referred to elsewhere in this report in relation to the other requirements of Policy 48.

10.5 Policy 52 seeks to protect garden land from subdivision unless criteria are satisfied. These include:

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b) sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c) the amenity and privacy of neighbouring, existing and new properties is protected;
- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e) there is no detrimental effect on the potential comprehensive development of the wider area.

This report explains why officers are satisfied that the amended proposals meet the criteria in policies 48 and 52.

10.6 The principle of the development is, therefore, acceptable and in accordance with policies 3, 48, and 52 of the Cambridge Local Plan (2018).

11. Design, layout, scale and landscaping

11.1 The proposals include the development of the site for a large HMO and a detached bungalow to the rear of this. Access is proposed via the existing crossover point, with a driveway along the southern boundary.

11.2 Block A provides a two-storey development to the street frontage in the form of a large HMO, replacing the existing bungalow. The amended proposals repositioned this, so it is not so far forward of neighbouring dwellings.

11.3 The design has been revised in response to officers' concerns about the appearance in the street scene. It now provides a simpler form with gables and improved dormer detailing.

11.4 A small bungalow is also proposed to the rear (Block B). This will adequately reflect the existing pattern of development. It has been repositioned and lowered in height to reduce the impact on the amenity of the house and garden to the rear of it in Wenvoe Close.

11.5 There is not a lot of back-land development in this area, however, it is noted that the medical practice to the northeast and neighbouring estate development to the east of the site introduced this previously. The bungalow will not be visible from High Street and, due to its position, height, and hipped roof form, will not be harmful when viewed from Wenvoe Close.

11.6 The layout has been revised to address concerns about the access arrangements and amenity of occupiers and neighbours (see later comments on amenity).

11.7 The application is supported by hard and soft landscaping proposals. These include details of:

- a) Hard surfacing materials - a mix of setts, permeable gravel, and sandstone patio; and
- b) Soft landscaping including: grassed areas, mixed planting in planters, sedum roofs (to bin and bike stores), and native tree planting.

Details of the planting specification will be required to ensure these are suitable for a garden location. This can be secured by condition.

11.8 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with policies 52, 55, 56, 57, and 59 of the Local Plan and the NPPF.

12. Trees

12.1 The application is accompanied by an Arboricultural Impact Assessment. This assesses the impact of the proposal on four trees – two adjacent to the site and two within it. It notes:

- No tree removal or pruning required: The proposed development does not necessitate removal or facilitation pruning of any of the four identified trees.
- RPA (Root Protection Area) incursions are acceptable if correct methods are used:
- No services are currently proposed within RPAs. If this changes, installation must follow approved arboricultural methodologies to avoid root damage.

- Protection during construction via protective fencing and ground protection measures to prevent soil compaction and root disturbance within RPAs.

12.2 The Council's Tree Officer has initially advised that they had no objections and advised that conditions are required to secure tree protection (Arb. Method Statement and Tree Protection Plan). The amended proposals reduce the access width to a single lane, as per the existing driveway. This moves the development outside of the street trees' Root Protection Areas and largely out of the on-site trees' canopy. The impact is therefore reduced significantly. It is considered that it is unreasonable to require further revisions, based on the additional tree comments, which take a more onerous approach. The conditions initially recommended are sufficient to ensure appropriate protection measures are taken during construction.

12.3 Subject to conditions as appropriate, the proposal would accord with policies 59 and 71 of the Local Plan and the NPPF.

13. Carbon reduction and sustainable design

13.1 The application is supported by a Design and Access Statement which includes an Energy Statement (see section 6.0). This indicates that: 'Approach to Energy Efficiency The energy strategy for this development adopts a fabric-first approach, prioritising high-performance building materials and construction techniques to enhance the thermal efficiency of the building envelope. This will reduce energy demand, improve occupant comfort, and lower carbon emissions'. It goes on to set out measures that will be included.

13.2 The applicant has suitably addressed the issue of sustainability and renewable energy and, subject to conditions, the proposal is compliant with policies 28 and 29 of the Local Plan of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

14. Biodiversity

14.1 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 biodiversity net gain assessment for the Development results in a net loss of -0.07 habitat units, equivalent to a net loss of -46.62%. There is no change to the

amount of hedgerow units present. In order for the proposed development to achieve a LPA compliant +10% BNG outcome, a total of 0.08 habitat units will need to be purchased from an approved local habitat bank to make up the deficit required.

- 14.2 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 14.3 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy 70 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

15. Water management and flood risk

- 15.1 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. Although not within the site, the street adjacent may be susceptible to surface water flooding (1 in 1000 annual likelihood – low probability)
- 15.2 The Council's Drainage Engineer has advised that the proposal is acceptable. As the site is not in or immediately adjacent to an area of identified flood risk, it is considered that the submission of a Surface Water Drainage Strategy and Foul Water Drainage Strategy can be addressed by way of condition.
- 15.3 The applicant has suitably addressed the issues of water management and flood risk, and, subject to conditions, the proposal is in accordance with policies 31 and 32 of the Local Plan and NPPF advice.

16. Highway safety and transport impacts

- 16.1 The site is accessed via High Street. It is in a sustainable location, with good access to walking, cycling, and public transport modes. There are bus stops adjacent to the property and opposite.
- 16.2 The application is supported by a Proposed Site Access Plan, which has been amended in response to concerns flagged by the Local Highway Authority. Access to the site would not require widening and ensures pedestrian visibility splays are provided within the site.

- 16.3 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, which raise no objection to the proposal subject to conditions to secure the construction, drainage, and materials of the access.
- 16.4 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policies 80 and 81 of the Local Plan and is compliant with NPPF advice.

17. Car and cycle provision

Cycle parking

- 17.1 The application proposes two cycle stores for block A and B.
- 17.2 The larger for the HMO (Block A) is at the front of the site, adjacent to the road. It is conveniently located for the access and entrances to the building. It can accommodate up to 12 cycles securely.
- 17.3 A cycle store for the bungalow (Block B) will provide secure, covered and lockable enclosed for four cycles and is sited adjacent to its main entrance, within its front garden.
- 17.4 The proposed cycle parking is compliant with policy 81 of the Local Plan.

Car parking

- 17.5 Car parking on High Street is limited due to the presence of cycle lanes and its proximity to the railway crossing, which means traffic can be quite busy at times throughout the day. The street is not a controlled parking zone.
- 17.6 The application site has one parking space which will be limited for use by vehicles servicing the site rather than residents.
- 17.7 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.

- 17.8 The site is on a cycle and bus route, with bus stops adjacent to it. As it is close to a District Centre, day-to-day needs can be met locally without needing to travel further afield. Car-free development in this sustainable location can be supported.
- 17.9 As the space on site relates to service vehicles, an HMO management condition is recommended, which can ensure that occupiers do not use the space for parking private cars. The proposal is compliant with policy 81 of the Local Plan.
- EV charging
- 17.10 It is unnecessary to require the parking space to be provided with an EV charging point, as it is solely to be used for vehicles serving the property or making deliveries.
- 17.11 Subject to conditions, the proposal is considered to accord with policies 36 and 81 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

18. Amenity

- 18.1 Policies 35, 48, 52, and 57 of the Local Plan 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 properties

Impact on No. 202 High Street

- 18.2 No. 202 has windows at ground and first floor to habitable rooms which face westwards. The current bungalow sits further forward of it by approximately 8.4m, so the main impact is the increase at first floor. The proposed HMO would project approximately 5.7m forward of the front wall of no. 202 with an approx. 2.5m separation between its side (southern) wall and the side (northern) wall of the HMO. Given this is window facing the street, the angle of view from it, and change in ground levels (the site is at a lower level to no. 202 due to the sloping land (falling from the railway (north) towards the south)).

- 18.3 No. 202 has a ground floor bathroom room and a kitchen window, along with a small first floor window facing towards the site. Due to the I-shaped form of the building, the HMO steps away from the boundary at the rear so it is approx. 6m away from the side (south) wall of no. 202. The building would not extend past the rear of no. 202.
- 18.4 Given the separation, orientation, that these windows serve non-habitable room, and screening by the bin store to Block A, the impact is considered to be acceptable in terms of neighbouring amenity (daylight, sunlight, overbearing, and privacy).
- 18.5 Block B – the bungalow is proposed to site at the rear (western) end of the garden. Due to it having moved away from the boundary so it is sited 5.5m approx. from the boundary, boundary treatment including a mature hedge, and single-storey nature of this element, the proposal will not be harmful to the amenities enjoyed by its occupiers in terms of the garden, its main private outside amenity area.

Impact on No. 188 High Street (south of the site)

- 18.6 No. 188 is sited south of the application property. It is a two-storey house and has a ground floor kitchen and first floor bathroom window facing the site. The two elevations would be approx. 6.8m apart. A pathway and soft landscaped areas would separate the two. No. 190 has a 1.6m (approx.) high timber fence to the boundary.
- 18.7 The proposed HMO would have ground, first and second floor windows facing towards the side wall of no. 188. These windows serve: the ground floor kitchen, entrance corridors to the ensuite and bedrooms bedrooms (rooms 3 and 8) at ground and first floor, and rooflights to rooms 9 and 10 at second floor. In addition, a side door to a corridor linking the south to the north secondary entrances.
- 18.8 The layout has been designed to ensure that no overlooking or loss of privacy is created. In addition, due the footpath, landscaping and boundary treatment intervening no harm to the adjacent non-habitable rooms will result.
- 18.9 The bungalow at the rear is sited away from the boundary. Block B. Due to the position away from the boundary and northwards, boundary treatment, and single-storey nature of this element, the proposal will not be harmful to the amenities enjoyed by its occupiers in terms of the garden, its main private outside amenity area.

Impact on No. 21 Wenvoe Close

- 18.10 No. 21 Wenvoe Close is a two-storey house to the east of the site. It has no windows facing the site and its rear, private garden is beyond the site boundary (southeast of it). It is separated from the site by a public footpath. The eastern (rear) boundary to the site and this path is marked by a 1.8m high timber fence. The proposal will not be harmful to the amenities of occupiers of this dwelling due to the relationship described.

Impact on No. 22 Wenvoe Close

- 18.11 This property a two-storey house to the east of the site. It has a short rear garden which backs onto the footpath which separates the two properties. IT has a small rear conservatory and first rear facing windows looking westwards towards the site.
- 18.12 The application has been amended so that the height of the bungalow is reduced and its position has been moved southwards so that is not so close to the rear boundary of the short garden to no. 22. Consequently, the proposal will not be harmful in terms of overbearing, overshadowing / daylight, privacy, overlooking, outlook.
- 18.13 A site visit has been undertaken. Given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with policies 35, 48, 52, and 57 of the Local Plan.

Future occupants

- 18.14 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
Block A	9	9	3	138+	274	+136
Block B	2	4	1	70	79.1	+9.1

Table 2 Table showing size of residential units in comparison with the policy requirement

- 18.15 The proposed HMO (Block A) is larger than the space standards for dwellings sets out, hence appearing to overprovide in terms of space

standards. The bungalow (Block B) is an appropriate size for the type of unit proposed.

Garden size

- 18.16 The application has been amended to ensure that the layout provides adequate outdoor amenity spaces for both units whilst balancing the need for occupiers to have privacy and to avoid noise and disturbance.
- 18.17 Each property would benefit from a private garden area or communal amenity space which would provide space for outdoor activities, drying washing etc.

Accessible design

- 18.18 The Design and Access Statement submitted does not refer to whether the proposal would comply with Building Regulations requirement part M4(2) and therefore, officers consider that a planning condition is required to ensure that this is complied with and that the layout and configuration enables inclusive access and future proofing.
- 18.19 The development can comply with the requirements of Part M4(2) of the Building Regulations and would therefore comply with policy 51 of the Local Plan of the Local Plan. As noted, a condition shall be added to ensure that the proposal is built to the Part M4(2) requirements.

Construction and environmental health impacts

- 18.20 The site is accessed via a busy, C-classified road. It is considered necessary and reasonable to require a construction traffic management plan to be submitted prior to commencement of development.
- 18.21 The Council's Environmental Health Team has assessed the application and recommended conditions to protect neighbours during construction.

Summary

- 18.22 The proposal adequately respects the amenity of its neighbours and of future occupants. The associated construction and environmental impacts would be acceptable. Subject to conditions, the proposal is compliant with policies 35, 48, 52, and 57 of the Local Plan.

19. Other matters

Bins

- 19.1 The application is supported by a plan showing the refuse strategy. This details locations for bin stores to serve the HMO and bungalow, and a collection point adjacent to the highway. Plans of the proposed bins stores have been provided and are considered suitable for the type and amount of bins required.
- 19.2 The proposal is compliant with policies 35, 48, 52, 56, and 57 of the Local Plan.

20. Planning balance

- 20.1 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).

Summary of harm

- 20.2 The proposal will be more prominent in the street scene than the existing bungalow.

Summary of benefits

- 20.3 Provision of residential accommodation (large HMO) and a two-bedroomed bungalow to replace an existing bungalow on the site.
- 20.4 The site is in a highly sustainable location, where car-free development is supported as it is not necessary to rely on motorised travel to meet everyday needs.
- 20.5 Ecological enhancements to achieve statutory BNG via off-site credits and on-site provision can be conditioned.
- 20.6 Tree planting as part of the landscape scheme will enhance the appearance of the site and green the site.
- 20.7 Having considered the provisions of the development plan, NPPF and NPPG guidance, views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

21. Recommendation

21.1 Approve subject to:

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

22. Conditions

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

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

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

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

- 3 No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

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

The scheme shall include where appropriate:

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

and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

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

- 5 No development, other than demolition, shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation program agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

- 6 No dwelling shall be occupied until a Carbon Reduction and Water Efficiency Statement, setting out how the proposals meet the requirement for all new dwelling units to achieve reductions as required by the 2021 edition of Part L of the Building Regulations has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate how this requirement will be met following the energy hierarchy of Be Lean, Be Clean and Be Green. Where on-site renewable, low carbon technologies and water efficiency measures are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies, their location and design;
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance;
- c) Details of water efficiency measures to achieve a design standard of water use of no more than 110 litres/person/day.

The approved measures shall be fully implemented prior to the occupation of any approved dwelling(s) or in accordance with a phasing plan otherwise agreed in writing by the local planning authority.

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

- 7 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 8 No development shall commence until a scheme to minimise the spread of airborne dust from the site including subsequent dust monitoring during the period of demolition and construction, has been submitted to and approved in writing by the local planning authority.

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

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

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

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

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

- 10 Notwithstanding the approved plans, no development above ground level shall commence until details of an alternative ventilation scheme for the HMO fronting onto High Street Cherry Hinton to negate the need to open windows and protect future occupiers from traffic noise have been submitted to and approved in writing by the local planning authority. The ventilation scheme shall be able to achieve at least two air changes per hour. It shall also include details of operational control and the noise levels of the ventilation system. The scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

Reason: To protect amenity/human health (Cambridge Local Plan 2018 policy 35 and 36).

- 11 No development above ground level, other than demolition, shall commence until all details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The works shall be fully carried out in accordance with the approved details prior to the occupation of the development, unless an alternative phasing scheme for implementation has otherwise been agreed in writing by the Local Planning Authority.

If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of any retained trees and shrubs, they are removed, uprooted, destroyed, die or become seriously damaged or diseased, replacement trees and shrubs of the same size and species as originally planted shall be planted at the same place in the next available planting season, or in accordance with any variation agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2018; Policies 55, 57 and 59).

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

Reason: To ensure an appropriate boundary treatment is implemented in the interests of biodiversity, visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57, 59 and 70).

- 13 Prior to commencement of development, including demolition, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and agreed in writing by the local planning authority before any tree works are carried out and before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design (allowing for tree root growth and accounting for heave and subsidence), storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The development shall be carried out fully in accordance with the approved AMS and TPP.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 14 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;

- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

- 15 The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick.

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

- 16 No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, their specification and location. No building shall be occupied until the nest boxes have been provided for that building in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

- 17 The approved tree protection methodology shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area

protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To ensure that trees to be retained will be protected from damage during any construction activity, including demolition (Cambridge Local Plan 2018 Policy 71 and Section 197 of the Town and Country Planning Act 1990).

- 18 The development, hereby permitted, shall not be occupied or brought into use until the parking space for service and delivery vehicles has been laid out within the site in accordance with the approved plans hereby approved. The approved scheme shall thereafter be implemented and retained as such.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

- 19 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material for the first five metres to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81).

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

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

- 21 The development, hereby permitted, shall not be occupied, or the use commenced, until a management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include provisions relating to:

- a) management of the property and how any management issues will be addressed
- b) external display of contact information for on-site management issues and emergencies for members of the public
- c) provision for refuse, cycle and car parking and drying areas etc.
- d) details of guidance for tenants re acceptable standards of behaviour/use of the premises.

The development shall thereafter be managed in accordance with the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

- 22 The application site shall have no more than nine people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

- 23 The internal communal areas as shown on the approved drawings shall be provided prior to occupation of the building for the proposed use and retained for communal uses and used for no other purpose(s).

Reason: To ensure adequate internal communal space is provided for future occupants (Cambridge Local Plan 2018 policies 48 and 50).

- 24 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 25 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57) OR To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

INFORMATIVES

- 1 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

2 Dust

In order to achieve the requirements of the dust condition, the applicant will need to provide details in accordance with Sections 3.6.155-3.6.161 (Pages 122 and 123) of the Council's "Sustainable Design and Construction" SPD (January 2020). The SPD is available to view at the following link:

[greater-cambridge-sustainable-design-and-construction-spd.pdf](#)

For minor applications such as this, attention is drawn specifically to Section 3.6.156 and Table 3.16 (Pages 121 / 122) of the SPD which provide further detail on submission requirements.

3 Low NOx Boilers

Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

4 Housing Health & Safety Rating System

The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

5 Management of Houses in Multiple Occupation (HMOs)

Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here:

<https://www.cambridge.gov.uk/houses-in-multiple-occupation>

6 Licensing - HMOs

The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all

HMOs with 5 or more persons forming more than one household and a person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is, therefore, in your interest to apply for a licence promptly if the building requires one. Further information and how to apply for a Licence may be found here:

<https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>

7 Advice on information required to discharge Biodiversity Gain Condition

A Biodiversity Gain Plan to secure at least 10% increase in biodiversity value relative to the predevelopment biodiversity value of the onsite habitat as per the statutory condition as set out on this Decision Notice must be submitted to the Local Planning Authority and approved before the development can commence. In order to discharge the condition, the following information will be required:

-details of purchase and monitoring of the offsite biodiversity units, a biodiversity metric for the site, costings and evidence of appropriate legal agreements to guarantee delivery of ongoing habitat management requirements specifically:

- i. Identification of receptor site or sites with associated plans;
- ii. Details of the offsetting requirements of the development in accordance with current DEFRA biodiversity metric;
- iii. The provision of evidence of arrangements to secure the delivery of offsetting measures, including a timetable of delivery; and
- iv. A Management and Monitoring Plan, to include for the provision and maintenance of the offsetting measures for a period of not less than 30 years from the commencement of the scheme and itself to include:
 - a) Description of all habitat(s) to be created / restored / enhanced within the scheme including expected management condition and total area;
 - b) Review of Ecological constraints;
 - c) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works;
 - d) Detailed design and working methods (management prescriptions) to achieve proposed habitats and management conditions, including extent and location of proposed works;
 - e) Type and source of materials to be used, including species list for all proposed planting and abundance of species within any proposed seed mix;

- f) Identification of persons responsible for implementing the works;
- g) A timetable of ecological monitoring to assess the success of all habitats creation / enhancement.
- h) The inclusion of a feedback mechanism to the Local Planning Authority, allowing for the alteration of working methods / management prescriptions, should the monitoring deem it necessary.
- i) Evidence that appropriate arrangements are in place to ensure the Council is funded to monitor the proposed biodiversity gain from the site(s) proposed over a period of 30 years. This would normally be in the form of a freestanding S106 agreement with a biodiversity provider which has already secured on-going monitoring contributions for the Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Greater Cambridge Shared Planning offer pre-application guidance regarding Biodiversity Net Gain here: [Apply for Biodiversity Net Gain advice](#)

8 Biodiversity Net Gain Informative (delete if not applicable)

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the Biodiversity Gain Condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

The biodiversity gain condition (as set out above at the end of this decision notice) is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be

submitted to and approved by Cambridge City Council (the local planning authority) before commencement of the development. There are exemptions, transitional arrangements and requirements relating to irreplaceable habitat which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.

In the opinion of the Local Planning Authority, the approved development is engaged by paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990, is subject to the statutory Biodiversity Gain Condition and none of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Background papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs