



## **26/00039/FUL– Land at Ekin Road, Cambridge, Cambridgeshire.**

**Report to:** Planning Committee

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

**Ward/parish:** Abbey Ward

**Proposal:** Demolition of existing dwellings and redevelopment to provide 134 No. new dwellings, parking, open space, landscaping and associated works.

**Applicant:** Cambridge Investment Partnership

**Presenting officer:** Aaron Coe

**Reason presented to committee:** The application is a Regulation 3 planning application as Cambridge City Council has a direct interest in the application as part applicant.

**Key issues:** 1. Affordable Housing and Viability

2. Neighbour Amenity Impacts

**Recommendation: Approve** application reference 26/00039/FUL subject to:

(i) The planning conditions as set out in report, with delegated authority to officers to carry through amendments to those conditions (including additional/revised conditions as appropriate and necessary)

(ii) The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms.

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### **1. Executive summary**

- 1.1 This application seeks planning permission for the redevelopment of the Ekin Road estate through the demolition of 108 existing dwellings and the

construction of 134 new homes, including 34 affordable homes secured through a Section 106 Agreement, together with public open space, landscaping, parking and associated infrastructure. The redevelopment forms part of the Cambridge Investment Partnership programme and aims to replace ageing housing stock that is affected by significant damp, mould and structural issues.

- 1.2 The site is located within a sustainable location and would make an important contribution towards meeting housing needs in Cambridge. The principle of redevelopment is considered acceptable and accords with the presumption in favour of sustainable development set out within Policies S3 and S4 of the National Planning Policy Framework (2026).
- 1.3 The proposal has been subject to extensive design development and consultation. Officers consider the scheme would make efficient use of previously developed land, deliver a high-quality residential environment with enhanced public open space, improve pedestrian and cycle connectivity, provide significant biodiversity enhancements, a 76% reduction in regulated carbon emissions compared with the Part L 2021 baseline and a 20% Biodiversity Net Gain. The development would also provide substantial social, economic and environmental benefits through the regeneration of the existing estate.
- 1.4 The proposed development has been subject to viability testing in accordance with Policy 45 of the Cambridge Local Plan 2018. The independent viability assessment concludes that the provision of 40% affordable housing would render the scheme unviable due to the substantial abnormal costs associated with estate regeneration and resident decanting. Following negotiations, the scheme will secure 34 affordable homes (25%) on site through the Section 106 agreement.
- 1.5 Although the development would result in the loss of some existing trees, embodied carbon associated with demolition, temporary impacts of during construction and some impacts on neighbouring amenity officers conclude that these harms are outweighed by the public benefits arising from the regeneration of the estate, the delivery of new homes, affordable housing, enhanced public realm, biodiversity net gain and sustainable design measures. Officers therefore recommend that the application be **approved**, subject to conditions and completion of a Section 106 Agreement.

## Summary of Consultee responses

| Consultee                              | Object / No objection / No comment |
|----------------------------------------|------------------------------------|
| Active Travel England                  | No comment                         |
| Anglian Water                          | Objection                          |
| Cadent Gas                             | No objection                       |
| Cambridge Airport                      | No objection                       |
| Central East Integrated Care Board     | No objection                       |
| Community Development                  | No comment                         |
| County Active travel                   | No objection                       |
| County Archaeology                     | No objection                       |
| County Education                       | No objection                       |
| County Highways Development Management | No objection                       |
| County Transport Assessment Team       | No comment                         |
| Designing Out Crime                    | No objection                       |
| East of England Ambulance Service      | No objection                       |
| Ecology Officer                        | No objection                       |

|                                                    |                                      |
|----------------------------------------------------|--------------------------------------|
| Environment Agency                                 | No comment                           |
| Environmental Health                               | No objection                         |
| Fire Authority                                     | No objection                         |
| Greater Cambridge Shared Planning Waste team       | No objection                         |
| Landscape Officer                                  | No objection                         |
| Lead Local Flood Authority                         | No objection                         |
| Natural England                                    | Objection                            |
| Public Art Advisory                                | No objection                         |
| Sustainability Officer                             | No objection                         |
| S106 Officer                                       | No objection                         |
| Tree Officer                                       | Objection                            |
| Urban Design Officer                               | No objection                         |
| Design Review Panel                                | Full response attached at Appendix A |
| Third Party Representations (11)                   | <b>4 neutral, 7 in objection</b>     |
| Member Representations                             | 0                                    |
| Local Interest Groups and Organisations / Petition | 1 – Save Ekin Road Community Group   |

Table 2 Consultee summary

## 2. Site description and context

- 2.1 The application site is located within the Abbey Ward in the eastern part of Cambridge and extends to approximately 2.55 hectares. The wider Ekin

Road Estate currently contains 122 dwellings. Following local consultation, 14 existing homes situated along the southern boundary have been excluded from the redevelopment area and are proposed to be retained. The total number of existing homes located within the red line site boundary that are proposed to be redeveloped is 108 dwellings.

- 2.2 The site comprises a mix of residential building types, including flat blocks, bungalows, and terraced and semi-detached houses, ranging in height from one to three storeys. The site as existing also consists of small parking courts, garage blocks, trees, and areas of soft landscaping.
- 2.3 The site is bounded by existing residential development to the north and east, with Cambridge City Cemetery located further to the east. Wadloes Road runs along the western boundary of the site and connects with Newmarket Road to the south. Along the southern edge of the site, beyond the 14 retained dwellings, are a number of commercial units.
- 2.4 In terms of planning constraints, the site is outside of all designated conservation areas and there are no listed buildings within close proximity to the site. There are a number of trees within the site boundary, none of the trees within the site are subject to tree preservation orders. The site is situated in an area of low risk of flooding from rivers and seas and the site is also an area of low surface water flood risk.

### **3. The Proposals**

- 3.1 The proposal seeks to permission for the demolition of the existing 108 dwellings with new residential accommodation totalling 134 homes of which 34 would be secured through the planning permission as affordable, open space and associated infrastructure. The existing properties have significant damp and mould issues, ongoing water ingress, deteriorating structural issues within the non-traditional flat blocks, and shortcomings against contemporary fire safety and building standards. Assessments of the existing buildings have been submitted and concluded that the properties are approaching the end of their life and that comprehensive redevelopment offers the most effective and sustainable means of securing safe and energy efficient housing for future residents.
- 3.2 The proposed development has been the subject of extensive stakeholder consultation prior to being submitted as a planning application. A detailed account can be found in the Applicant's submitted 'Statement of Community Involvement'.

- 3.3 With regards engagement with the Greater Cambridge Shared Planning Service, a Planning Performance Agreement (PPA) has been entered into which has facilitated a series of regular meetings between officers, the developer and their team.
- 3.4 A pre-application Members Briefing was held in July 2025 and was attended by the Applicant and their representatives, officers, ward members and Planning Committee Members.
- 3.5 The Applicant has indicated a commitment to continuing engagement with all stakeholders beyond the planning submission.

## 4. Relevant site history

- 4.1 No relevant planning history.

## 5. Policy

### 5.1 National policy

National Planning Policy Framework (NPPF) 2026

- 5.2 The updated NPPF, which was published on 17 August 2026, is a material consideration which must be taken into account where it is relevant to a planning application. It replaces the December 2024 with immediate effect for making decisions on planning applications. The document is intended to create a clearer, more rules -based planning system, accelerate housing delivery, support economic growth, and make planning decisions more predictable.
- 5.3 For the purposes of decision making on planning applications, the adopted local plans of the Councils remain the statutory starting point when considering planning applications. However, the updated NPPF is clear in Annex A that an existing development plan policy (or part of a policy) which is materially inconsistent with a new national decision making policy should be given **very limited** weight.
- 5.4 A review of the adopted Local Plan policies has been undertaken in the context of the updated NPPF. This has found that the majority of policies in both adopted plans remain broadly consistent with national policy and can be given weight until replaced by policies in the Greater Cambridge Local Plan. A small number of policies, or parts of policies are materially inconsistent with national policy. Where appropriate, reference is made

within the relevant sections of the assessment, to the appropriate policy weight which is attributed to local plan policies.

- 5.5 NPPF (2026) introduces a suite of national Development Management decision making policies – a set of procedural policies, and a number of thematic policies, structured around the respective document chapters, which must be taken into account where it is relevant to an application. This includes applying the presumption in favour of sustainable development found in Policies S3 and S4 of the NPPF, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 5.6 The NPPF lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.
- 5.7 In following these requirements, the application proposals have been assessed against the NPPF (2026), and the relevant development plan policies.

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

Equalities Act 2010

## 5.8 **Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development  
Policy 3: Spatial strategy for the location of residential development  
Policy 8: Setting of the City  
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 34: Light pollution control  
Policy 35: Human health and quality of life  
Policy 36: Air quality, odour and dust  
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 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

## 5.9 **Greater Cambridge Local Plan 2024-2045 (Regulation 19 Proposed Submission)**

5.10 The Proposed Submission Greater Cambridge Local Plan represents the latest 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.

- 5.11 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) between 3 August and 25 September 2026.
- 5.12 The NPPF (2026) advises that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. Policy DM4 advises that local planning authorities may give weight to relevant policies in emerging plans according to several factors.
- 5.13 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.14 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.
- 5.15 **Neighbourhood plan**
- 5.16 None
- 5.17 **Supplementary Planning Documents (SPD)**
- Greater Cambridge Health Impact Assessment – Adopted April 2025  
Greater Cambridge Planning Obligations SPD – Adopted April 2026  
Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016
- 5.18 **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)  
Cycle Parking Guide for New Residential Developments (2010)  
Cambridgeshire County Council RECAP Waste Management Design Guide (2026)

## **6. Consultations**

### **6.1 Publicity**

- 6.2 Neighbour letters – Yes. Over 200 neighbours notified

6.3 Site Notice – Yes. 3 Site Notices posted around the site.

6.4 Press Notice – Yes

The amended proposals were subject to re-consultation, with notification letters sent to all neighbouring properties originally consulted.

### **Active Travel England**

6.5 No comment.

### **Anglian Water - Objection**

6.6 Holding objection until alternative plans to increase capacity at the existing Cambridge Recycling Centre to deal with wastewater from growth are confirmed.

### **Cadent Gas**

6.7 No objection subject to informatives.

### **Cambridge Airport- No Objection**

6.8 No objection subject to a condition requiring a Glint and Glare assessment prior to the installation of any PV panels.

### **Central East Integrated Care Board- No Objection**

6.9 No objection subject to financial contributions towards East Barnwell Health Centre.

### **City Council Community Development**

6.10 No comment.

### **County Active Travel- No Objection**

6.11 No objection in principle; supports the proposed walking, wheeling and cycling improvements. Supports upgrades to the Ekin Road-Ditton Lane active travel link. Supports the proposed cycle parking provision, including the use of Sheffield stands, as compliant with the Cambridge Cycle Parking

Guide. Supports the proposed green links through the site to improve active travel connectivity. Recommends maintaining minimum 1.5m clear gaps around bollards to accommodate adapted cycles and improving bollard layouts where access may be constrained. Recommends upgrading the north-western path connection to the Wadloes Road cycle route to a 3m-wide shared-use route to improve cycling permeability.

### **County Archaeology- No Objection**

- 6.12 Archaeological potential. Recommend pre-commencement condition requiring a written scheme of investigation.

### **County Education- No Objection**

- 6.13 The County Council education and Section 106 officers have assessed the proposal and requested contributions towards the following:

£44,204- Towards Early Years  
£40,848- Towards Special Education Needs and Disabilities  
£223,440- Towards Secondary School provision  
£3835.00- Towards Library facilities  
£1200.00- Monitoring fee

### **County Highways Development Management – No objection**

- 6.14 No objection subject to conditions requiring an addendum to the submitted TMP and CMP which addresses:
- The bus stop location to be clearly defined within the TMP, with any relocated bus shelter provided during the temporary bus stop relocation. ---
  - Confirmation the temporary parking bays to be provided are a minimum size of 2.5m x 5.0m.
  - Confirmation that construction accesses to be implemented before commencement of works.
  - Confirmation the closure of the south-eastern pedestrian access will be minimised and agreed with the Local Highway Authority.
  - Clarification on the duration of proposed double yellow line restrictions on Ekin Road.
- 6.15 Further conditions relating to:
- EV charging infrastructure plan
  - Pedestrian Visibility Splays
  - Surface Water Drainage to Driveways
  - Bound Material to Driveways and Parking Areas

- 6.16 Informative advising the proposed adoption boundary plan requires slight amendments through the Section 38 process and the Section 38 process should be entered as early as possible to ensure existing residents of Ekin Road retain access to their properties via the adopted public highway.

**County Transport Assessment Team**

- 6.17 No comment

**Definitive Map Team (Public Rights of Way)- No objection**

- 6.18 No objection.

**Designing out crime officer- No objection**

- 6.19 Recommendations have been made regarding crime prevention measures, including the installation of appropriate lighting in key locations and the implementation of enhanced security measures and products.

**East of England Ambulance Service- No objection**

- 6.20 £11,251 capital contribution requested by the ambulance service is directly related to the additional demand generated by the proposed development. The funding will contribute towards:

-The relocation and expansion of the Cambridge Ambulance Hub, including associated EV charging infrastructure, to ensure sufficient operational capacity to meet the increased service demand arising from the development.

**Ecology Officer- No Objection**

- 6.21 Ecological details submitted are acceptable. Recommend the following conditions: statutory biodiversity net gain, construction ecological management plan, sensitive lighting strategy and ecological enhancement conditions.

**Environment Agency- No comments received.**

**Environmental Health- No objection**

- 6.22 Acceptable subject to the following conditions and informatives:

- Construction hours
- Collection during construction
- DCEMP- Construction/demolition noise/vibration & piling
- Dust
- Noise Insulation – Occupiers
- Plant noise insulation
- Phase 2 Intrusive Site Investigation & Phase 3 Remediation Strategy
- Implementation of Remediation
- Phase 4 Verification/Validation Report
- Unexpected Contamination
- Material Management Plan
- External Lighting Impact

#### **Fire Authority – No objection**

- 6.23 Condition required to secure a water scheme for the fire hydrant provision prior to commencement and an inspection of the hydrants must take place prior to occupation.

#### **Greater Cambridge Shared Waste Service- No objection**

- 6.24 No objection. Contributions towards local waste and recycling services are required and should be secured through the Section 106 agreement.

#### **Landscape Officer- No objection**

- 6.25 No objection subject to conditions secured landscape maintenance plan and boundary treatment details.

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

- 6.26 No objection subject to conditions to secure the approved surface water drainage strategy and details of the management of surface water during construction.

#### **Natural England**

- 6.27 Further assessment required of recreational pressure impacts on SSSI(s).

#### **Public Art Advisory Service**

6.28 No objection subject to public art strategy and delivery plan condition.

**Sustainability Officer- No objection**

6.29 Conditions required to secure carbon reduction and water efficiency standards, energy and smart metres within each flat.

**S106 Officer- No Objection subject to contributions below**

|                                      |             |                                                                                                                                                                                                              |
|--------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Provision for children and teenagers | £87,388.32  | Towards the provision and/or improvement of the children and teenage play facilities and equipment at Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area.  |
| Indoor sports                        | £21,318.80  | Towards the provision of and/or improvement of indoor sports facilities and equipment at Abbey Sports Centre, Cambridge.                                                                                     |
| Outdoor sports                       | £116,252.47 | Towards the provision of and / or improvement of the outdoor sports facilities on Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area.                      |
| Informal Open Space                  | £109,226.82 | Towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area.. |
| Community facilities                 | £61,372.72  | Towards the provision of and / or improvement to community facilities / rooms / spaces and/or equipment at East                                                                                              |

|                                 |                                                                                                                                                                        |                                                                                                                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                                                                                                                                                        | Barnwell Community Centre and / or local community facilities within the Abbey ward, Cambridge.                                                                                          |
| Community Orchard and Allotment | £16,680.29                                                                                                                                                             | Towards the provision of and / or improvement of and / or access to Community Orchard and Allotment facilities at Margaret Wright Community Orchard and / or Co Farm, Cambridge CB1 3HG. |
| Swimming Space                  | £22,561.60                                                                                                                                                             | Towards the provision of and/or improvement of swimming facilities and equipment at Abbey Sports Centre, Cambridge.                                                                      |
| Monitoring fee                  | £2,200 the monitoring and administration of the section 106 agreement. Plus £500 per obligation which requires written confirmation from the Local Planning Authority. | Contribution directly related to achieving the implementation of the planning obligations.                                                                                               |

#### **Tree Officer- No objection**

- 6.30 No objection subject to a condition securing an Arboricultural Method Statement prior to the commencement of development.

#### **Urban Design Officer- No objection**

- 6.31 The Urban Design Officer raises no objection to the scheme. The officer acknowledges that amendments have been made following discussions with the applicant and considers that the majority of previous concerns have been satisfactorily addressed.

#### Western Block / Communal Spaces:

Amendments replacing close-board fencing with hit-and-miss fencing are welcomed and are considered to improve the character of communal spaces and reduce previous concerns regarding a "back-alley"

environment. The final agreed details will be secured by the boundary treatment condition.

#### Refuse Strategy:

Amendments to the refuse storage and collection arrangements are acceptable and the Urban Design Officer raises no objection to the revised strategy.

#### Street Character and Materiality

Whilst the proposed distribution of house types remains unchanged, amendments to brick colouring and material treatment are considered to improve coherence within the streetscape. The amendments are considered acceptable.

#### Flat Blocks 1 and 2:

The revised cantilevered balcony design is welcomed and the enhanced detailing around entrances provides some improvement. However, concerns remain regarding the quality of the ground floor residential environment and legibility of the northern ground floor dwelling entrance.

#### Maisonette Blocks 1 and 2:

Previous concerns regarding the appearance and proportions of the upper floor design have not been addressed.

#### Materiality

The replacement of contrasting brick panels with corduroy brick detailing is considered a positive change and is supported by the Urban Design Officer.

### **Viability Consultant**

- 6.32 Quintic Advisory independently reviewed the Financial Viability Assessment submitted by the applicant on behalf of the Local Planning Authority and concluded that the delivery of the policy compliant requirement of 40% affordable housing would render the development unviable. This conclusion was due to the abnormal costs associated with the regeneration of the existing estate, including tenant decant costs, which materially affect the scheme's viability.

6.33 In undertaking its review, Quintic Advisory challenged a number of the assumptions within the applicant's appraisal, particularly in relation to private residential sales values and affordable housing revenues, concluding that higher values could reasonably be achieved. Following its independent assessment, Quintic determined that the scheme could viably support approximately 15% affordable housing, equating to 20 affordable dwellings comprising 5 Social Rent units and 15 Affordable Rent units. Whilst concluding that the full policy requirement could not be achieved, Quintic advised that a reduced level of affordable housing was justified on viability grounds and that the maximum viable provision should be secured through the Section 106 Agreement.

#### **Design Review Panel (14th July 2022)**

6.34 The Design Review Panel was broadly supportive of the principle of redevelopment, the delivery of new sustainable homes and the proposed landscape strategy. However, the panel considered that the scheme required further work on its architectural quality, placemaking and the layout of roads and parking were seen as dominating parts of the site. The panel also emphasised the importance of retaining mature trees, strengthening pedestrian/ cycle connections and fostering community cohesion throughout the redevelopment process.

## **7. Third Party Representations**

7.1 11 representations have been received 4 neutral comments and 7 objections.

7.2 Those in objection have raised the following issues:

- The impacts of demolition and construction activity, including noise, dust, vibration and construction management.
- Access arrangements for existing residents, visitors, service providers and emergency services during the construction period.
- Reduced affordable housing provision from policy-compliant levels (40%)
- Potential disruption to utilities, refuse collection and day-to-day residential living conditions during construction.
- Car parking impacts
- Biodiversity and ecological impacts.
- The effect of the proposed development on neighbouring residential amenity through overlooking, loss of privacy, overshadowing and visual impact.
- The scale, massing and height of certain proposed buildings, particularly Flat Block 3 and dwellings located close to neighbouring boundaries.

## **Local Interest Group**

### **7.3 Save Ekin Road Community Group**

- Object to the proposed closure of the southern section of Ekin Road to vehicular traffic for approximately 57 weeks during the construction period.
- Requests that uninterrupted vehicular access to properties be maintained throughout construction, except for short periods where works are taking place directly outside individual properties.
- Raises concerns regarding the impact on residents with disabilities, access to taxis and carers, deliveries, and the security of vehicles relocated to temporary parking areas.
- Concerns regarding the maintenance of emergency service access to properties throughout the construction period.
- Suggests the use of the proposed temporary access road as a permanent construction-phase vehicle route to maintain resident and emergency access while utility and highway works are undertaken.
- Requests that any revised access arrangements be secured through amended plans and/or planning obligations or conditions.
- Request continued engagement with the applicant regarding construction management and access arrangements.

7.4 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
- Financial Viability and Affordable Housing provision
- Design, layout, scale and landscaping
- Trees
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity

- Other matters
- Planning obligations
- Planning balance
- Recommendation
- Planning conditions

## 9. Principle of Development

### Housing Land Supply

- 9.1 Plan Making Policy H03 (1.a.i.) of the National Planning Policy Framework (NPPF 2026) requires the Council to identify a sufficient supply of specific deliverable sites to provide a minimum of five years' worth of housing against the Council's housing requirement figure, with an appropriate buffer.
- 9.2 The NPPF 2026, at Annex D paragraph 8, states that that five year supply requirements are assessed against the housing requirement in the development plan, or against the local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old. The adopted Cambridge City Local Plan and South Cambridgeshire Local Plan 2018 are both almost 8 years old. Accordingly, the standard method is now being used to establish the housing requirement on an individual district basis.
- 9.3 Since adoption of the Local Plans in 2018, the Councils' five year housing land supply has been calculated on the basis of a joint housing trajectory, as set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018, and captured in annual updates to the Greater Cambridge Housing Trajectory and Housing Land Supply Report. However, there are several factors which indicate that this approach is no longer appropriate, or consistent with national policy.
- 9.4 In order to adopt a consistent approach to the monitoring of housing delivery in Greater Cambridge, the Councils must calculate their five year housing land supply separately in accordance with Annex D of the NPPF 2026.
- 9.5 On the basis of the updated calculations (as set out in the Greater Cambridge Housing Trajectory and Housing Land Supply Report- Addendum- September 2026) Cambridge has 2.72 years of housing land supply for 2026-2031 and South Cambridgeshire has 7.83 years of housing land supply for 2026-2031. These figures must be applied when considering development proposals against the development plan and NPPF 2026 national decision-making policies.

### Assessment

- 9.6 The City Council are currently unable to demonstrate a 5YHLS and so has an unmet need. The relevant Local Plan policies concerned with the supply and location of housing as set out in the Cambridge Local Plan 2018 (Policy 3) can no longer be afforded full weight in the determination of this planning application. This application must be determined in accordance with presumption in favour of sustainable development, as per the requirements of policies S3 and S4 of the NPPF 2026.
- 9.7 Policy S3 of the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development and, policy S4 should be applied to development proposals inside settlements.
- 9.8 Policy S4: Principle of development within settlements, requires development proposals within settlements to be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.
- 9.9 The proposed redevelopment of the site to provide 134 new homes in this location represents sustainable development in accordance with Policies S3 and S4 of the NPPF 2026. The site benefits from proximity to existing employment opportunities, services, facilities and sustainable transport connections, enabling residents to access day to day needs without undue reliance on the private car. The proposal would make an important contribution to housing supply, including affordable housing, while making effective and efficient use of land within the urban area. In accordance with Policy S4, the principle of development within settlements is supported unless the benefits would be substantially outweighed by adverse effects. Subject to the mitigation and measures proposed through the application, the development would not give rise to adverse effects that substantially outweigh its significant social, economic and environmental benefits. The proposal therefore accords with the presumption in favour of sustainable development established by Policy S3 and the settlement-focused approach to development set out in Policy S4 of the NPPF 2026.
- 9.10 The National Planning Policy Framework (2026) places significant emphasis on boosting housing delivery and directing growth towards sustainable locations. The Framework supports the regeneration and redevelopment of previously developed land, the efficient use of land and the delivery of well-designed, sustainable communities. In particular, the policies contained within the Delivering a Sufficient Supply of Homes (HO1-HO13) and Making Effective Use of Land (L1-L3) seek to optimise the use of suitable brownfield

land and support development proposals that contribute towards identified housing needs.

- 9.11 The proposed density of approximately 53 dwellings per hectare represents an efficient use of a sustainable urban site and is consistent with the objectives of NPPF 2026 Policies L1-L3, which seek to optimise the use of land to support housing delivery while securing high-quality development. The scheme therefore makes effective use of a previously developed site within the existing urban area and contributes towards national objectives to maximise housing delivery in sustainable locations.
- 9.12 Overall, the principle of a residential development on the site is considered to be acceptable and in accordance with the Cambridge Local Plan 2018 and the NPPF 2026.

## **10. Financial Viability Assessment and Affordable Housing**

- 10.1 A Financial Viability Assessment (FVA) was submitted in support of the application and independently reviewed by the viability consultant appointed by the Local Planning Authority (LPA), Quintic Advisory.
- 10.2 Policy DM5 of the National Planning Policy Framework (2026) advises that viability should principally be addressed through the plan-making process and that departures from policy requirements should only be justified in limited circumstances, including where developments are subject to site specific demonstrable costs. Officers consider the estate regeneration and decant costs associated with this proposal constitute exceptional site specific circumstances which justify the submission of a viability assessment.
- 10.3 The key viability constraints arise from the site being an estate regeneration project. The submitted viability reports demonstrate the redevelopment proposals incur substantial demonstrable costs associated with the demolition and replacement of the existing estate, including decanting and other associated regeneration costs. These costs were reviewed and accepted by Quintic Advisory as legitimate development costs that materially impact the viability of the development proposals. Of the 108 dwellings proposed for demolition, all but 13 have now been decanted, with the remaining 95 properties left vacant.
- 10.4 As originally submitted, the applicant's viability consultant, Savills, concluded that the redevelopment could not viably support the policy compliant provision of affordable housing and that the scheme would remain in deficit even with no affordable housing provision. In reviewing the applicant's

appraisal, Quintic Advisory challenged a number of assumptions, particularly relating to private residential sales values and affordable housing revenues, concluding that higher values could reasonably be achieved than those assumed by the applicant's viability consultant. Following an independent assessment, Quintic concluded that the development could viably deliver 15% of the scheme as affordable housing.

- 10.5 Following discussions between the applicant, the Local Planning Authority and the viability consultants, an agreed position has been reached whereby the development will secure 34 affordable homes through the Section 106 Agreement. This approach reflects the viability evidence whilst supporting Cambridge City Council's wider commitment to delivering at least 50% affordable housing across the Cambridge Investment Partnership (CIP) portfolio. The agreed provision of 34 affordable dwellings equates to 25% affordable housing on site and exceeds the level of affordable housing identified as viable by the LPAs viability consultant, Quintic Advisory. Table 1 below sets out the affordable housing provision that would be secured through this planning permission and the associated Section 106 Agreement.

**Table 1- Affordable Housing Provision Proposed to be Secured via the Section 106 Agreement**

| <b>Unit Size</b> | <b>Number of Affordable Homes</b> | <b>% of affordable</b> |
|------------------|-----------------------------------|------------------------|
| 1-bed            | 2                                 | 5.9%                   |
| 2-bed            | 10                                | 29.4%                  |
| 3-bed            | 15                                | 44.1%                  |
| 4 and 5-bed      | 7                                 | 20.6%                  |
| <b>Total</b>     | <b>34</b>                         | <b>100</b>             |

- 10.6 Policy 45 of the Cambridge Local Plan 2018 requires a scheme of this size to provide 40% affordable housing, subject to viability considerations, with a strong presumption in favour of on site delivery. Cambridge City Council, in partnership with Hill Residential, has a strong track record of delivering affordable housing across the city through the Cambridge Investment Partnership. In addition, the Council's housebuilding programme is guided by a corporate commitment that at least 50% of new homes delivered across its portfolio will be affordable. In respect of this site, the Council is committed

to delivering 58% affordable housing at the Ekin Road site if Homes England funding is secured.

- 10.7 However, it should be noted that the Homes England funding process sits outside of the planning application process. It does, however, become relevant should funding be successfully allocated to this development. This is considered further in paragraph 10.11 below.
- 10.8 Whilst the proposal does not deliver the policy compliant requirement of 40% affordable housing, this must be considered in the context of both the site's existing condition and the findings of the submitted and independently reviewed viability evidence. The existing dwellings have reached the end of their operational life and the estate is no longer considered capable of meeting modern housing standards. In the absence of comprehensive redevelopment, the condition of the estate will continue to deteriorate, resulting in increasing management, maintenance and investment costs. The independently assessed viability evidence demonstrates that the scheme cannot viably support the delivery of 40% affordable housing due principally to the significant demonstrable costs associated with the regeneration of the estate. Notwithstanding this position, the redevelopment provides an opportunity for the Council to seek and maximise external funding from Homes England towards the delivery of additional affordable housing, although any such funding would be secured outside of the planning process.
- 10.9 Cambridge City Council has recently secured a Strategic Partnership with Homes England through the Government's 2026-2036 Social and Affordable Homes Programme. This partnership provides funding to support the delivery of 803 council homes, including 723 homes at social rent, as part of a wider programme to significantly increase the supply of affordable housing across Cambridge. However, no element of this funding has been allocated to the Ekin Road redevelopment at the time of determining this application.
- 10.10 Accordingly, the viability of the development must be assessed without the benefit of grant funding. Whilst the applicant intends to seek an allocation of Homes England funding for the site should planning permission be granted, any additional affordable housing above the 34 affordable dwellings (25%) secured through the Section 106 Agreement cannot be relied upon in the assessment of the application or afforded weight in the planning balance.
- 10.11 Should grant funding subsequently be allocated to the Ekin Road redevelopment, the Section 106 Agreement will include a mechanism requiring the submission and approval of an updated affordable housing scheme by the Local Planning Authority. This would enable any additional affordable housing delivered above the 34 affordable dwellings secured through the planning permission to be agreed, including details of tenure, location and distribution.

- 10.12 Having regard to the independently reviewed viability evidence, officers are satisfied that the development cannot viably support the provision of 40% affordable housing due to the demonstrable costs associated with the regeneration of the existing estate. The provision of 34 affordable dwellings (25%), secured through the Section 106 Agreement, represents the maximum reasonable level of affordable housing that can be secured by the planning application. The proposal is therefore considered to accord with Policy DM5 of the National Planning Policy Framework (2026) and Policy 45 of the Cambridge Local Plan 2018.

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

- 11.1 Policy DP3(1) of the NPPF 2026 states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the site layout, the use of materials and architectural features. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
- 11.2 Policies 55, 56, 57, 58 and 59 of the Cambridge Local Plan 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 treatments.
- 11.3 The surrounding area is predominantly residential in character, comprising a mix of houses, flats and areas of open space. The site is also located within close proximity to the East Barnwell local centre which is currently under construction. The site fronts onto Wadloes Road to the west. To the north and east, the site is bounded by rear gardens of houses on Keynes Road and Ditton Lane. To the south, the site is fronted by the retained houses of the Ekin Road estate, while a large industrial unit lies beyond (accessed from Newmarket Road).
- 11.4 The application proposals have evolved through numerous design iterations to achieve a comprehensively planned residential neighbourhood based around a series of clearly defined streets, urban blocks and publicly accessible green spaces. The masterplan retains and integrates the 14 existing dwellings along the southern boundary, whilst increasing housing delivery and family accommodation in a manner that makes efficient use of previously developed land. The layout has evolved through extensive testing of alternatives and is considered to achieve an appropriate balance between housing delivery, movement, landscape retention and place making.
- 11.5 Officers believe the application responds positively to the Design Review Panel's comments. Since the scheme was reviewed, the proposals evolved significantly from a predominantly flatted development to a lower-rise scheme comprising a greater proportion of houses. Through ongoing engagement with officers, the design team has refined the layout to deliver enhanced landscape spaces, improved pedestrian and cycle connectivity,

and a more balanced street environment that reduces the visual dominance of parking and vehicles. The revised proposals also retain the most significant mature trees and provide a stronger placemaking framework, resulting in a more coherent and attractive residential neighbourhood.

- 11.6 In terms of scale and massing the proposals are considered to be appropriate to their context and have been informed by a clear hierarchy of character areas across the site. The development comprises character areas; The Urban Edge, The Greenscapes and The Traditional Streetscapes, each with a slightly different architectural expression and material palette whilst maintaining a consistent design language throughout the development. This approach creates visual interest and legibility whilst ensuring a coherent overall character.
- 11.7 Building heights range from two to four storeys, with the taller elements focussed within The Urban Edge character area along the Wadloes Road frontage and within the central parts of the site. This reflects the site's more prominent position adjacent to the wider highway corridor and areas of open space where increased scale can be accommodated without resulting in unacceptable impacts on neighbouring residential properties. Buildings fronting Wadloes Road range between 2.5 and 4 storeys, helping to establish a strong frontage and sense of enclosure whilst making efficient use of the site.
- 11.8 Towards the site boundaries, particularly adjacent to existing residential development on Keynes Road, Ditton Lane and the retained Ekin Road properties, building heights reduce to predominantly two and two-and-a-half storeys. This provides an appropriate transition in scale to neighbouring development and assists in protecting the amenities of existing residents. Officers consider the height strategy successfully balances the efficient use of land with the need to respond positively to local context, creating a varied yet coherent townscape that would not appear overly dominant when viewed from surrounding streets and public spaces.
- 11.9 The architectural approach and material palette were the subject of discussion during the application process. Initial concerns were raised regarding the coherence of certain street scenes, the complexity of the material strategy and the appearance of some apartment and maisonette buildings. Following amendments, including revisions to brick detailing, material treatments and balcony design, the Urban Design Officer confirmed that the proposed changes create a more coherent and successful streetscape and considered the revised material strategy acceptable.
- 11.10 In terms of landscape design, whilst some existing trees would be lost, officers negotiated with the applicants at pre application stage to ensure the most important and highest quality trees were retained and as a result the proposals achieve an appropriate balance between tree retention and redevelopment objectives. The most significant trees are retained and incorporated into key public spaces, helping to establish character and identity throughout the development. The retained green verge along

Wadloes Road and the creation of a network of linked open spaces are particularly supported and would contribute positively to the setting of the development. The proposed landscape strategy represents a significant enhancement over the existing arrangement. The site currently contains approximately 0.3ha of fragmented amenity grassland with limited recreational value, no formal play provision and few opportunities for social interaction. The development would provide approximately 0.66ha of publicly accessible open space, more than doubling the existing provision. The proposals include a network of linked green spaces and two landscaped green links which are integrated throughout the development and provide attractive green outlooks for both existing and future residents.

- 11.11 The landscape strategy has been designed to support recreation, biodiversity and sustainable travel, with new tree planting, informal lawn areas, seating, SuDS features and high-quality pedestrian and cycle connections running through the site. Play opportunities are distributed across the development and officers consider the landscape and play strategy would create a well-used and attractive network of public spaces which significantly improves upon the existing provision and would make a positive contribution to the quality, character and sustainability of the development.
- 11.12 During the course of the application improvements have been secured to boundary treatments and interfaces with public spaces. Amendments include the repositioning of boundaries, increased use of brickwork at key corners and additional landscaping. These changes were welcomed by Officers and are considered to improve the relationship between dwellings and the public realm. The final boundary treatments are secured by planning condition along with the details of the proposed estate management arrangements. Overall, officers consider the proposals would create a well-structured and legible residential environment with a clear hierarchy of streets and spaces, appropriate building heights, strong landscape integration and a satisfactory architectural response. The scheme is considered to deliver a high-quality development which responds appropriately to its surroundings whilst making efficient use of this sustainable site.
- 11.13 The proposals are considered to be in accordance with the objectives of Policies 55, 56, 57 and 59 of the Cambridge Local Plan by successfully integrating with its surroundings, delivering an attractive public realm and appropriately scaled built form which promotes activity and natural surveillance throughout the development. The proposals are also considered to be consistent with the design objectives set out within NPPF 2026.

## **12. Trees**

- 12.1 The application is accompanied by an Arboricultural Impact Assessment (AIA). The report highlights that of a total of 37 individual trees would require removal to facilitate the development. None of the trees proposed to be

removed are category A trees (high quality). Only two are category B trees. Through the pre application process the scheme design was developed to ensure the retention of G10 (category B Whitebeam) and T58 (category B-Swedish Whitebeam). To mitigate against the proposed tree loss, the development proposals will deliver 97 trees as part of the landscaping and replanting strategy, including 13 large species trees and 22 medium species.

- 12.2 The Council's Tree Officer has reviewed the AIA and raises no objection to the proposed development.
- 12.3 Subject to condition 37 (Arboricultural Method Statement), the proposal would accord with policies 59 and 71 of the Cambridge Local Plan, and the NPPF (2026).

### **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 per person per day.
- 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 a sustainability and energy statement and an overheating assessment which assesses the proposed development and design in the context of sustainability.
- 13.5 The scheme is targeting a 76% reduction in regulated carbon emissions over the part L 2021 baseline. The proposals include the use of air source heat pumps, green roofs and photovoltaic panels. The proposed development is targeting a water consumption of 95 litres per person per day which better the policy requirement of 110 litres per person per day. This is secured by condition 34.
- 13.6 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to conditions securing compliance with the submitted energy statement, water efficiency standards, green roof details, installation of smart meters and a demolition materials reuse and recycling plan (conditions 33,34,35 and 36

as recommended).

- 13.7 The development has been designed to prioritise natural ventilation and mitigate the risk of overheating. Secure louvred ventilation panels are proposed for ground floor bedrooms to ensure secure night-time ventilation is achieved. 100% of the proposed dwellings are dual aspect (72.7% dual aspect and 27.3% triple aspect), thereby providing good levels of cross-ventilation and passive cooling.
- 13.8 The applicant has submitted details of the options appraisals which considered refurbishment, partial redevelopment and full redevelopment of the Ekin Road estate. The assessment was informed by structural surveys which identified significant limitations associated with the properties, including poor thermal performance and structural deterioration. Refurbishment and retrofit measures, including insulation upgrades, heat pumps, solar PV and ventilation improvements, were assessed but were not considered capable of fully addressing the site's housing quality, accessibility, placemaking and regeneration objectives. Full redevelopment was therefore identified as the preferred option.
- 13.9 The redevelopment would result in higher embodied carbon emissions than refurbishment, reflecting the impacts associated with demolition and the construction of new homes. However, the proposed scheme would deliver substantial operational carbon savings over the 30-year appraisal assessment period and is considered justified when balanced against the wider benefits of the development, including the replacement of buildings that have reached the end of their useful life, the delivery of additional homes, improved accessibility and housing quality.
- 13.10 Condition 36 requires the submission of a Demolition Materials Reuse and Recycling Plan, this condition is recommended to maximise opportunities for material reuse and reduce embodied carbon. The applicant also proposes a load bearing masonry construction rather than a reinforced concrete frame, which is expected to reduce embodied carbon impacts of the development. Further consideration of the structural systems, material specifications and construction methods will be undertaken during the detailed design stage.
- 13.11 The application has been subject to formal consultation with the Council's Sustainability Officer who has raised no objection to the proposed development.

Having regard to the National Decision-Making Policies CC1-CC3 (Meeting the Challenge of Climate Change), which support the transition to a low-carbon future and climate change mitigation, officers consider that the proposal strikes an acceptable balance between embodied carbon impacts arising from redevelopment and the substantial long-term operational carbon savings, improved housing standards and regeneration benefits delivered by the development. The proposal is considered to accord with the objectives of the NPPF 2026 and Policy 28 and 29 of the Cambridge Local Plan 2018.

## **14. Biodiversity**

- 14.1 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting.
- 14.2 Policy N2(1) of the NPPF 2026 states that to contribute positively to the natural environment, and support nature's recovery, development proposals should:
- Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)
  - Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. -
  - Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective.
- 14.3 The application is accompanied by Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and Plan, SSSI recreational impact assessment, Bat emergence surveys and Swift surveys.
- 14.4 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal subject to the imposition of the statutory biodiversity net gain condition, a construction ecological management plan, ecological enhancements and an ecological sensitive lighting scheme.
- 14.5 The PEA has found no evidence to suggest that a protected species licence will be required prior to works commencing on site, however, non-licensable avoidance measures will be used to remove any residual harm.
- 14.6 The submitted Biodiversity Net Gain Assessment demonstrates that the proposed development would result in a net loss of 3.20 habitat units, equating to a 28.31% loss of habitat units, whilst delivering a net gain of 0.63 hedgerow units, representing a 303.35% gain in hedgerow habitat. The current statutory Biodiversity Net Gain (BNG) requirement for developments in England is a minimum 10% net gain, as required under the Environment Act 2021. The submitted BNG Assessment shows that 5.46 off-site habitat

units are to be purchased offsite which will provide a net gain in biodiversity of 20%, in accordance with the Council's Biodiversity Net Gain target

- 14.7 Bat emergence surveys found no evidence of bat roosts within the existing buildings proposed for demolition. Bat activity recorded across the site was limited to foraging and commuting species typical of an urban environment. Subject to the sensitive lighting and the provision of bat boxes secured by condition 13, the proposed development is considered to be acceptable.
- 14.8 Swift surveys confirmed that the existing buildings provide nesting opportunities for swifts, with several nesting locations identified. The redevelopment would result in the loss of these nesting sites; however, replacement nesting opportunities are proposed through integrated swift bricks and bird boxes within the new development.
- 14.9 The proposed mitigation and enhancement measures are considered sufficient to avoid harm to protected and priority species and are consistent with Cambridge Local Plan 2018 Policies 69 and 70 and the biodiversity objectives of the NPPF 2026. Condition 13 is recommended to secure the provision of bat and bird box enhancements within the completed development. In addition, condition 12 will secure temporary swift boxes to ensure continuity of nesting provision during the construction period until the permanent swift bricks are installed.
- 14.10 Officers note that Natural England identified the potential for recreational impacts and requested further assessment. Having reviewed the submitted assessment, officers are satisfied that the modest scale of the proposal, comprising a net increase of only 26 dwellings, together with the distance to the identified SSSIs and the availability of closer alternative recreational destinations, significantly reduces the likelihood of additional visitor pressure on these sites. The submitted assessment therefore adequately addresses this and demonstrates that the development would not result in significant recreational impacts on designated nature conservation sites. Accordingly, officers are satisfied that the proposal would not have an unacceptable effect on nearby SSSIs and complies with Policies 69 and 70 of the Cambridge Local Plan 2018 and the objectives of the NPPF 2026 relating to the protection and enhancement of the natural environment.
- 14.11 On this basis, officers are satisfied that the proposed development complies with policies 69 and 70 of the Cambridge Local Plan 2018, NPPF 2026 and the requirements of the Environment Act 2021.

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

### *Flood risk*

- 15.1 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding.
- 15.2 The application documents include a flood risk assessment and drainage strategy which demonstrates the surface water from the proposed development would be managed through the use of green roofs and tanked permeable paving before discharging via flow control at a rate of 15l/s into the existing Anglian Water sewer. The proposed discharge rate is a significant betterment over the existing brownfield discharge rates.
- 15.3 The Lead Local Flood Authority have assessed the submitted information and confirmed they have no objection to the proposals. The applicants have suitably addressed the issues of surface water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF 2026.

### *Foul Water*

- 15.4 Anglian Water has advised that the Cambridge Water Recycling Centre currently has limited treatment capacity. However, the proposal relates to the redevelopment of an existing residential estate. The submitted Water Efficiency Technical Note demonstrates that the replacement dwellings will be built to modern water-efficiency standards, resulting in lower water consumption and wastewater generation per dwelling than the existing housing stock. Although the number of dwellings would increase, the redevelopment is not expected to result in a material increase in foul water flows and is expected to reduce overall outflows.
- 15.5 Given the improved water efficiency of the proposed development and the conclusions of the submitted technical evidence, it is considered that the proposal would not result in an unacceptable impact on wastewater infrastructure.
- 15.6 The evidence demonstrates that, notwithstanding the increase in the number of dwellings and occupants, the incorporation of modern water-efficient fixtures and fittings, including dual-flush WCs, low-flow taps and showers, and efficient domestic appliances, would reduce the water consumption compared to the existing ageing housing stock. As a result, the proposed development is expected to achieve a neutral or slightly reduced foul water outflow relative to the existing baseline condition.

- 15.7 Officers are therefore satisfied that the likely effects of the development in terms of foul water flows have been appropriately assessed. On the basis of the submitted evidence, the proposed redevelopment would not materially increase foul water flows within the network and would not give rise to additional environmental harm.

## **16. Highway Safety and Transport Impacts**

- 16.1 Policy TR6 of the NPPF 2026 states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.
- 16.2 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.
- 16.3 The application is supported by a Transport Assessment, Traffic Management and Construction Management Plan. Swept path analysis confirms that the site can safely accommodate access and manoeuvring by Greater Cambridge Shared Waste Service refuse vehicles and fire appliances.
- 16.4 The Cambridgeshire County Council's Local Highway Authority has been consulted as part of the application and has confirmed the development is acceptable subject to conditions relating to an addendum to the submitted Traffic Management Plan (TMP) and Construction Management Plan (CMP) to secure details of the temporary bus stop relocation (including any replacement shelter), provision of temporary parking bays, implementation of construction accesses prior to commencement, details of the south-eastern pedestrian access closure arrangements, and clarification of the duration of proposed double yellow line restrictions on Ekin Road. Conditions are also recommended requiring an EV Charging Infrastructure Plan, pedestrian visibility splays, surface water drainage to driveways, and the use of bound materials for driveways and parking areas.
- 16.5 Subject to the recommended conditions the proposals are considered to be in accordance with the NPPF 2026 and Cambridge Local Plan (2018) policies 80 and 81.

## **17. Car and Cycle Parking**

- 17.1 Policy TR4(1) of the NPPF 2026 states that to contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

e. Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.

### Car Parking

- 17.2 Policy 82 of the Cambridge Local Plan 2018 sets maximum car parking standards 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. The development proposes 88 car parking spaces for 134 dwellings, equating to approximately 0.65 spaces per dwelling. This includes accessible car parking spaces, EV charging infrastructure for all car parking spaces and a dedicated car club space.
- 17.3 The level of provision proposed is below the maximum standards set out in the Local Plan, the site occupies a sustainable location with good access to the City Centre, local services, public transport, and existing walking and cycling networks. The redevelopment also includes enhanced pedestrian and cycle connections, further reducing reliance on the private car.
- 17.4 The application proposes a significant amount of cycle parking, EV charging infrastructure and car club provision, supporting opportunities for more sustainable transport modes for future residents.
- 17.5 Four of the car parking spaces will be provided as accessible bays; two located immediately adjacent to Flat Block 1 and the remainder adjacent to Flat Block 3. These are to accommodate the four M4(3) homes to be delivered within these blocks and the spaces have been located to ensure convenient access for the future residents.
- 17.6 The amount of car parking proposed is considered acceptable as the site is located in a sustainable location, in close proximity to bus stops and local amenities. The level of parking provided is considered to adhere to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicles and encourage the shift towards more sustainable transport modes. The proposal is therefore considered to accord with the sustainable transport objectives of the NPPF 2026 and Policies 80, 81 and 82 of the Cambridge Local Plan 2018.

### Cycle Parking

- 17.7 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 located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision.
- 17.8 The proposal provides 438 cycle parking spaces for 134 dwellings, significantly exceeding the minimum policy requirement of 324 spaces. The cycle parking strategy delivers a high-quality mix of secure and accessible facilities, including dedicated storage for houses, purpose built and covered cycle stores serving the flats and maisonettes, provision for cargo bikes, and 40 visitor cycle spaces in the form of Sheffield stands located at convenient and well distributed points throughout the development. This level of provision is considered to support sustainable travel choices and accords with the Council's objectives for promoting cycling as a primary mode of transport.
- 17.9 The quantity and distribution of cycle parking accords with the requirements of Cambridge Local Plan 2018 Policy 82 and reflects the emphasis within the NPPF on prioritising sustainable and active travel modes.

### **Amenity**

- 17.10 Policies 55, 56 and 57 of the Cambridge Local Plan require the design of developments to respond positively to their context and the NPPF (2026) emphasises the importance of residential amenity in achieving sustainable development.
- 17.11 This section considers daylight, sunlight and overshadowing, as well as loss of privacy and visual enclosure.

### Daylight and Sunlight Assessment

- 17.12 The application is supported by the following document which assess the daylight and sunlight impacts of the proposed development on neighbouring properties:
- Rapley LLP- BRE Daylight & Sunlight Report.
- 17.13 The information submitted demonstrates that the proposed development would have an acceptable impact on neighbouring residential amenity. All neighbouring windows meet the BRE guidance Vertical Sky Component (VSC) criteria for daylight, Daylight Distribution (No Sky Line, the Annual Probable Sunlight Hours (APSH)) criteria, and all neighbouring gardens

retain acceptable levels of sunlight with no harmful overshadowing identified.

- 17.14 Officers are therefore satisfied that the proposal would not result in any significant adverse impacts in terms of daylight, sunlight or overshadowing and complies with Policies 55, 56 and 57 of the Cambridge Local Plan 2018 and the residential amenity objectives of the NPPF 2026.

Overlooking and loss of privacy

**Impact on Existing Residents of Nos. 33-59 Ekin Road Along the Southern Site Boundary**

- 17.15 The relationship between the proposed development and Nos. 33-59 Ekin Road has been carefully assessed in respect of overlooking, loss of privacy and any overbearing impacts. The proposed properties positioned closest to the existing dwellings to be retained are Plots 38-40, which would be positioned to the north of the existing frontage.
- 17.16 The closest relationship would be between the front elevations of the existing and proposed dwellings, with a separation distance of approximately 19 metres. This distance a typical and acceptable separation distance within an established urban context. Given the front-to-front relationship, the presence of the public highway between the properties, it is considered that the proposals would not give rise to an unacceptable level of overlooking or loss of privacy. The proposed separation distances broadly reflect the pattern of development already experienced by residents in this part of the Ekin Road estate.
- 17.17 In terms of overbearingness, the dwellings opposite Nos. 33-59 Ekin Road would be limited to two storeys in height. Having regard to the scale, massing and separation distances involved, the proposed buildings would not appear dominant or result in an unacceptable impact on neighbouring occupiers.
- 17.18 In relation to No. 33 Ekin Road, which lies adjacent to proposed Plot 37. The existing relationship between properties in this location currently consists of a separation distance of approximately 7 metres. The proposed arrangement would increase this distance to approximately 11 metres, representing an improvement compared the existing situation. Furthermore, the height, orientation and general siting of Plot 37 would closely reflect the existing established built form on site.
- 17.19 Overall, taking account of the increased separation distances in places, the two-storey scale of development, and the established urban character of the

area, the proposals are considered to provide an acceptable neighbouring relationship with Nos. 33-59 Ekin Road. In several respects in relation to these retained properties, the development would represent a betterment when compared with the existing arrangement and would not result in significant adverse impacts on residential amenity.

**Impact on properties along the northern boundary (Keynes Road properties)**

- 17.20 Along the northern boundary of the site, the proposed dwellings would be positioned between approximately 29.4m and 35m from the rear elevations of existing properties. These neighbouring dwellings benefit from generously sized rear gardens, resulting in considerable separation distances between the existing and proposed buildings. The proposed relationships are comparable to, and in some instances exceed, the existing separation distances currently experienced across the estate.
- 17.21 Whilst a degree of intervisibility between residential properties is inevitable within an established urban area, the proposed development would not introduce unacceptable relationships. The separation distances are considered sufficient to maintain an acceptable level of privacy for existing and future occupants, particularly when viewed within the context of the prevailing development pattern and the relatively dense urban character of the area.

**Impact on 103 Ekin Road**

- 17.22 The occupier of 103 Ekin Road has raised concerns regarding the increased height and closer proximity of proposed Plots 18 and 19. Officers acknowledge that the proposed three storey dwellings would be positioned closer to the boundary than the existing two storey buildings and would therefore have a greater impact on the property.
- 17.23 However, the submitted BRE Daylight and Sunlight Assessment demonstrates that all assessed rooms within 103 Ekin Road continue to satisfy the relevant BRE guidelines, with only limited changes to daylight levels which remain well within accepted standards. This indicates that the proposal would not result in an unacceptable loss of daylight or sunlight.
- 17.24 Officers are satisfied that the degree of harm arising from the increased scale and proximity of the development would not be significant or unacceptable, and the proposal therefore complies with Policies 55, 56 and 57 of the Cambridge Local Plan 2018 and the amenity objectives of the NPPF 2026.

### **Impact on Ekin Close properties**

- 17.25 Plot 31 is a three storey townhouse positioned approximately 21m from the front elevations of properties on Ekin Close, with the separation distance further reinforced by the intervening access road and landscaping. Given the separation distance and intervening road, officers are satisfied that the proposal would not result in unacceptable overlooking or loss of privacy.

### **Impact on Ditton Lane properties**

- 17.26 Beyond the eastern boundary of the site lie the existing properties on Ditton Lane. Along this part of the site, the proposals comprise seven three-storey townhouses and Flat Block 3. Whilst Flat Block 3 would be four storeys in height, its relationship with neighbouring properties is considered acceptable. The nearest existing dwellings to the east are located approximately 39 metres from the eastern elevation of the building and benefit from substantial separation distances, including the depth of both the application site and the neighbouring rear gardens. As a result, the scale, height and positioning of the proposed development would not give rise to an unacceptable overbearing impact or loss of amenity for neighbouring residents.
- 17.27 The design and orientation of the block have also been carefully considered to minimise impacts on neighbouring occupiers. Whilst the upper floors of the building would afford some views across parts of neighbouring rear gardens, this is considered acceptable in an urban environment. Given the separation distance of approximately 39m at the closest point and the generous depth of neighbouring gardens along Ditton Lane officers are satisfied that any perception of overlooking would be limited and would not give rise to unacceptable harm to neighbouring amenity.
- 17.28 Likewise, in relation to the proposed three storey townhouses (Plots 31-33) and the existing properties on Ditton Lane, the relationship is considered acceptable. The proposed dwellings would be separated from the nearest rear elevations on Ditton Lane by approximately 37m at the closest point. Whilst upper floor windows would afford some views across neighbouring gardens, such views are a common characteristic of established urban residential environments and do not, in themselves, amount to unacceptable overlooking. Officers are therefore satisfied that the proposed relationship would preserve the residential amenity of occupiers on Ditton Lane and would not result in significant harm by reason of overlooking or loss of privacy.

- 17.29 Furthermore, the submitted BRE Daylight and Sunlight Assessment demonstrates that neighbouring properties continue to comply with the relevant BRE guidelines, confirming that the scale, siting and orientation of the building would not give rise to unacceptable impacts in terms of daylight, sunlight or overshadowing.
- 17.30 During the course of the application, the applicant has confirmed that additional boundary treatment will be provided along the boundaries with 6-8 Ditton Lane, where these properties adjoin the proposed car parking area serving Flat Block 3. The design and height of the boundary treatment will be secured through Condition 31, ensuring an appropriate level of residential amenity is maintained for existing occupiers.
- 17.31 Officers are therefore satisfied that the proposals would not result in significant harm to the amenities of neighbouring residents and accords with Policies 55, 56 and 57 of the Cambridge Local Plan 2018 and the amenity objectives of the NPPF 2026.

**Impact on Nursery Close properties**

- 17.32 Flat Block 2 is proposed as a three storey building fronting Wadloes Road. The relationship with properties on Nursery Close located to the south has been carefully considered throughout the design process. During pre-application discussions, the separation distance between the buildings was increased from approximately 16m to 18m and balconies and windows were repositioned to minimise overlooking.
- 17.33 The properties are separated by Green Link 1, which provides a landscaped buffer between the development and existing dwellings. In addition, Flat Block 2 is located to the north of the Nursery Close properties, reducing the potential for overshadowing. The submitted BRE Daylight and Sunlight Assessment confirms that the impact on neighbouring properties is acceptable and complies with recognised BRE guidance. Taking account of the separation distance, landscaped green link, revisions secured through the design process and the BRE assessment findings, officers are satisfied that the proposal would not result in unacceptable harm to the amenity of Nursery Close occupiers.
- 17.34 Officers are satisfied that the proposal would not result in any significant or unacceptable overlooking or loss of privacy and would preserve the residential amenity of neighbouring occupiers. The development is consequently considered to accord with Policies 55, 56 and 57 of the Cambridge Local Plan 2018 and the amenity objectives of the NPPF 2026.

Future occupants

- 17.35 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). All of the proposed dwellings meet or exceed the nationally described space standards. The submitted internal daylight and sunlight assessment demonstrates that the proposed dwellings would provide a high standard of amenity for future occupants.
- 17.36 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.
- 17.37 All of the proposed dwellings benefit from a private external amenity space in the form of rear gardens, balconies or terrace space.
- 17.38 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Four of the homes are proposed to be M4(3) wheelchair accessible dwellings in accordance with the policy 51 requirement.

Construction and environmental health impacts

- 17.39 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. The environmental impacts arising from the demolition, remediation and construction phases of the development would be controlled through a comprehensive suite of planning conditions as recommended by the Environmental Health team. These include the submission and approval of a Phase 2 and 3 Investigation/ Remediation Strategy, implementation of remediation measures, submission of a Phase 4 Verification/Validation Report, procedures for dealing with unexpected contamination, and a Material Management Plan, all of which are intended to ensure that land contamination risks are appropriately managed and that the site is made suitable for its proposed use. The submitted information confirms that heating and hot water will be provided through all electric systems, resulting in no on site combustion emissions. Electric Vehicle Charging Points will be provided for all car parking and the Transport Assessment concludes that, although the proposal increases the number of dwellings on the site, the associated increase in vehicle movements will be limited. The Councils environmental health officers are satisfied that the proposal would not result in unacceptable air quality impacts.

- 17.40 In addition, a Development Construction Environmental Management Plan (DCEMP) would be required prior to commencement of development. The DCEMP would secure detailed measures relating to construction hours, contractor management, dust management/ mitigation, traffic routing, deliveries, communication procedures and the management of noise and vibration throughout the construction period. Specific conditions relating to plant, machinery and equipment noise assessments, together with requirements for noise insulation and control of artificial lighting, would ensure that noise impacts are appropriately mitigated in order to protect the amenity of surrounding residential occupiers, offices and businesses.
- 17.41 The submitted Construction Management Plan and Traffic Management Plan demonstrate that the phasing of development has been designed to allow the continued occupation of the retained properties throughout the construction period, with pedestrian and vehicular access routes maintained, temporary resident parking provided where necessary, refuse collection arrangements and emergency access maintained at all times. Residents of the retained properties will be provided with advance notice of any temporary restrictions associated with the construction programme. Officers acknowledge that construction activity will inevitably result in a degree of temporary disruption during construction; however, these impacts can be appropriately managed through the Construction Management Plan and associated planning conditions. Matters relating to party wall agreements, compensation for damage, insurance arrangements, property access rights and other private legal matters fall outside the scope of the planning system and are controlled through separate legislation and civil procedures.
- 17.42 Subject to the recommended conditions officers are satisfied that the impacts associated with remediation and construction activities can be appropriately managed and would not result in unacceptable harm to the amenity of neighbouring residents and businesses during the construction phase of the development.

## **18. Other matters**

### *Refuse strategy*

- 18.1 Residents in the proposed flat and maisonette blocks will utilise communal refuse stores for recyclable and non-recyclable waste. The houses are proposed to have dedicated bin stores and designated collection points that residents will drag bins to on collection days.
- 18.2 Bin collection points are mostly within 30 metres for all residents as recommended by RECAP guidance, while a small number drag distances

do slightly exceed this recommended maximum distance, these are only very minor exceedances with the longest drag distance being 39m for plot 1. The applicants have worked closely with the Greater Cambridge Shared Waste Service to develop a refuse strategy that meets operational requirements, ensuring acceptable drag distances for collection crews and safe, efficient vehicle movements throughout the site on collection days.

- 18.3 Following consultation, the Waste Team has raised no objection to the proposed development, subject to the securing of the requested financial contributions in accordance with the adopted Planning Obligations SPD 2026.

#### Archaeological impacts

- 18.4 The application site is located within an area of archaeological potential. An Archaeological Desk-Based Assessment has been submitted. Following comments from the Archaeological Officer, a pre-commencement condition securing a written scheme of investigation will be attached to any planning consent granted in accordance with the NPPF 2026.

#### Airport safeguarding impacts

- 18.5 Following a formal consultation with Cambridge City Airport, to ensure that any glint and glare effects from the PV panels proposed as part of the sustainability strategy on the roof are mitigated, a glint and glare assessment will be conditioned on any planning consent granted.

#### Fire hydrants

- 18.6 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 27 has been imposed to secure these details prior to the occupation of the development.

#### Recreational impacts

- 18.7 Officers note Natural England's comments regarding the site's location within the zone of influence for publicly accessible SSSIs sensitive to recreational pressure. However, it is important to recognise that the application proposes the redevelopment of an existing residential site currently comprising 108 dwellings, such that the net increase arising from the proposal is limited to 26 additional homes. Officers are satisfied that the likely recreational impacts arising from this uplift in population have been appropriately mitigated through the provision of enhanced on site open

space and play space, which would provide improved opportunities for informal recreation within the development itself and reduce reliance on designated sites. In addition, the application would secure financial contributions towards outdoor sports provision, informal open space, allotments and related recreational infrastructure, calculated in accordance with the requirements of the Council's Planning Obligations SPD (2026).

- 18.8 Taking these measures into account, officers are satisfied that the proposal would not give rise to unacceptable adverse recreational impacts on the notified features of nearby SSSIs, either alone or in combination with other development, and that the requirements of national policy and Natural England's standing advice have therefore been adequately addressed.

Third party representations

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

| Third Party comment                                                   | Officer response                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality, Traffic, Construction Management Plan issues             | Condition 7 secures an updated Traffic and Construction Management Plan. The City Council's Environmental Health Officer and County Councils Highways Engineers have reviewed the information and raise no objection subject to conditions.                                                                 |
| Construction impacts (noise, dust, vibration and general disturbance) | Temporary impacts during demolition and construction are acknowledged, this would be appropriately mitigated through the approved DCEMP (condition 15), Construction Management Plan (7) and planning conditions controlling construction activities, working hours, dust and noise monitoring/ mitigation. |
| Access to properties during construction                              | The applicant has confirmed that access arrangements for retained properties will be maintained throughout the construction programme. The detailed implementation of access arrangements during construction will be secured by the Construction Management Plan (condition 7).                            |
| Landscaping adjacent to the rear gate boundary of No. 33 Ekin Road    | The submitted landscape planting plan has been updated during the course of the application to ensure access to the side gate of number 33 Ekin Road is retained.                                                                                                                                           |

Party Wall Act concerns and potential structural damage

The Party Wall etc. Act 1996 is separate legislation and is not a material planning consideration.

## 19. Planning Obligations

### Planning obligations (S106)

20.1 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.

20.2 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 2026.

20.3 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.

| Heads of Terms                       | Summary    | Comments                                                                                                                                                                                                    |
|--------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Council Infrastructure          |            |                                                                                                                                                                                                             |
| Provision for children and teenagers | £87,388.32 | Towards the provision and/or improvement of the children and teenage play facilities and equipment at Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area. |

|                                 |             |                                                                                                                                                                                                                 |
|---------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor sports                   | £21,318.80  | Towards the provision of and/or improvement of indoor sports facilities and equipment at Abbey Sports Centre, Cambridge.                                                                                        |
| Outdoor sports                  | £116,252.47 | Towards the provision of and / or improvement of the outdoor sports facilities on Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area.                         |
| Informal Open Space             | £109,226.82 | Towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Dudley Road Recreation Area, and/or Ditton Field Recreation Ground and/or Thorpe Way Recreation Area..    |
| Community facilities            | £61,372.72  | Towards the provision of and / or improvement to community facilities / rooms / spaces and/or equipment at East Barnwell Community Centre and / or local community facilities within the Abbey ward, Cambridge. |
| Community Orchard and Allotment | £16,680.29  | Towards the provision of and / or improvement of and / or access to Community Orchard and Allotment facilities at Margaret Wright Community Orchard and / or Grow Cambridge Community Farm                      |
| Swimming Space                  | £22,561.60  | Towards the provision of and/or improvement of swimming facilities and equipment at Abbey Sports Centre, Cambridge.                                                                                             |

|                                                                 |                                                                                                                                                                        |                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Affordable Housing                                              | 25 % (34 homes) to be secured via Section 106 agreement.<br>58% (78 homes) to be delivered subject to Homes England funding                                            | To be provided on site                                                                                                                                                                                                                     |
| Monitoring fee                                                  | £2,200 the monitoring and administration of the section 106 agreement. Plus £500 per obligation which requires written confirmation from the Local Planning Authority. | Contribution directly related to achieving the implementation of the planning obligations.                                                                                                                                                 |
| Communal 1100litre bins                                         | £8360 (£380 per 1100litre bins x 22)                                                                                                                                   |                                                                                                                                                                                                                                            |
| Communal food waste bins                                        | £100 (£20 per 140l bin x 5)                                                                                                                                            |                                                                                                                                                                                                                                            |
| RCV contribution                                                | £3016 (£116 per additional dwelling above existing number of homes x 26)                                                                                               |                                                                                                                                                                                                                                            |
| County Council – Education                                      |                                                                                                                                                                        |                                                                                                                                                                                                                                            |
| Early years                                                     | £44,204                                                                                                                                                                | Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85  |
| Special Educational Needs and Disabilities (SEND) contributions | £40,848.00                                                                                                                                                             | Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85. |

|                                   |            |                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Secondary                         | £223,440   | Education provision necessary to meet the needs of the new population generated by the development. Scale determined with reference to County Council guidance and multipliers and policy 85.                                                                                                                                                                                |
| Life Long Learning (Libraries)    | £3835.00   | Library facilities necessary to meet the needs of the new population generated by the development in accordance with policy 85.                                                                                                                                                                                                                                              |
| Monitoring                        | £1200.00   | Contribution directly related to achieving the implementation of the planning obligations.                                                                                                                                                                                                                                                                                   |
| NHS                               |            |                                                                                                                                                                                                                                                                                                                                                                              |
| GP services                       | £21,924.86 | Towards East Barnwell Health Centre. Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.                                                                                                                                                                                                                      |
| East of England Ambulance Service | £11,251.00 | Towards a new Cambridge Ambulance Hub (including provision of EV charging facilities) and equipment for first responders. To mitigate the additional pressure on ambulance services as a result of the increased population arising from the development. Necessary to meet the needs of the new population generated through the development, in accordance with policy 85. |

Table: Heads of terms for S106 agreement

- 20.4 The planning obligations as listed above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy 85 of the Local Plan 2018.

## Planning balance

- 21.1 Planning decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise, as required by 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 The City Council is currently unable to demonstrate a five-year housing land supply and therefore has an identified unmet housing need. In these circumstances, Policy 3 of the Cambridge Local Plan 2018, insofar as it relates to the supply and distribution of housing, is considered out of date and limited weight can be afforded to it. The application must be assessed having regard to the presumption in favour of sustainable development set out within Policies S3 and S4 of the National Planning Policy Framework (2026). Policy S3 requires decision makers to apply a presumption in favour of sustainable development. Policy S4 states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework.
- 21.3 As set out at paragraphs 9.7 to 9.12 in this report, the proposed redevelopment is considered acceptable in principle and complies with the requirements of Policies S3 and S4. The proposal would make an important contribution towards addressing the Council's housing shortfall. Significant weight is therefore afforded to the delivery of 134 dwellings, including 34 affordable homes secured through the Section 106 Agreement, in a sustainable and accessible location.

### *Summary of benefits*

#### Economic Benefits

- 21.4 The proposed development would deliver substantial economic benefits through the comprehensive regeneration of an ageing housing estate. The scheme would support employment and investment during the demolition and construction phases and would contribute towards meeting housing needs through the provision of 134 new homes. The redevelopment would replace 108 existing dwellings which are affected by damp, mould, water ingress, structural deterioration and shortcomings against modern fire safety and building standards. The regeneration of the site would also support the long-term vitality and attractiveness of the area. These economic benefits are afforded significant positive weight in the planning balance.

### Social Benefits

- 21.5 The proposal would deliver substantial social benefits through the replacement of existing homes that no longer meet modern standards with 134 high-quality new dwellings. All homes would meet nationally described space standards and benefit from dual or triple aspect layouts, providing a significantly enhanced standard of accommodation for future occupiers.
- 21.6 The development would also provide additional public open space, play spaces and an improved network of pedestrian and cycle routes, resulting in a more permeable, accessible and legible layout. Increased natural surveillance throughout the development would further contribute to community safety and assist in designing out opportunities for crime. These social benefits are afforded substantial positive weight in the planning balance.

### Environmental Benefits

- 21.7 The proposal would deliver a range of environmental benefits through the redevelopment of a sustainable brownfield site in an accessible location. The development would provide low-carbon homes designed to meet the Council's CAM Standard and achieve a predicted 76% reduction in regulated carbon emissions when compared with the Part L 2021 baseline.
- 21.8 The scheme prioritises sustainable travel through enhanced pedestrian and cycle infrastructure, extensive cycle parking provision, electric vehicle charging infrastructure and car club provision. In addition, the development would increase publicly accessible open space, retain all Category A trees and deliver 97 new trees as part of a comprehensive landscaping strategy. The proposal would also achieve 20% Biodiversity Net Gain, significantly exceeding the statutory requirement. These environmental benefits are afforded substantial positive weight in the planning balance.

### *Summary of harm*

- 21.9 Officers acknowledge that the redevelopment would result in the loss of several Category B and Category C trees and embodied carbon emissions associated with the demolition and temporary impacts on retained neighbouring properties during the construction phase. In addition, the development would give rise to some localised impacts on neighbouring residential amenity, as assessed within this report. Lastly, the proposal would not secure the minimum percentage of affordable housing ordinarily secured by policy 45. These harms are afforded moderate weight in the planning balance.

## Conclusion

- 21.10 Having considered the Development Plan as a whole, the relevant provisions of the NPPF 2026, all consultation responses, representations received and other material considerations, officers conclude that the proposal accords with the Development Plan and is broadly consistent with the relevant national decision-making policies of the NPPF. Whilst some limited moderate adverse impacts have been identified, these are either capable of being satisfactorily mitigated through planning conditions and planning obligations or are insufficient, individually or cumulatively, to outweigh the identified benefits. This includes a shortfall in affordable housing provision against the normal policy requirements, which has been justified in viability terms.
- 21.11 Having regard to the presumption in favour of sustainable development set out within policies S3 and S4 of the NPPF, taking all matters into account, the benefits of the proposal attract greater weight than the identified harm. The proposal therefore represents sustainable development, accords with the Development Plan when read as a whole and is consistent with the relevant policies of the NPPF 2026. Officers recommend that planning permission should be **GRANTED**, subject to the conditions set out below and the completion of a Section 106 agreement.

## 22 Recommendation

### 22.1 **Approve** subject to:

- (i) The planning conditions as set out in report, with delegated authority to officers to carry through amendments to those conditions (including additional/revised conditions as appropriate and necessary)
- (ii) The prior completion of a Section 106 Agreement under the Town and Country Planning Act 1990 with delegated authority to officers to negotiate, settle and complete such an Agreement as referenced in the Heads of Terms within this report, including any other planning obligations considered acceptable and necessary to make the development acceptable in planning terms.

## 23 Conditions

### Standard time

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 51 of the Planning and Compulsory Purchase Act 2004.

**Approved Plans**

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.

**Written scheme of investigation**

3. No development (or demolition works) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
  - a. the statement of significance and research objectives;
  - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c. The timetable for the field investigation as part of the development programme;
  - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework .

**M4(2) compliance**

4. Notwithstanding the plans hereby approved, all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

**M4(3) dwellings**

5. Notwithstanding the plans hereby approved, four dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

**Glint and Glare**

6. Prior to installation, the details of any rooftop photovoltaic (PV) panel array shall be submitted and approved in writing by the Local Planning Authority, and installed in accordance with the approved details. The submitted details shall include the manufacturer's specifications, spacing and layout, and shall be supported by a Glint and Glare Assessment to assess the impact on aircraft operations.

Reason: To ensure an appropriate arrangement for the solar panels and ensure that glint and glare would not adversely impact aircraft operations, in accordance with Policy 37 of the Cambridge Local Plan 2018.

7. **TMP and CMP addendum**

Prior to the commencement of development, an addendum to the approved Traffic Management Plan (TMP) and Construction Management Plan (CMP), submitted and uploaded on 20 August 2026, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The addendum shall include:

- a) Details of the location of any temporary bus stop and confirmation that any relocated bus shelter will be provided for the duration of the temporary relocation
- b) Confirmation that all temporary parking bays will be provided at minimum dimensions of 2.5 metres by 5.0 metres;
- c) Confirmation that all construction access arrangements will be implemented prior to the commencement of any works,
- d) Details demonstrating how closure of the south-eastern pedestrian access will be minimised, including arrangements for maintaining pedestrian connectivity, together with confirmation that any closure has been agreed with the Local Highway Authority;

e) Details of the proposed double yellow line restrictions on Ekin Road, including the duration of the restrictions

The development shall thereafter be carried out in full accordance with the approved Traffic Management Plan and Construction Management Plan and the approved addendum unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, the safe and efficient operation of the highway network, and to minimise disruption to pedestrians, cyclists, public transport users and local residents during the construction period in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

### **Pedestrian Visibility Splays**

8. Prior to first occupation of the development, pedestrian visibility splays of 2.0m x 2.0m shall be provided on each side of all private vehicular accesses/parking bays. Such splays shall be contained within the curtilage of the respective properties and shall thereafter be maintained free from any obstruction exceeding 0.6m in height above the level of the adjacent future public highway.

Reason: In the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

### **Driveways (surface water)**

9. The proposed driveways shall be constructed such that their falls and levels prevent the discharge of surface water from private land onto or across the future public highway. Details of the measures to achieve this shall be submitted to and approved in writing by the Local Planning Authority prior to their construction and shall be implemented as approved and retained thereafter.

Reason: For the safe and effective operation of the highway in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

### **Bound material (driveways and car parking areas)**

10. The proposed driveways and parking areas adjacent to the highway shall be surfaced in a bound material (including permeable block paving) and shall thereafter be retained as such. The surfacing shall be designed to prevent the migration of loose material and debris onto the adjacent highway.

Reason: In the interests of highway safety in accordance with Cambridge Local Plan (2018) Policies 35 and 81.

## **Ecology conditions**

### **BNG Statutory condition**

11. 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 policies 59 and 69 of the Cambridge Local Plan 2018 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

### **Construction Ecological Management Plan**

12. No development shall commence (including demolition, ground works) and no vegetation clearance shall occur, until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities.
  - b. Identification of biodiversity protection zones.
  - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). Including details of the temporary swift box provision during the construction period. The location and timing of sensitive works to avoid disturbance to breeding swifts
  - d. The location and timings of sensitive works to avoid harm to biodiversity features.
  - e. The times during construction when specialist ecologists need to be present on site to oversee works.
  - f. Responsible persons and lines of communication.
  - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests. (Cambridge Local Plan 2018 policies 57, 59 and 70).

### **Biodiversity enhancements**

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

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

### **Ecological lighting strategy**

14. Prior to the installation of any artificial lighting in any phase, an ecologically sensitive artificial lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the baseline condition of lighting, any existing and proposed internal and external artificial lighting of the site in that phase and an artificial lighting impact assessment with predicted lighting levels. The scheme shall:

a) include details (including luminaires, fittings and any shrouds) of any artificial lighting on the site and an artificial lighting impact assessment with predicted lighting levels at the site boundaries;

b) unless otherwise agreed, not exceed 0.4 lux level (against an agreed baseline) on the vertical plane at agreed locations;

c) detail all building design measures to minimise light spillage;

d) set out a monitoring and reporting regime for the lighting scheme.

The approved lighting scheme shall be fully installed, maintained and operated in accordance with the approved details. The scheme shall be retained as such thereafter.

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

### **Environmental Health Conditions**

#### **DCEMP**

15. Prior to the commencement of development, or phase of, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:
- a) Demolition and construction phasing programme.
  - b) Confirmation of demolition and construction hours (works shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation).
  - c) Deliveries for the purposes of demolition and construction activities shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
  - d) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
  - e) Soil Management Strategy.
  - f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of *BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise*.
  - g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of *BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration*.
  - h) Dust management, monitoring and wheel washing measures in accordance with the provisions of:
    - Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024).
    - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).
  - i) Details of concrete crushers (location and noise, vibration and dust management).
  - j) Prohibition of the burning of waste on site during demolition/construction.
  - k) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
  - l) Screening and hoarding details.
  - m) Consideration of sensitive receptors.
  - n) Complaints procedures, including complaints response procedures.

The development shall then be undertaken in accordance with the agreed plan.

*To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policies 35 (noise and vibration) and 36 (air quality) of the Cambridge Local Plan 2018.*

#### **Construction Hours**

16. 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).

#### **Construction Deliveries**

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

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

#### **Dust**

18. 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).

#### **Noise insulation**

19. No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal

noise levels recommended in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of:

- (i) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation;
  - (ii) mitigation to reduce the level of noise experienced externally and internally
- Where submitted, 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 the amenity of future occupiers (Cambridge Local Plan 2018 policy 35).

### **Plant noise insulation**

20. No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

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

### **MMP**

21. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:
- a) details of the volumes and types of material proposed to be imported or reused on site
  - b) details of the proposed source(s) of the imported or reused material
  - c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
  - d) results of the chemical testing which must show the material is suitable for use on the development
  - e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved MMP.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with (Cambridge Local Plan 2018 Policy 33).

### **Phase 2 and 3 investigation/ remediation**

22. No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:
- a. A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.
  - b. A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety (Cambridge Local Plan 2018 policy 33).

### **Implementation of remediation**

23. The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

Reason: To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

### **Verification report**

24. The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).

### **Unexpected contamination**

25. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter,

works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 policy 33).CE05AS - Unexpected Contamination

### **Lighting assessment**

26. The proposed scheme as detailed in the submitted 'Lighting Assessment (Ref: RN/VL/P24-3348/02 Rev A) produced by Create and dated 18<sup>th</sup> August 2025 shall be fully implemented and maintained and retained thereafter.

Reason: To minimise the effects of light pollution on the surrounding area (Cambridge Local Plan 2018 policy 34).

### **Fire hydrants**

27. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site).

No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

Reason: In the interests of residential safety (Cambridge Local Plan 2018, Policy 35).

### **Surface water drainage strategy**

28. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy, Create, Ref:

3348, Rev: B, Dated: 20th August 2025 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

### **Surface water management during construction**

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

### **Landscape management and maintenance plan**

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

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed (Cambridge Local Plan 2018 policies 57, 59 and 70).

### **Boundary treatments**

31. 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).

### **Public Art Delivery Plan**

32. No development above ground level, other than enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following: a) Details of the public art and artist commission; b) Details of how the public art will be delivered, including a timetable for delivery; c) Details of the location of the proposed public art on the application site; d) The proposed consultation to be undertaken; e) Details of how the public art will be maintained; f) How the public art would be decommissioned if not permanent; g) How repairs would be carried out; The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements. Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

### **Green Roof details**

33. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:
- a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).
  - b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).
  - c) A management / maintenance plan including means of access.

d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

The biodiverse roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance, repair or escape in case of emergency. All works shall be carried out and maintained thereafter in accordance with the approved details.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018 policy 31).

### **Water efficiency**

34. No dwelling shall be occupied until the approved carbon reduction and water efficiency standards as set out in Energy Strategy (WhiteCode Consulting, 27 January 2026 Rev P05) have been implemented in full. Prior to the occupation of the development, final water efficiency specifications shall be submitted to and approved in writing by the Local Planning Authority. The specifications shall demonstrate that the development will achieve a potable water consumption rate of no more than 100 litres per person per day, with measures incorporated where reasonably practicable to achieve 95 litres per person per day. The development shall thereafter be occupied in accordance with the approved specifications. Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (Cambridge Local Plan 2018, policy 28 and Greater Cambridge Sustainable Design and Construction SPD 2020).

### **Energy consumption monitors**

35. Prior to first occupation, each apartment shall be fitted with a means for future occupiers to monitor all of their own electric and water consumption including the extent of the contribution made from on-site renewable energy sources.

Reason: In the interest of promoting sustainable development (Cambridge Local Plan 2018 policy 28).

### **Demolition materials reuse and recycling plan**

36. Prior to the commencement of demolition works, a Demolition Materials Reuse and Recycling Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) An audit of the buildings and structures to be demolished, identifying the type and quantity of materials arising from demolition;
- b) Measures to maximise the retention, recovery, reuse and recycling of materials on-site and off-site, including the identification of materials suitable for reclamation and reuse;
- c) Details of the anticipated volumes of material to be reused, recycled, recovered and disposed of;
- d) Arrangements for the segregation, storage and handling of demolition materials;
- e) Targets for diversion of demolition waste from landfill; and
- f) Monitoring and reporting procedures to demonstrate compliance with the approved Plan.

The demolition and construction phases shall thereafter be carried out in accordance with the approved Plan.

Reason: To minimise waste generation, maximise the reuse and recycling of materials arising from demolition, reduce embodied carbon associated with the development and promote sustainable construction in accordance with Policies 28 and 35 of the Cambridge Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD.

### **Arboricultural Method Statement**

37. Prior to commencement of development 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 the local planning authority for its written approval, before any tree works are carried and before 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, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

### **Tree protection**

38. The approved tree protection methodology will 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. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

### **Replacement planting**

39. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees

### **Electric Vehicle Charging Strategy**

40. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The approved electric vehicle charging points shall be installed prior to first occupation of the development.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF 2026) and policies 36 and 82 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

### **External materials and sample panels**

41. Prior to any works above slab level full details including samples of all the materials to be used in the construction of the external surfaces of buildings, including external features such as proposed brick patterning; windows, cills, headers and surrounds; doors and entrances; porches and canopies; external metal work, balustrades, rainwater goods, edge junction, verge and coping details; colours and surface finishes, shall be submitted to and approved in

writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Sample panels (minimum of 1.5x1.5m) of the facing materials to be used shall be erected. These should reflect the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing (i.e. soldier course banding) as set out on the Detailed Elevation Sheets 1 and 2, Entrance and Façade Details Sheet. Drawings of the proposed sample panels and the details to be included shall be agreed in writing with the local planning authority prior to construction of the panels.

Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels. The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development.

#### **Letter boxes**

42. All letter boxes for the proposed residential apartment blocks shall be located and externally accessible from the street.

Reason: In the interests of good design and security (Cambridge Local Plan 2018 policy 55)

#### **Allocated Car Club Space**

43. The allocated car club parking space and associated car club vehicle shall be provided, fully implemented, and be operational prior to the occupation of the 67<sup>th</sup> dwelling. In the event that no third-party car club operator is prepared to take on the car club space, evidence demonstrating that all reasonable endeavours have been undertaken to secure a provider shall be submitted to and approved in writing by the Local Planning Authority. Where it is demonstrated to the satisfaction of the Local Planning Authority that a provider cannot be secured, details of an alternative landscaping scheme for the space shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the development. The approved landscaping scheme shall thereafter be implemented and retained.

Reason: In the interests of encouraging more sustainable modes and forms of transport, in accordance with Policy 81 and 82 of the Cambridge Local Plan 2018.

#### **Temporary Marketing Suite**

44. Prior to the commencement of the temporary use of any part of the site hereby approved as a sales and/or marketing suite office, details of the proposed use shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the duration of the temporary use, hours of operation, arrangements for staff and visitors and measures to protect the amenity of neighbouring occupiers. The temporary use shall thereafter be carried out only in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure the appropriate temporary use of the residential units (Cambridge Local Plan 2018 policy 35).

#### **Cycle parking stores**

45. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles within the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

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

#### **Informatives**

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/our-services/gas-diversions](https://cadentgas.com/our-services/gas-diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linsearchbeforeudig.co.uk](https://www.linsearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

2. The granting of planning permission does not constitute permission or licence to carry out any works within, disturb, interfere with, or obstruct the public highway. Any such works will require separate approval from the Highway Authority under the relevant statutory provisions, and the applicant is advised to contact the Highway Authority at the earliest opportunity to obtain the necessary consents prior to the commencement of works.
3. The applicant is advised that the proposed adoption boundary plan will require minor amendments through the Section 38 Agreement process. The applicant is strongly encouraged to enter into the Section 38 process at the earliest opportunity to ensure that residents of Ekin Road continue to benefit from uninterrupted access to their properties via an adopted public highway.
4. Sustainable Design and Construction SPD Informative  
To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

6- Requirements for Specific Lighting Schemes

7-The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

8- Further technical guidance related to noise pollution

#### Pollution Control

5. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

#### Construction Surface Water Maintenance

6. Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.