

PLANNING STATEMENT

HANOVER AND PRINCESS COURTS, CAMBRIDGE

Full planning application for the demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works

Cambridge Investment Partnership

October 2025

Carter Jonas

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Carter Jonas LLP on behalf of Cambridge Investment Partnership (CIP) in support of a full planning application relating to Hanover and Princess Courts, Coronation Street, Cambridge CB2 1JH. This Statement relates to the following description of development:
- “Full planning application for the demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works.”*
- 1.2 The proposals seek to redevelop the existing blocks of 127 flats and three storey garage block. The site is bound by Union Road to the north, George IV Street to the east, Coronation Street to the south and Bentinck Street to the west.
- 1.3 Permission is being sought to build 165 new homes at this highly sustainable location, benefitting from its accessibility to nearby facilities and services.
- 1.4 In preparing this application, CIP has worked proactively and constructively with the Council's planning, urban design, conservation, sustainability, tree and landscape officers during a series of pre-application meetings. Liaison with the County Highways Officers and the Lead Local Flood Authority has also been undertaken as well as engagement with Historic England and the local community.
- 1.5 The supporting documentation for this application is summarised in the table below:

Table 1: Supporting Documentation

SUPPORTING DOCUMENTS	PRODUCED BY
Application Forms & Certificate(s) of Ownership	Carter Jonas LLP
Location Plan	Pollard Thomas Edwards architects
Existing Site Plan Existing Building Photos Existing Levels (Topo) Proposed Site Plan Proposed Elevations Sheets 1-4 Proposed Detailed Elevations Sheets 1&2 Ground Floor Plan Fourth Floor Plan Fifth Floor Plan Roof Plan Typical Floor Plan Proposed Floor Plans Ground Floor Block A, B, E Proposed Floor Plans C & D Proposed Floor Plans Typical Floor A, B, E Proposed Floor Plans Typical Floor C, D Proposed Floor Plans Fifth Floor A, B, E	Pollard Thomas Edwards architects

SUPPORTING DOCUMENTS	PRODUCED BY
Proposed Floor Plans Fifth Floor C, D Proposed Sections Façade Details Balcony Detail Entrance Details	
Design and Access Statement	Pollard Thomas Edwards architects
Landscape Masterplan Tree Plan Planting Plan Hardscape Plan Landscape Section	MOOWD
Substation Plans	UKPN
Planning Statement	Carter Jonas LLP
Townscape and Visual Impact Assessment	Montagu Evans
Built Heritage Statement	RPS Group
Archaeological Desk-Based Assessment	RPS Group
Statement of Community Involvement	Concilio
Youth Engagement Report	Youth Engagement Service
Preliminary Ecological Appraisal	Applied Ecology
Biodiversity Net Gain Plan & Metric	Applied Ecology
Arboriculture Impact Assessment & Tree Protection Plan	Hayden's
Flood Risk Assessment and Drainage Strategy	Design4Structures
Transport Assessment	KMC Transport
Travel Plan	KMC Transport
Energy and Sustainability Statement	Qoda
Thermal Comfort Assessment Part O	Qoda
Embodied Carbon Assessment Report	TSA Riley
Daylight and Sunlight Assessment	Rapleys
Air Quality Assessment	Create Consulting
Noise Impact Assessment	Create Consulting
Preliminary Risk Assessment (Contaminated Land)	Enzygo
Tier 2 Ground Investigation Report	Richard Jackson
London Plane Tree Summary Report	CIP
Draft s106 Agreement	HCR
Demolition and Construction Reports	
Pre Demolition Audit	Demcom
Demolition Environmental Management Plan	Demcom
Dust and Dirt Management Plan	Demcom

- 1.6 This Planning Statement considers the site's context and its surroundings, planning policy, and the material planning considerations relevant to this application.

2.0 CAMBRIDGE INVESTMENT PARTNERSHIP AND THE PORTFOLIO APPROACH

About the Applicant

- 2.1 Cambridge Investment Partnership is an equal partnership between Cambridge City Council and The Hill Group.
- 2.2 The partnership was established in 2017 to address the housing shortage across Cambridge by providing high-quality brand new council homes and market sale homes, commercial and community facilities. Through the creation of the partnership, CIP are investing in and transforming council-owned and other land across the city by bringing together the best of public and private sector expertise and providing homes that are fit for the future.
- 2.3 As part of the £70m Cambridgeshire and Peterborough devolution grant, the partnership had an initial target to deliver at least 500 net council homes by March 2022. This was reached a year early and seven years on the partnership has completed 17 new developments and is now working to deliver a minimum of 1,700 new homes, with 1,000 being council homes within 10 years, including the first Passivhaus accredited council homes in Cambridge.

Portfolio Approach

- 2.4 At the Council's Housing and Scrutiny Committee in September 2024, the adoption of a Portfolio approach to future sites contained within the Council's ten-year development programme 2022-2032 was approved. The Council's ten-year development programme seeks to deliver 1000 net additional council rented homes between 2022 and 2032, alongside the delivery of private homes and homes for other affordable tenures.
- 2.5 Through applications already approved, the Cambridge Investment Partnership has made good progress towards these targets. As of September 2024, 516 Council homes had been delivered. As of September 2025, 1,096 market and affordable homes have been delivered with 489 in construction. Additional developments, including this site at Hanover and Princess Courts are now being brought forward to help realise the Council's ten-year programme.
- 2.6 In previous projects, each site with the Council's ten-year development programme was considered individually, each making its own contribution to the 1000 council rented home target. The approved Portfolio now adopts a holistic approach with the delivery of homes across all future sites now being considered collectively.
- 2.7 The Portfolio approach means that across all future sites (taken as being from the recently approved East Barnwell development onwards) a target of delivering at least 50% of all future homes as affordable housing will be sought. While some sites will deliver more than 50% and other sites less (and in some cases sites may deliver less than 40% affordable housing provision, the adopted Local Plan standard) the Portfolio will be managed in such a way that at any one time, the programme will maintain the delivery of at least 40% affordable homes across the programme of emerging sites as a running total.
- 2.8 This development at Hanover and Princess Courts is seeking permission for the delivery of 72 affordable homes (representing 43.6% of all homes proposed on the site). In the context of the Portfolio, this gives the following running total:

Table 2: Affordable housing across CIP developments

Site	Total Homes	Total Affordable Housing	AH as %	Total Market Homes
East Barnwell	120	120	100%	0
Fanshaw Road	84	45	54%	39
Murketts ATS	70	28	40%	42
Newbury Farm	150	60	40%	90
Hanover and Princess	165	72	43.6%	93
Ekin Road	134	78	58%	56
Total	723	403	56%	317

2.9 Further information and context on the Portfolio Approach is contained at Appendix A.

3.0 SITE CONTEXT

- 3.1 The site falls within the jurisdiction of Cambridge City Council (the 'Council'). The address is Hanover and Princess Courts, Coronation Street, Cambridge CB2 1JH.

Location

- 3.2 The 0.76ha site is located west of Hills Road and south of Lensfield Road. It is bound by Union Road to the north, George IV Street to the east, Coronation Street to the south and Bentinck Street to the west.
- 3.3 The site is in a mixed-use area and surrounded by buildings of a variety of styles, scales, ages and uses. This includes educational uses, residential uses and offices.

Description

- 3.4 The Site is currently occupied by two linear blocks oriented north-south. The western block (Princess) is five storeys high and parallel to Bentinck Street. The eastern block (Hanover) is eight storeys high and parallel to George IV Street. The blocks are linked to the north by a three-storey garage block, parallel to Union Road.
- 3.5 The blocks bound a central area of open space containing a free-standing single storey former laundry that has more recently being used as a community building. The Site includes several mature trees within its centre, as well as along the boundaries of Bentinck Street and George IV Street. The boundary of George IV Street is used for surface car parking with 24 surface spaces provided.
- 3.6 The garage block provides 153 spaces. Ramped entry to basement parking is provided from Bentinck Street and ramped entry to ground/first floor parking is provide from George IV Street. A limited amount of cycle parking is provided in sheds and freestanding Sheffield stands.
- 3.7 The two existing blocks comprise 127 flats, 85 of which are provided as Affordable Housing. 22% are studio flats, 30% are one bedroom and 47% are two bedroom. There is also a three bedroom flat.

Table 3: Existing Accommodation

	Affordable	Private	Total
Hanover Court	52	26	78
Princess Court	33	16	49
Total	85	42	127

- 3.8 None of the existing homes are wheelchair accessible. None of the existing flats meet Nationally Described Space Standards, and all have poor floor-ceiling heights, suffer from noise transfer and overheating, and provide poor living conditions for residents.
- 3.9 The site has been identified for redevelopment with CIP due to its poor existing condition and environmental performance, and the site's potential to support the Council's housing programme. The buildings are now mostly vacant because of safety concerns around fire risk.

Planning History

- 3.10 The following applications are visible on the Council's online portal:

Table 4: Planning History

Reference	Description	Decision
C/66/0250	Erection of 2 blocks of flats and a 3-storey garage block - New Town Redevelopment	Approved July 1966
C/68/0598	Residents Laundry [Relates to current community building]	Approved October 1968
06/1113/FUL	Enclosure of existing balcony (and refurbishment of studio flat).	Withdrawn April 2009
16/1590/FUL	Retrospective application for enclosing of balcony with UPVC and glass windows.	Withdrawn October 2016
16/1847/FUL	Construction of a mono-pitch canopy roof over ten individual external stairwells at the front of each block of flats.	Withdrawn Jan 2017
18/0952/FUL	Retrospective application to install a window on the balcony for security reasons	Refused, Appeal Dismissed July 2020
25/00507/SCRE	EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the redevelopment of Hanover and Princess Courts.	Environmental Statement not required

- 3.11 The planning history indicates that the blocks were erected after 1966, with the community room erected after 1968 as a standalone laundry. Within the last 15 years, the landowner and various residents have attempted to improve the flats through enclosure of balconies and staircases; however these applications have been unsuccessful due to the impact on the Conservation Area and have either been withdrawn or refused.

4.0 PRE-APPLICATION ENGAGEMENT

4.1 The proposals have been through extensive pre-application engagement with Local Planning Authority officers, as well as community consultation (as detailed in the accompanying Statement of Community Involvement).

4.2 The meetings have been as follows:

Table 5: Pre-Application Consultation

Date	Description
21/06/2021	Pre-Application Meeting 1 Set out a design of five detached accommodation blocks and a detached community room, with 200 flats in total up to 7 storeys tall.
28/06/2022	Pre-Application Meeting 2 Set out designs of four irregularly shaped blocks. 189 flats would have been provided.
19/09/2022	Pre-Application Meeting 3 Set out designs of three blocks providing 138 homes, or a U-shaped block provided 165 homes.
26/10/2023	Pre-Application Meeting 4 Set out designs developing a four block scheme with cinches and chamfered edges introduced.
26/02/2024	Pre-Application Meeting 5 Further developed the four block approach and a re-provided community room. 165 homes were provided. A follow-up workshop was held in March.
12/03/2024	Housing Workshop Discussion of the proposed housing mix and affordable housing distribution.
18/04/2024	Refuse Meeting Discussion of waste collection at the site.
29/04/2024	Drainage, Ecology and Landscape Workshop Discussion of green and blue infrastructure at the site.
13/05/2024	Environmental Health Workshop Discussion of impacts from overshadowing, noise, and demolition.
17/09/2024	Pre-Application Meeting 6 Development of the four-block option with rationalisation of the design following a viability review. 164 homes were provided.
19/08/2024	Highways Workshop Discussion of parking and demolition strategies for the site.
23/09/2024	Sustainability Workshop Discussion of sustainable design and construction measures to be used.
28/11/2024	Design Review Panel Presentation of 164-unit scheme including 74 affordable homes in buildings up to six storeys high.
18/02/2025	Pre-Application Meeting 7 Further development of the four-block option with 165 homes including 72 affordable.
09/04/2025	Historic England Review Meeting

Date	Description
	Discussion of the impact of the scheme on the Conservation Area and nearby listed buildings
10/04/2025	Housing Meeting Discussion of the final housing mix
24/06/2025	Historic England Review Meeting Second meeting with Historic England
15/07/2025	Secure by Design Discussion of the implications of antisocial behaviour and security of the site
14/08/2025	Members' Briefing Presentation of the scheme to planning committee members ahead of submission

- 4.3 As can be seen from the above, the scheme has evolved considerably over time, and in regular conversation with officers from relevant teams in the Council.

Community Engagement

- 4.4 Engagement with the community has been ongoing since the first meetings with residents in August 2022. As proposals progressed, online and in-person events were held in October and November 2024 to present scheme.
- 4.5 The project website was visited over 500 times. 38 people attended the in-person exhibition. 37 responses were received, all of whom were either local residents, local workers, and current or former residents of Hanover and Princess Courts. Responses were provided on the designs of the landscaped areas, uses of the community building, and thoughts on the proposals. Most responses were positive and described the proposals as an improvement on the existing buildings; some concerns were expressed regarding height, scale and lack of parking.
- 4.6 Further detail is set out in the Statement of Community Involvement accompanying this application.

Youth Engagement

- 4.7 In June 2024 workshops were held with 30 Year 6 students, led by the Council's Youth Engagement Team. The workshop included a walk around the site followed by reflections on what they had seen. A Design Competition was held, with students invited to design a play area, birdbox, or street furniture. At a second workshop two weeks later, students exhibited their work and a prize was given to the best design.
- 4.8 The response from student surveys was positive. The applicant has agreed to provide benches, bird boxes, and a play area that are reflective of the students' designs.
- 4.9 A Report setting out the engagement process is provided with the application.

5.0 PLANNING POLICY

- 5.1 This section of the Planning Statement sets out the planning policy background against which the proposed development will be considered. It identifies the relevant planning policy and guidance contained within the statutory Development Plan and the National Planning Policy Framework (NPPF).
- 5.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that "...if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise."

National Planning Policy Framework (NPPF)

- 5.3 The National Planning Policy Framework (NPPF) was revised in December 2024 and contains the relevant national planning policy issued by Central Government. The NPPF sets out Central Government's planning policies for England and guidance on how these should be applied.
- 5.4 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the NPPF states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Paragraphs 2, 12 and 47). The NPPF is a material consideration (Paragraphs 2 and 212).
- 5.5 The central objective to the NPPF is that of achieving sustainable development. Paragraph 8 of the NPPF sets out three overarching objectives for achieving sustainable development: economic, social, and environmental.
- 5.6 So that sustainable development is pursued in a positive way, Paragraph 10 explains that at the heart of the Framework is a "*presumption in favour of sustainable development*".
- 5.7 Other sections relevant to the development include:
 - Section 5 of the NPPF addresses the need to deliver a sufficient supply of homes, which includes the provision of affordable housing and the delivery of housing of an appropriate size, type and tenure to meet different localised needs.
 - Section 8 of the NPPF addresses the importance of promoting healthy and safe communities. Developments should ensure active street frontages and where possible include for the provision of high quality shared spaces, encouraging social interaction.
 - Section 9 of the NPPF addresses the need to promote sustainable transport.
 - Section 12 of the NPPF addresses the need to achieve well-designed places with Paragraph 131 stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
 - Paragraph 136 of the NPPF states that existing trees should be retained wherever possible with appropriate measures in place to secure the long-term maintenance of newly-planted trees.
 - Paragraph 137 of the NPPF states that design quality should be considered throughout the evolution and assessment of individual proposals, including discussions between applicants and the local planning authority and local community.
 - Section 14 of the NPPF addresses the need to meet the challenge of climate change. Paragraph 164 of the NPPF states that new developments in response to climate change should help to reduce greenhouse gas emissions, including through its location, design and orientation.
 - Section 15 of the NPPF addresses the need to conserve and enhance the natural environment. Paragraph 187 of the NPPF advises that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, minimising impacts on and providing net gains for biodiversity.

- Section 16 of the NPPF addresses the need to conserve and enhance the historic environment. Paragraph 207 of the NPPF states that applicants should describe the significance of any heritage assets affected by development, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. Paragraph 210 states that in determining applications, local planning authorities should take account of, amongst other things, "*the desirability of new development making a positive contribution to local character and distinctiveness.*" Paragraph 219 states that new development within Conservation Areas should seek to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset, or which better reveal its significance, should be treated favourably.

Development Plan

- 5.8 The adopted Development Plan is formed by the Cambridge City Local Plan (2018). Policies considered relevant to the proposals are set out below.

Cambridge City Local Plan (2018)

- Policy 1: The presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood Risk
- Policy 35: Protection of human and quality of life from noise and vibration
- 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 60: Tall buildings and the skyline in Cambridge
- Policy 62: Local Heritage Assets
- Policy 68: Open space and recreation provision through new development
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management

6.0 THE PROPOSALS

6.1 Full planning permission is sought for:

“Demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works.”

Access

- 6.2 The development will in the most part be car free. Limited vehicular access to the site will be via three pedestrian and vehicular accesses from George IV Street, providing access to two disabled parking bays and a car club space, and servicing for the existing substation.
- 6.3 An existing vehicular access on Bentinck Street is to be retained to provide access to an additional two disabled bays.
- 6.4 Access will otherwise be for pedestrians and those wheeling cycles only. Each block has its own principal pedestrian access which will front either Union Road, George IV Street or Bentinck Street. Some additional pedestrian, cycle or bin store accesses are provided on secondary elevations.
- 6.5 A community room is also provided within the ground floor of Block D, with entrances to both Bentinck Street and Coronation Street.
- 6.6 New pedestrian paths link the blocks and run east-west through the site, opening up new connections between Bentinck Street and George IV Street.

Cycle and car parking

- 6.7 The proposed parking strategy for the site has been designed to reflect the accessibility of the proposed development by sustainable modes of transport and to ensure the street scene is not car dominated. Further detail on the approach is set out in the Transport Statement and in the following chapter of this Statement.
- 6.8 The majority of flats will have access to cycle parking only. Each block has ample, secure cycle storage spaces on the ground floor.
- Block A: Cycle store with 58 spaces with access from the internal open space and Union Road.
 - Block B: Cycle store with 60 spaces with access from the internal open space and Union Road.
 - Block C: Two cycle stores with 66 spaces, both with access from the internal open space.
 - Block D: Two cycle stores with 56 spaces, both with access from the internal open space.
 - Block E: Cycle store with 7 spaces, with access from Union Road.
- 6.9 The cycle stores of Blocks C and D are accessible via level pedestrian paths from George IV Street and Bentinck Street respectively.
- 6.10 All blocks also have visitor cycle hoops adjacent to the main entrances.

Internal Access

- 6.11 Blocks A-D have large glazed entrances facing both the street and the internal open space, creating transparent links through the centre of each building. Each block has a glazed stairwell and lift, with corridors then extending north and south to access apartments.
- 6.12 Each block has bin, bike and plant rooms at ground floor level, close to pedestrian entrances.

Layout

- 6.13 The proposals comprise five blocks of apartments around the edges of the site, with a central area of open space.
- Block A: situated in the north west corner, with principal access from Bentinck Street. Plant room and bike store access is also provided to Union Road. It is five storeys
 - Block B: Situated in the north east corner, with access from George IV Street. Cycle store access is also provided from Union Road. It is five storeys adjacent to Union Road, increasing to six storeys along George IV Street.
 - Block C: Situated in the south east corner, with access from George IV Street. Cycle store access is provided from the central open space. It is six storeys.
 - Block D: Situated in the south west corner, with access from Bentinck Street. It is five storeys.
 - Block E: Linking blocks A and B on the northern boundary, with access from Union Road. It is four storeys.
- 6.14 The blocks sit within landscaped edges, including retained trees on Bentinck Street, George IV Street and Coronation Street. A central area of open space is provided.

Scale

- 6.15 The scheme will comprise of five flat blocks arranged around a large area of open space. Blocks A and D in the western part of the site are five storey. Blocks B and C in the eastern part of the site are five to six storey. Block E is a four storey building linking Blocks A and B.
- 6.16 The proposed height of the buildings has been guided by the height of the existing flats; the nearby built form on Union Road and Hills Road; and the need to maintain a minimum amount of open space and affordable residential floorspace on site.
- 6.17 In terms of form and massing, each of Blocks A-D is “cinched”, with the core recessed into the façade. This increases the number of dual-aspect apartments (over 86%), creates visual interest for the street scene, and creates a more defined entrance space. Angled elevations are then introduced to enhance internal views from the flats and respond to site constraints such as retained trees.
- 6.18 The existing site comprises 127 dwellings provided in the form of five- and eight-storey blocks of flats. The redevelopment will provide an uplift in homes provided on the site with a total of 165 dwellings being provided. Information on the mix is provided below.

Appearance

- 6.19 Following consideration of the surrounding context analysis, the proposed scheme has drawn on influences from the surrounding houses and buildings and will use similar and established materials, details and features. The development will also use a combination of landscape features to create a distinctive character and place.
- 6.20 As is set out in the Design and Access Statement, the surrounding buildings are predominantly constructed in Cambridge gault brick, often complemented by white detailing. This material palette was adopted as a baseline. The proposals incorporate key design features that respond to the Georgian character of surrounding residences. This includes enhanced base articulation; datum banding; and a repeating pattern of windows that reduce in scale as you travel up the building.

- 6.21 By integrating these features, the design establishes a strong relationship with its surroundings while maintaining a distinct, contemporary identity. Materials include white smooth brick, light buff brick, warm grey brick, grey metalwork and glossy tiles. All homes have metal balconies which are white and off-white.

Landscaping

- 6.22 Around 60% of the site is currently open, comprising a grassed amenity area, planting areas and hardstanding. Whilst this is not a designated green space, it provides an open aspect to Coronation Street and is part of the character of the Conservation Area, particularly in terms of mature tree cover.
- 6.23 The proposals have been sought to retain and open up this space, with new pedestrian routes through the space, and enhanced planting and play provision.
- 6.24 As set out in the Landscape Design and Access Statement, the key features are as follows:
- Greening of Union Road
 - Flexible semi-public terrace to the front of the Community Space
 - A dedicated play area near the centre of the site for residents to gather and interact
 - A communal garden space focused around mature trees
 - Sensory garden to support wellbeing
 - Raingardens and SUDS features
 - Play on the Way long pedestrian routes
 - Private residential gardens to ground floor flats
- 6.25 The proposals introduce a legible hierarchy of pedestrian and cycle routes, significantly improving permeability across the site; clearly defined public, private and semi-public spaces; and a robust planting strategy.

Trees

- 6.26 A comprehensive and carefully considered tree strategy underpins the landscaping proposals.
- 6.27 The redevelopment requires the removal of three Category A London Plane trees in the centre of the site close to the existing buildings. Following extensive assessments conducted over the past 2–3 years, it is proposed that these trees be removed to enable the safe demolition of the existing buildings and to facilitate the site's redevelopment.
- 6.28 This required approach has been carefully reviewed by an expert demolition adviser, a demolition contractor and arboricultural consultants. The outcome is that the Plane trees must be removed to safely demolish the existing structures and comply with The Construction (Design & Management) Regulations 2015. Cambridge City Council & Cambridge Investment Partnership (CIP) would be classed as an intelligent client by the Health & Safety Executive (HSE) and would therefore be expected to follow all regulatory requirements and good industry practice.
- 6.29 An Arboriculturist Consultant has undertaken detailed assessments and determined that it is not practicable to retain the trees. Despite possible protective measures, the scale and intensity of demolition works would likely cause irreversible damage to the trees regardless. Their survival is highly unlikely, and attempting to retain them would pose unnecessary risks.
- 6.30 The recommendation to remove the 3 London Plane trees is based on a robust, safety-led approach supported by expert analysis.

- 6.31 Tree removal has been balanced through a robust programme of new tree planting. 17 new trees are proposed, with species selection guided by climate resilience, biodiversity value and visual character.

Drainage and Water Management

- 6.32 A Flood Risk Assessment and Drainage Strategy has been undertaken and accompanies this application. Discharging to a watercourse is not possible. Infiltration to ground will be investigated during the next stage of the design process. If infiltration is not possible, surface water will continue to be discharged to the public surface water sewer. It is envisaged that green roofs, permeable paving and sub-base drainage raingardens will attenuate surface water runoff and discharge at a rate of 4l/s into the sewer on Union Road.

Affordable Homes

Mix

- 6.33 The proposed mix of homes is set out below:

Table 6: Proposed Housing Mix

Size/Type	Market Homes	Affordable Homes	Total
1b2p	53	38	91
2b4p	40	26	66
3b5p	0	8	8
Total	93	72	165

- 6.34 The proposals include the provision of four M4(3) homes on site, (2x one bedroom and 2x two bedroom) which have been designed and located on the ground floors of Blocks A and D.
- 6.35 The affordable homes achieve the following rental split:
- Social rent = 8 (11%)
 - Affordable rent = 46 (64%)
 - Market rent = 18 (25%)
- 6.36 All housing will be gas-free, utilise enhanced building fabric, and achieve significantly enhanced energy efficiency.

Number

- 6.37 As can be seen from the above, the scheme provides 44% affordable housing (72 homes), which exceeds the Local Plan requirement for 40%. However, the section 106 agreement will be drafted to require 40% affordable homes (66 homes). This to comply with Homes England funding policy as funding is only provided for the additional affordable homes over and above the local plan policy requirement for 40% provision. Discussions remain ongoing in relation to the provision of funding for this scheme.
- 6.38 CIP remains committed to delivering the six additional homes as affordable housing. Whilst not secured in the s106, these six additional affordable homes will remain as council-owned housing and will be provided and occupied as affordable housing, being managed in the same way as the remaining affordable homes will be.
- 6.39 As the s106 agreement is no longer able to secure these six homes as affordable housing, positive weight can no longer be given in the planning balance to the over provision of affordable housing. In the planning assessment these six homes must therefore be treated as if they were traditional unrestricted market homes.

- 6.40 The site is currently largely vacant and uninhabitable, with only two affordable homes and a small number of private flats (bought through the right-to-buy) still occupied since the decant process started in January 2021.
- 6.41 As of January 2021 the site provided 82 affordable homes with the remainder bought by their occupiers. post-development the number of affordable homes on site will reduce to 72. However, the total affordable floor area as of January 2021 came to 4,220sq.m with 182 bedspaces and 114 habitable rooms. The proposed affordable floorspace comes to 4,775sq.m with 190 bedspaces and 186 habitable rooms.
- 6.42 While Cambridge Investment Partnership exist to increase the number of affordable homes provided in the city, in this case the unique constraints of the site and costs of demolition mean that it has not been possible to increase the overall number of affordable homes on site compared to those which existed in 2021 but an uplift in floor area and habitable rooms is being achieved. The proposed affordable homes are therefore larger and more spacious with a larger number of bedrooms, as well as being energy efficient, cheaper to run and with improved shared facilities.
- 6.43 It should also be noted that since 2021 the site has been substantially vacated due to safety concerns. Only 2 affordable homes remain in occupation on the site and work is in progress to relocate these two remaining tenants. Given that the existing building is no longer fit for purpose as affordable housing the new units in practice constitute new provision.
- 6.44 The existing flats provide no wheelchair accessible homes. 5% of the proposed affordable homes (4) will be wheelchair accessible.
- 6.45 The proposed scheme will comply with local planning policy and offers spacious, energy efficient homes to all future occupants.

Community Room

- 6.46 A Community Room is proposed to be re-provided on the corner of Block D with active frontages to both Coronation Street and Bentinck Street. It is 80sq.m and has access doors towards both roads.
- 6.47 The redevelopment presents an opportunity to establish a community room that will serve the needs of residents. The proposed community room has the potential to offer a variety of services and activities, enhancing the quality of life for residents and fostering a stronger sense of community.
- 6.48 Suggested uses include:
- Weekly Coffee & Cake Mornings
 - Service Providers Interactions with Local Residents
 - After-School Activities
 - Holiday Clubs
 - Classes
 - Resident's Association Meetings
 - Events/Parties
- 6.49 The Community Services Team believes there is capacity for a new facility in the local area. Early financial analysis based on similar sized facilities in the city suggests that long term viability could be a challenge and that an external operator may be a preferred option.
- 6.50 In accordance with Policy 73, the viability of the community room will be monitored on a six-month basis after a relevant period of marketing. If the facility isn't financially sustainable, it may be necessary to consider alternative uses.

- 6.51 These alternative uses benefitting residents could include:
- Secure parcel storage facility
 - Additional or bespoke cycle storage (e.g. cargo bikes)
 - Drop-in office space to support home working on the “doorstep”
- 6.52 Conversion to a flat is unlikely due to the high cost this would incur.

7.0 PLANNING ASSESSMENT

- 7.1 This section of the Planning Statement assesses the proposed development against the key material planning considerations, including relevant national and local planning policy as identified within Section 3.

Principle of Development

- 7.2 As defined by the Cambridge Local Plan Policies Map (2018), the site is designated as 'white land' inferring that the site is not designated under any specific policy allocation. It is within the New Town Conservation Area and close to the Hills Road Opportunity Area.
- 7.3 The site is in need of regeneration, with the existing homes on the site being of a poor quality and detracting from the Conservation Area. The existing accommodation is below current minimum space standards and is expensive to run with poor insulation. The existing homes are now also largely empty due to safety concerns. Given the physical constraints of the existing buildings, the renovation of the existing built form is not a viable option.
- 7.4 The existing use of the site is residential and the redevelopment for the same use on this site is considered acceptable. Paragraph 125 of the NPPF further advises that planning decisions should promote and support the development of underutilised land for housing. The proposed development will help to address local housing needs and contribute towards meeting housing requirements across Cambridge.
- 7.5 The scheme will utilise sustainable materials and construction, and in doing so will far exceed the requirements of Policy 28 of the Development Plan, thus ensuring that the proposed redevelopment is highly sustainable and energy efficient. This is supported by paragraph 164 of the NPPF which states that new development should help to reduce greenhouse gas emissions through suitable design and location.
- 7.6 The proposed development has been informed by comments and feedback received from the Local Planning Authority and other key stakeholders through a series of pre-application meetings. This design evolution process has been used to inform and enhance the design of the overall scheme. This includes a layout which allows the retention of existing trees and associated canopy cover, as well as the positioning of the new building footprints to be at an appropriate separation distance from existing surrounding development. These design matters are discussed in further detail later in this chapter and demonstrate that the proposed development is compliant with Policy 71 and Policy 56 of the Local Plan.
- 7.7 Having regard to the above, the principle of residential development is found to be acceptable and compliant with the relevant policies and principles of the Development Plan.

Context, Design and Tall Buildings

Design and layout

- 7.8 The site currently comprises five and eight storey blocks of flats, and a three-storey garage block. It is in a mixed-use area of buildings with no dominant scale, use or appearance. Buildings range from two storey Victorian terraces on Bentinck Street to the existing eight storey Hanover Court.
- 7.9 The proposals are for five blocks of four, five and six storeys, surrounding an area of central open space. The blocks have a broken, stepped form with recessed entrances. This clearly signals the location of entrances, aiding wayfinding around the site. It also reduces the perceived scale and massing of the buildings and creates visual interest.

- 7.10 Blocks A and B are linked by a four storey Block E, which is set back from Union Road to create a new area of landscaping. Block E has an entrance onto Union Road, and all blocks have extensive fenestration and active frontages towards the street. This is a vast improvement on the current Union Road frontage, which is characterised by a sheer and blank three storey brick wall hard against the pavement.
- 7.11 Bentinck Street and George IV Street will be more open and permeable than at present.
- 7.12 The proposed layout ensures active frontages to all streets and overlooking of the open spaces. The limited parking provided is in discreet, overlooked and landscaped parking courts at the edges of the site.
- 7.13 The existing buildings have a footprint of 2,931sq.m (just over 3,000sq.m if the substation and community room are included). The proposed building footprint is 2,871sq.m, which is a 4% reduction in built area. 4,679sq.m of the site will remain open as hard and soft landscaping, equivalent to 61.5% of the site area.
- 7.14 The materials proposed include brick, tiles and metalwork. The colours and materials have been selected to respond to the palette of the local area. The fenestration and architectural detailing similarly responds to the key principles of the conservation area: proportion, rhythm and uniformity, using key historic features such as lintels, pilasters and banding. This is set out fully in the Design and Access Statement.
- 7.15 The proposed development will deliver a high-quality public realm and in doing so, will respond positively to the local context as required under Policy 55; and would have a positive impact on its setting as required under Policy 57a. Furthermore, it would follow the design principles set out under Policy 56 including (inter alia) successfully integrating with the surrounding area, creating an attractive and appropriately scaled built frontage that would positively enhance the townscape, using materials suitable to the location and context, and increasing natural surveillance. It would also follow the design principles set out within Section 12 of the NPPF.

Scale and height

- 7.16 Policy 60 sets out the additional requirements for buildings that break the skyline. The existing blocks are up to eight storeys high; the proposed blocks are no more than six storeys high but with more generous floor-to-ceiling heights, so are a similar height to the existing Hanover Court.
- 7.17 The highest parts of the development are located on George IV Street and the eastern end of Coronation Street. This is where the residential scale of Bentinck Street and the southern side of Coronation Street transitions to taller commercial and office buildings. At the same time, the scale of Block B is reduced to five storeys on Union Road to lessen the impact on the Grade II* listed Wanstead House on Hills Road.
- 7.18 Policy 60 (Tall Buildings) of the Cambridge Local Plan 2018 requires the submission of a visual impact assessment where a structure breaks the existing skyline and/ or is taller than the surrounding built form. The applicants have worked with urban design, conservation and landscape officers to identify the viewpoints that need to be included within the visual impact assessment. The iterative design process has resulted in the placement of taller elements in the southern and eastern parts of the site; provision of recessed entrances to break up the scale of the buildings; and the angling and expression of the elevations in a way that provides visual interest and liveliness to the street scene.
- 7.19 Following this collaborative process, pre-application discussions have confirmed that urban design and conservation officers support the proposed scale and massing and felt the impact on Wanstead House is acceptable.
- 7.20 A Townscape and Visual Impact Assessment has been undertaken. The townscape surrounding the site is highly fragmented, comprising a mix of development typologies, uses, architectural styles and eras. The Assessment categorises this development into six character areas. The proposed development offers an improvement to reinstate a design that is contextual to its surroundings in terms of grain, form and

composition, as well as the provision of higher quality housing and associated public realm. The removal of the inactive northern boundary wall will restore visual permeability through the site, and the introduction of an east to west route further aids in opening up the site and unlocking this previously impermeable part of the townscape.

- 7.21 A Zone of Theoretical Visibility has been produced to outline the potential areas where the development may be visible, covering an approximate area of 2sq.km surrounding the site. 21 representative views have been identified and agreed with the Council during the pre-application discussion process. The analysis of the proposals in VuCity suggests the visibility of the development is highly localised to the area closest to the site.
- 7.22 The most sensitive view is from the Grade II* listed Wanstead House to the east. When considered in context, the additional height does rise above the prevailing context to the west of the street leading from the listed building, but it is not distracting, and the principal focus of the visual receptors remains on the main elevation of Wanstead House. This is further set out in the Heritage Assessment. From other locations, the development offers an enhancement to the existing and would likely improve visual amenity through high quality architecture delivered by an award-winning architectural practice.
- 7.23 The proposals accord with the criteria of Policy 60 as follows:
- a. A visual assessment is provided which shows that the proposed buildings, particularly Block B and Block C, are not widely visible in the landscape. The site is surrounded by buildings of a similar scale and due to the tight urban grain of the location, there are no longer distance views of the proposed buildings.
 - b. There is no harm to any heritage assets or sensitive receptors.
 - c. The scale, massing and materials proposed deliver a high quality development that delivers significant benefits in terms of affordable housing provision, quality open space provision, and creation of enhanced routes through the site. This has been confirmed through pre-application discussions.
 - d. There is no adverse impact on neighbouring buildings and open spaces in terms of wind direction, overshadowing, or overlooking. This is confirmed through the submitted Daylight-Sunlight Assessment and Design and Access Statement. The buildings step down to where they adjoin existing residential development of a lower scale.
 - e. The space around the buildings is particularly high quality, with a range of landscapes provided, including children's play equipment, play-on-the-way, natural features, and mature trees.
- 7.24 The details provided show that the proposed built form will appear well integrated with the buildings which surround the site, and well-integrated within the site's landscaped setting. The proposals therefore accord with Policy 60.

Amenity space

- 7.25 Play spaces are provided across the site, including 628sq.m of nature-based "play on the way" lining routes to the primary schools; 150sq.m of destination play located in the centre of the site; and 49sq.m of SuDS/biophilic play in the centre of the site, comprising interactive rain gardens and nature-based play. Play opportunities are woven through the public realm, encouraging active lifestyles and community interaction.
- 7.26 Seating areas and social spaces are provided across the landscape. This includes sensory gardens and communal terraces.
- 7.27 In terms of private amenity space, ground floor flats all have access to private terraces framed by hedges and planting. All upper floor flats have access to large private balconies. The private amenity spaces have been designed to be appropriate for the size of the accommodation provided and can comfortably accommodate an

area of outdoor seating. The proposed development therefore complies with Policies 50 and 56f of the Local Plan.

Landscaping

- 7.28 The provision of a high-quality landscaping scheme has been a key driver of the proposals. 4,568sq.m of the site is currently open, as a mixture of parking, hardstanding, circulation space, and a grassed amenity area. 4,679sq.m of the site remains open following the redevelopment but will be landscaped to a much higher quality. Parking and areas of hardstanding are limited, with more of the site provided as treed areas, playspace, rain gardens and seating. Further details are provided in the Design and Access Statement.
- 7.29 A comprehensive and carefully considered tree strategy underpins the landscape design. While the redevelopment requires the removal of three Category A London Plane trees – an unavoidable intervention due to site and building constraints – this has been carefully balanced through a robust programme of new tree planting.
- 7.30 Across the site, 17 new trees are proposed, offering a rich diversity of species, canopy forms, and ecological benefits. Species selection has been guided by resilience to future climate conditions, seasonal variation, habitat value, and contribution to visual character.
- 7.31 The scheme is predicted to achieve a 2% net increase in canopy cover over 20 years, growing from approximately 2,390sq.m to 2,450sq.m, and aligns with policy ambitions set out in the Cambridge City Council Tree Strategy to enhance urban canopy cover as part of climate adaptation measures.
- 7.32 It is intended that this open space would be adoptable and subject to funds for ongoing maintenance.
- 7.33 The high-quality landscaping scheme makes a positive contribution to the sustainable credentials of the development and delivers a mature and pleasing landscaped setting to the surrounding streets. The proposed development therefore complies with Policy 56, 57 and 59 of the Local Plan.

Housing Mix

Unit size and mix

- 7.34 The proposed development includes a mix of 1, 2 and 3 bed apartments, a mix which has been specifically chosen to respond to the overriding local need for homes of these sizes. Each home has been designed to meet the Nationally Described Space Standards.
- 7.35 Policy 45 requires a balanced mix of houses to be provided. Across the private and affordable homes, 55% are to be one bed and 40% two bed.
- 7.36 Greater Cambridge Housing Strategy for 2024 to 2029 at Annex 2 – Affordable Housing Requirements, paragraph 2.6, provides guidance on the tenure split expected to be delivered through the affordable housing obligations, taking into account the viability of a scheme. The following tenure split on new developments is preferred: 75% of the 40% affordable housing requirement to be affordable social rent. On s106 sites above 15 homes at least 10% (of the 75%) to be allocated for social rent. 25% of the 40% affordable housing requirement will typically be for shared ownership although other types of tenure may be considered on individual schemes on a case-by-case basis. This range of tenures will provide balanced communities.
- 7.37 It is acknowledged that the proposals do exceed the Council's guidance on cluster sizes. However, the external appearance and design is tenure blind with no discernible difference in quality between private sale and council rented units. Given that the scheme proposes an above-policy provision of affordable housing it is considered that in this instance exceeding the clustering policy requirement would be acceptable.

- 7.38 It should also be noted that the existing 127 flats were built as a Council-owned estate and were entirely in a single tenure and most of the homes have remained as such. The proposed scheme will be balanced across market and affordable homes and include three bed and wheelchair accessible homes. The distribution/clustering of affordable and market homes will therefore be improved over and above the existing situation.
- 7.39 As set out above, whilst there will be a reduction in the overall number of affordable homes on the site, there will be an increase in the floor area of the affordable homes, affordable bedspaces and affordable habitable rooms, demonstrating that the proposed 72 new affordable homes are much larger than the existing 82 affordable homes and able to meet identified need and up to date design standards.
- 7.40 The proposed development remains compliant with local policy which requires new developments to provide 40% affordable housing. It also represents a real improvement in the quality and size of affordable homes provided in this city centre location.
- 7.41 The proposed development complies with Policy 45 and Policy 50 of the Local Plan 2018 and the Nationally Described Space Standards.

Clustering

- 7.42 Policy 45 requires affordable housing to be tenure blind, indiscernible from and integrated with market housing. It does not explicitly mention clustering.
- 7.43 Annex 3 of “Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029”, adopted 2024, sets out guidance on clustering and distribution. This advises that for sites of this size there should be no more than 15 affordable homes in a cluster. Blocks of flats should have a maximum of 15 units sharing a lift/stairwell. Affordable housing should be distributed across a development. Section 4 sets out that exceptions may be justified, but design, management and layout will be particular considerations.
- 7.44 The proposed development locates affordable housing in blocks A and D, and market homes in blocks E, B and C. Block A will contain 37 homes and Block D will contain 35. This exceeds clustering guidelines but has been discussed with the housing team and found acceptable.
- 7.45 A departure from guidance is justified as:
- Design
 - The scheme has been designed as tenure blind. There is no difference in the external appearance of market versus affordable blocks, and internally both have the same specifications in terms of communal spaces, internal layout and flat fit outs. The affordable homes will indeed be built to higher sustainability standards and accord with the Cam Standard.
 - Affordable mix:
 - Three different kinds of affordable housing are provided: 10% are socially rented at 40% of market rate, 65% are affordable rented at 60% of market rent, and 25% are provided at 80% of market rent. This means that the two flat blocks will still contain a mix of flats for different members of the community and therefore create a mixed and varied community.
 - The Greater Cambridge Housing Strategy 2024-2029, Annex 3: Clustering & Distribution of Affordable Housing Policy requires clusters of affordable housing containing a mix of affordable tenures so that social and affordable rent and intermediate units are not grouped separately from each other. Equitable cluster placement and good design will help create tenure blind clusters. The proposed scheme adopts this approach.

- The clusters contain a mix of unit sizes, including 1, 2 and 3 bedroom homes increasing the opportunities for different sizes and types of households to mix. In accordance with the Housing Strategy, this can also help to prevent similar household types being grouped together which may cause, for example, areas of high child density, groups of residents with similar economic backgrounds or with high support needs.
- Future management:
 - As a scheme that involves high-density blocks of flats, it is preferable for blocks to be managed as either entirely affordable or entirely market. Blocks A and D will be retained by an affordable housing provider (Cambridge City Council) with flats rented to those on the Council's waiting lists. Managing the entire block allows the City Council to retain control over management, service charges and repairs. It also allows the entire block to be built to the Cam Standard.
- Context:
 - The existing buildings of 127 homes were built as 100% affordable housing, and by 2019 were still 67% affordable (with the remainder sold through right to buy).
 - The scheme aims to provide 44% affordable housing which exceeds policy requirements. This overprovision will naturally mean that larger clusters will be provided.
 - Clusters of the affordable dwellings within blocks of flats that exceed the maximum cluster of 15 have now been approved at planning committee with a 22 affordable homes in a single block of flats at The Meadows (19/1756/FUL), 29 affordable homes in a single block of flats at Aylesborough Close (22/01995/FUL), 28 affordable homes in a single block of flats at Fanshawe Road (23/04686/FUL), and 32 affordable homes in a single block of flats at East Barnwell (23/04687/FUL). It should be noted that East Barnwell (120 homes in total) and Aylesborough Close (70 homes in total) were entirely affordable schemes.

Ecology

- 7.46 The application is supported by a Preliminary Ecological Appraisal. It confirms that the site is not covered by any statutory or non-statutory wildlife site designations, and no statutory or non-statutory wildlife sites are within 500m. The development will neither directly or indirectly impact upon the closest environmental statutory and non-statutory sites.
- 7.47 A phase 1 habitat survey was undertaken and assessed the majority of the habitats on the site as of very low or low distinctiveness in biodiversity metric net gain assessment terms. They do not present a significant development constraint.
- 7.48 Recommendations only relate to ensuring that the potential removal of trees and buildings should take place outside of the bird breeding season, in the period September–February, or immediately after a check by an experienced ornithologist that verifies nesting bird absence from the site.
- 7.49 The incorporation of integrated bird and bat boxes into the fabric of the new buildings is recommended as an ecological enhancement measure.
- 7.50 A Biodiversity Net Gain calculation has been undertaken. This assessment has identified a baseline habitat value of 5.87 units, mainly due to the mature trees on site (4.51 units). The post-intervention habitat comes to 4.3 units. Whilst this is an overall loss due to the removal of mature trees, there is a gain in other habitat types, with grassland and shrubs replaced by green roofs, sustainable drainage system, new trees and mixed scrub. The required additional 1.57 habitat units will be purchased offsite, which will provide a net gain in biodiversity of 20%.

- 7.51 The above proposed mitigation measures will be adhered to and the proposed development will, as a result, accord with Policy 70 of the Development Plan.

Trees

- 7.52 The application is accompanied by a Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.
- 7.53 The tree survey assesses a total of 17 individual trees and five tree groups. Two tree groups and one individual tree have been identified as Category A; 13 tree groups and individual trees have been identified as Category B; and the remainder are Categories C and U.
- 7.54 Two tree groups and nine individual trees will be removed as part of the works. One of the tree groups is Category A. The remainder are Categories B and C.
- 7.55 Construction will not take place within the Root Protection Area of any tree to be retained. No specialised construction or foundation techniques will be required. New hard surfaces will encroach into the RPA of T009, and “no dig” construction methods are advised. Replacement hard surfaces are proposed within the RPA of G002, G003 and T003. If the existing hard surface is to be removed and re-laid, this must be done under arboricultural supervision. Recommendations are also made on protective fencing and a schedule of works is set out.
- 7.56 An Arboricultural Feasibility Study has also been undertaken to specifically review the impact of construction on the Category A tree group, three London Plane trees. Options of retaining some or all of the trees as part of the redevelopment were fully explored.
- 7.57 A Tree Demolition Impact Report has also been provided by Wayne Bagnell Ltd. It further explores the safety implications of retaining the London Plane trees, concluding that this would expose personnel to unnecessary risks.
- 7.58 The two reports (summarised in the CIP Summary Report) together demonstrate that retention of the tree group is not desirable from a health and safety perspective. Even with robust mitigation measures in place the survival of the trees could not be guaranteed due to the pruning required, and the extreme changes in environment they would face.
- 7.59 As is set out above, robust landscape proposals have been developed that include the planting of 17 new trees. In time, this will increase the tree cover on site.
- 7.60 Policy 71 sets out that development will not be permitted that involves felling of trees with amenity value, unless there are demonstrable public benefits which clearly outweigh the current and future amenity value of the trees.
- 7.61 Whilst the tree loss is regrettable, it has been fully explored with the consultant team, officers and members, and was also presented at the public exhibition. It is contended that the tree loss is unavoidable, and outweighed by the significant benefits of the scheme which are set out in the concluding section of this Statement. The proposals therefore meet the stringent policy tests set out in Policy 71.

Residential Amenity

- 7.62 The design of the scheme has been developed to reflect the site’s context, including the relationship with existing residents nearby.

Overlooking and Overshadowing

- 7.63 Daylight and Sunlight Assessments have been undertaken to review both the impact on neighbouring properties, and provision of adequate light internally.
- 7.64 In terms of neighbouring properties:
- 22 neighbouring properties have been identified, with 149 windows and 79 rooms.
 - The results for the Vertical Sky Component (VSC) test confirm that 98% of the rooms tested meet or surpass the BRE recommendations. The three windows that show deviations are located at Coronation House. All windows fall within what is regarded as the minor loss category and within the range for flexibility recommended by the BRE guide. In addition, all of these windows serve rooms that have another window that meets the BRE recommendations.
 - All neighbouring windows meet or surpass the BRE recommendations for the direct sunlight test.
 - The results for the Daylight Distribution (DD) test show that 85% of the rooms meet or surpass the BRE recommendations. All deviations are split across the minor and moderate loss categories and a good portion of them are bedrooms, which have a lower expectation for light. They are also spread around the development.
- 7.65 These deviations are acceptable given the urban context of the surrounding area. The majority of the deviations fall within the minor category, which is considered to be within the range for flexibility recommended by the guide. There are only five rooms out of the 79 tested that fall into the moderate loss category and they only exist to one room within any one property.
- 7.66 Furthermore, all of the five rooms that fall within the moderate loss category achieve a retained DD result of more than 50%. This is commonly accepted as a good level of retained distribution.
- 7.67 In terms of internal daylight levels for future occupiers:
- The results of the Spatial Daylight Autonomy (SDA) analysis confirm that of the 412 rooms tested, 389 meet or surpass the BRE recommendations, meaning the scheme achieves 94% compliance. This is considered to be a very high level of compliance, with only 23 rooms deviating from the recommendations.
 - The rooms that fall short can be found in Block A, B & D, with 10, 9 & 4 rooms falling short respectively.
 - The results of the sunlight exposure test confirm that of the 163 units tested, 106 units have at least one room meeting the sunlight exposure recommendations, meaning that the 106 units achieve full compliance with the BRE recommendations.
 - With regard to the external amenity areas, the results show that all relevant amenity areas substantially surpass the BRE recommendations
- 7.68 The results of both the SDA & SE tests confirm high levels of compliance, with deviations that are considered to be reasonable given the competing interests of a site such as this. The sunlight to amenity test shows full compliance.
- 7.69 In terms of dual aspect homes, the “cinched” footprint ensures that outlook is maximised. Over 86% of homes are dual aspect, with single aspect homes primarily one bedroom and equally split across private and affordable tenures.

Table 7: Dual Aspect vs Single Aspect

Tenure	Single Aspect		Dual Aspect		Total
	count	%	count	%	count
Affordable	10	13.89%	62	86.11%	72

Tenure	Single Aspect		Dual Aspect		Total
Private	13	13.98%	80	86.02%	93
Total	23	13.94%	142	86.06%	165

- 7.70 The proposals accord with Policy 57 on Designing New Buildings in that they have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views.

Air Quality Impacts

- 7.71 An Air Quality Assessment has been undertaken and accompanies this application. It assesses the impact of construction and operation on local air quality standards. Whilst the site is within the Cambridge Air Quality Management Area, there have been no exceedances of NO₂ within the area for the last five years and it is unlikely the development will be subject to elevated NO₂ levels.
- 7.72 Construction impacts have been assessed. There is the potential for air quality impacts as a result of dust, but with imposition of best practice measures these impacts are likely to be negligible.
- 7.73 The Assessment has modelled existing and forecast trip generation from the site. Traffic is predicted to reduce, and therefore there will be no air quality impacts during the occupation of the development. Indeed, paragraph 6.8 concludes that this is likely to have a positive impact on air quality.

Noise Impacts

- 7.74 The site is bounded on all sides by noise and vibration sensitive receptors and is also potentially subject to noise emissions from surrounding building services and recreation spaces. A Noise Impact Assessment has therefore been undertaken.
- 7.75 The development is in a built-up area but is reasonably well screened from what can be regarded as 'major' transport network noise sources.
- 7.76 The proposed ventilation strategy will be a hybrid approach; utilising natural ventilation, by way of openable windows, and mechanical ventilation by the provision of a 'Nilan Compact P'. Following detailed review of the façade proposals, appropriate glazing and ventilation systems will be incorporated into the design to ensure internal noise levels will be achieved across the site.
- 7.77 The proposal accords with Policy 35 as it will not lead to significant adverse impacts on health and quality of life/amenity from noise and vibration.

Construction Impacts

- 7.78 A Construction Noise and Vibration Assessment has been undertaken and accompanies this application. Due to the site's proximity to the receptor locations around the development area, it has been recommended that strict adherence to BPM (including monitoring) is warranted to reduce resultant sound and vibration levels at neighbouring residences and properties.

Heritage Impact

- 7.79 A Built Heritage Statement has been undertaken and accompanies this application. It finds that:
- There are no designated or non-designated heritage assets located within the site. The site is located within the New Town and Glisson Road Conservation Area.

- Two Listed Buildings and one non-designated heritage that have the potential to be impacted by the development:
- Wanstead House (Grade II* Listed Building)
- Church of St Paul (Grade II Listed Building)
- 18 George IV Street (locally listed building)
- The site forms part of the extended setting of the two Listed Buildings but currently makes no contribution to their significance. The proposed development will result in small visual change within their setting, which will have no effect on how their significance is appreciated or understood. The development will therefore preserve their significance.
- The scheme would enhance and better reveal the significance of 18 George IV Street as a locally listed building. George IV Street has experienced considerable transformation, resulting from the loss of most of its original 19th-century two-storey terraced houses. Currently, the site is an incongruous and dominant element of the building's setting, which detracts, to a degree, from its significance. The proposals have been sympathetically designed to respond to the building's detailing, proportions and scale.
- The site forms a negative element within the Conservation Area and fails to enhance or preserve its character and appearance. The proposals would have a positive impact on the character and appearance of the Conservation Area and result in an enhancement to its significance.

7.80 The proposed development will therefore not cause harm to the significance of these designated and non-designated heritage assets. In the determination of the planning application, the National Planning Policy Framework (NPPF) testing of paragraphs 214, 215 and 216 need not be engaged.

7.81 As a result the proposals would accord with the heritage policies outlined in the NPPF, in particular paragraph 212 that requires great weight to be given to an asset's conservation, and 219 that requires local planning authorities to "look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

Transport

7.82 The application is accompanied by a Transport Statement which considers the site's accessibility/ location relative to key infrastructure such as bus stops. The Transport Statement also considers the likely traffic and parking demands of the development.

7.83 As set out in further detail within the Transport Statement, the site is identified as being highly accessible, benefitting from its proximity to a number of key facilities within walking and cycling distance.

7.84 Within a 10-minute walk of the site, much of Hills Road and Regent Street are accessible where there are a wide range of restaurants, cafés, pubs and supermarkets available. Several schools and nurseries are also accessible within this range, as well as several bus stops including 'St Paul's Road' bus stop, located circa 150m from the site.

7.85 Within a 30-minute cycle ride of the site, most of Cambridge is accessible. Further transport services are accessible within this range including Trumpington Park & Ride and Cambridge North Railway Station. Key employment destinations are also accessible such as Cambridge Science Park and Addenbrooke's Hospital.

7.86 Cambridge Railway Station is the closest railway station to the site, located 850m (equivalent to a 4-minute cycle ride), southwest of the site.

- 7.87 A Travel Plan has also been prepared separately for the proposed development, the objective of which is to encourage non-car modes of travel to and from the proposed development and which would be in place prior to first occupation of the site.

Parking

- 7.88 The site is within the Controlled Parking Zone and 850m walk from Cambridge rail station.
- 7.89 Policy L states that for residential development of up to 2 bedrooms inside the controlled parking zone, no more than a mean of one space per dwelling should be provided. Cycle parking provision of one space per bedroom up to three bedroom dwellings is required.
- 7.90 The scheme will provide four blue badge car parking spaces and one car club space. EV charging points will be provided. Swept path analysis demonstrating the proposed blue badge spaces and relocated car club space are accessible, with a large car able to enter and exit the site in a forward gear, is shown on Drawing KMC/24029/TR01 Rev B. All other flats are car-free and residents will not be eligible to apply for a parking permit.
- 7.91 247 long-stay cycle parking spaces for residents will be provided which complies with standards. An additional 12 oversize cycle spaces are provided. Cycle parking spaces will be provided across the four apartment blocks in secure internal stores. 20 visitor cycle parking spaces are proposed next to main entrances to blocks of flats in the form of Sheffield stands.
- 7.92 The proposed car parking provision is below the Council's maximum car parking standard and will create a development that is effectively car-free. This reflects the site's sustainable location and high level of accessibility by non-car modes. The site is within walking and cycling distance to local amenities, bus stops and rail stations and benefits from regular and frequent services to key destinations. Having taken all of this evidence into consideration, the proposed strategy has been to reduce car parking numbers in order to continue to encourage and promote the use of more sustainable modes of transport. The proposed allocation of car parking spaces responds positively to both national and local transport policy focused upon reducing travel by the private car.
- 7.93 The Transport Statement concludes that the development proposals will have negligible impact on the local highway network as car movements to and from the site will reduce significantly. Based on the assessments and mitigation described in this report it is concluded that the impacts of the development are not severe (the key policy test) and that unacceptable impacts on road safety will not occur. The Transport Statement therefore concludes that there are no transport grounds upon which this application should be objected to.

Sustainability

- 7.94 The application is accompanied by a Sustainability Statement and Embodied Carbon Report which assess the proposed development and its proposed design in the context of sustainability.
- 7.95 The Sustainability Statement sets out that:
- All blocks on this scheme have been designed to fully accord with relevant national and local planning policies, as well as the principles set out in the Cambridge Sustainable Housing Design Guide (Cambridge Standard).
 - Each block demonstrates a strong commitment to sustainable design through:
 - The adoption of all-electric energy strategies in line with current net-zero carbon aspirations;
 - High levels of fabric efficiency to minimise heat loss and energy demand;

- The integration of water-saving measures, achieving targets consistent with policy and the Cam Standard;
- Robust approaches to biodiversity, amenity provision, and internal space standards, ensuring high-quality, healthy, and liveable homes.
- Furthermore, the design and layout of the blocks prioritise walkability, access to daylight, and resilience to climate change, supporting both environmental and social sustainability.
- Overall, the proposals reflect best practice in sustainable residential development and align closely with the objectives of the Cam Standard, contributing positively to the delivery of high-quality, future-proofed housing in Cambridge.

7.96 The proposed houses are highly efficient and sustainable and far exceed the mandatory policy requirements set out within the Local Plan.

7.97 Overall, the sustainability measures and design principles embedded into the scheme, and discussed in further detail within this statement, demonstrate that this development will be highly sustainable and will far exceed the mandatory requirements set out within Policy 28 of the Local Plan.

Thermal Comfort Assessment

7.98 The application is accompanied by a Thermal Comfort Assessment to investigate whether the proposed scheme will be at risk of overheating in warmer summertime periods.

7.99 The designs have been analysed using dynamic thermal modelling. Part O guidance requires adopting the CIBSE TM59 methodology for the assessment with some additional limitations. Measures proposed include:

- Use of enhanced insulation for domestic hot water pipes
- Integration of energy efficient light fittings
- Use of decentralised MEP strategy to minimise energy loss on heating and cooling
- Use of solar control glazing (g-value of 0.5)
- Use of deep window reveals
- Use of 2m extruded balconies/canopies on west and southwest windows

7.100 The results of the simulations show that Hanover and Princes Court achieves satisfactory comfort levels when assessed using TM59 methodology with the DSY1 (a moderately warm summer) 2020, High 50 emissions weather file, via the use of natural ventilation alone.

Cam Standard

7.101 The Cambridge Sustainable Housing Design Guide 2024 provides a summary of the council's expectations for sustainable design and placemaking for council homes. The 2024 Addendum sets out the features of the Cam Standard, a robust baseline maintaining low-energy and climate change resilience requirements which all Council housing developments must either meet or exceed.

Table 8: Cam Standard

Requirement	Limiting Value	Proposed Block A	Proposed Block B
Annual space heating demand	Up to 40 kWh/(m2.a)	28 kWh/m2year	25 kWh/m2year
Annual space cooling demand	< 15 kWh/(m2.a)	< 15	< 15

Requirement	Limiting Value	Proposed Block A	Proposed Block B
Primary energy renewable (PER) demand	60 to 75 kWh/m ² a (up to 75 kWh/m ² a with PVs); or a project specific PER calculated using the PHPP for high occupancy density buildings	61 kWh/m ² year	53kWh/m ² year
Airtightness	Up to 1.0 Air Changes per Hour @50Pa	1 Air Change per Hour @50Pa	1 Air Change per Hour @50Pa
Overheating	< 10% occupied hours above 25oC	< 10%	< 10%
Design Temperature (winter)	20C	20C	20C
Design Temperature (summer)	25C in conjunction with Building Regulations Part O assessment for residential buildings	25C	25C
Window installed U-value	< 0.85 W/(m ² K)	0.85	0.85
MVHR efficiency	>=75%	77%	77%
MVHR Specific Fan Power (SFP)	< 0.45 Wh/m ³ (1.62 W/l/s)	1.43 Wh/m ³	1.43 Wh/m ³

- 7.102 As can be seen from the above and in the accompanying Sustainability Report, the affordable housing adheres to the Cam Standard, with the private sale housing also coming very close to meeting Cam Standards.

Embodied Carbon

- 7.103 An Embodied Carbon Assessment has been commissioned and accompanies this submission. The proposed Hanover & Princess development has an absolute embodied carbon value of 10,030.84TCO₂-e which results in 783.41 TCO₂-3/m² GIA. This figure is the kilogram of carbon dioxide per square metre of the proposed development.
- 7.104 The Sustainable Design and Construction SPD does not set a particular limit on embodied carbon. Industry benchmarks are still being developed; the UK Net Zero Carbon Building Standard is currently undergoing a nationwide pilot. This sets a 2027 limit of 525 kg/CO₂e/m² GIA, lower than the 783.41 estimated for this development. However the Embodied Carbon Assessment remains high level and will be refined as detailed construction and materials plans are progressed.
- 7.105 Embodied carbon is also one factor amongst many to balance as part of these proposals. The existing buildings cannot feasibly be retained due to their poor quality and condition. The new buildings will incorporate extensive sustainability measures as set out above, and CIP will continue to monitor and refine the embodied carbon targets.

Ground Conditions

- 7.106 The application is accompanied by Tier 1 and 2 Geo-Environmental Assessment, investigating the site for any potential pollutants.
- 7.107 Based upon the results of the site investigation works undertaken at the site, the assessment states:
- Potential risks are identified associated with Made Ground and historic buildings on site. Any contamination present is likely to be associated with Made Ground.
 - The proposed development is for residential use and if contamination is present this can easily be addressed through the use of clean cover soils during development.
 - A very low risk of ground gas has also been identified from potential Made Ground.
 - It is likely that most of the structures will require piled foundations for multi-storey residential apartments. Strip foundations may be suitable for low rise structures. It is recommended that a ground investigation is undertaken to assess land quality and ground gas risks and to confirm engineering properties to support the design of foundations and infrastructure.
- 7.108 The Tier 2 Investigation has further investigated the Made Ground. It finds elevated concentrations of Lead and PAH compounds within Made Ground. A gas monitoring programme should be completed and a Remediation Method Statement prepared.

Flooding & Drainage

Flood Risk

- 7.109 A Flood Risk Assessment and Drainage Strategy has been prepared to support the application. The assessment advises that the site falls within flood zone 1. The site is at low risk of sewage flooding and surface water flooding. Flooding from all sources is therefore considered to be low.
- 7.110 It has also been demonstrated that the development can be operated safely and without increasing flood risk elsewhere.

Surface Water Drainage

- 7.111 The existing development discharges foul water via a 300mm diameter foul water pipe into the public foul sewer running underneath Union Road and surface water via a 150mm diameter pipe into the public surface water sewer running along Union Road. The existing greenfield and brownfield runoff rates have been calculated.
- 7.112 The proposed development will utilise a combination of green roofs, permeable paving and sub-base drained raingardens as a method to attenuate surface water runoff from the development and discharge surface water runoff at a rate of 4l/s into a new connection into the public surface water sewer running along Union Road.
- 7.113 Sustainable drainage features have been adopted in accordance with the requirements of policy 32 of the Local Plan.

Foul Water Drainage

- 7.114 Foul sewage discharge is proposed to be discharged via the existing local sewer system for the site, which will be via gravity to Union Road.

Public Art

- 7.115 The site occupies a sensitive site within a Conservation Area, and the design approach throughout has been shaped by sensitivity to local context, scale, and materiality. The public art strategy follows the same principles. It aims to contribute positively and meaningfully to the scheme and to its surroundings, rather than appearing as a separate or superficial addition.
- 7.116 The objective is to integrate public art into the development in a way that:
- Enhances the experience and wellbeing of residents;
 - Contributes to the local sense of place and character;
 - Reflects the cultural and historical context of the Conservation Area;
 - Encourages engagement with the wider community.
- 7.117 Rather than introducing standalone or “bolted-on” artwork, the intention is to embed creative input within the design and materiality of the development itself. This may include elements such as crafted architectural detailing, bespoke landscaping features, or subtle interventions within communal spaces that invite interaction and reflection.
- 7.118 The Public Art will be shaped through collaboration with local artists and community partners, ensuring that creative outcomes respond to the site’s context and contribute to the social and cultural life of the area.
- 7.119 As part of this process, the applicant has already undertaken early engagement with the Greater Cambridge Youth Engagement Service (YES) and pupils from St Paul’s Church of England Primary School, located directly opposite the site. Thirty Year 6 students took part in two structured workshops led by the City Council’s Youth Engagement Team, supported by the developer and design team. The workshops introduced the pupils to design, sustainability, and place-making principles, and invited them to design street furniture, play equipment, and bird boxes inspired by the site and its surroundings.
- 7.120 The outcomes of this engagement have directly informed the emerging public art strategy.
- 7.121 Five benches designed by the students will be fabricated and installed within the site, with one additional bench donated to the school.
- 7.122 Bird boxes reflecting student designs will be incorporated into landscaped areas to enhance biodiversity and create a visual and ecological link between the development and the community.
- 7.123 Play space design elements will draw inspiration from the students’ work, ensuring the play area is imaginative, locally relevant, and rooted in genuine community input.
- 7.124 This process has provided valuable educational and social value, while ensuring that the voices of local young people — future residents and users of the neighbourhood — are reflected in the fabric of the scheme. The collaboration demonstrates how art and design can support inclusivity, belonging, and intergenerational engagement in line with the Greater Cambridge Statement of Community Involvement SPD (2024) and Paragraphs 131–132 of the National Planning Policy Framework (2024).
- 7.125 A detailed Public Art Delivery Plan will be prepared and submitted to the Local Planning Authority for approval as a condition of consent. This plan will set out:
- The selected artist(s) or art-led design collaborators;
 - The agreed form, location and materials of artistic interventions;
 - The mechanism for community involvement in final design stages; and
 - A programme for fabrication, installation and maintenance.

- 7.126 This approach ensures the commitments made through early engagement — particularly the outcomes of the youth workshops — are fully realised through construction and long-term stewardship of the scheme.
- 7.127 The proposed Public Art Strategy is rooted in integration, authenticity, and local relevance. It seeks to deliver public art that enhances the quality and character of the development, reinforces the identity of the Conservation Area, and offers tangible benefit to both residents and the wider Cambridge community.

8.0 BENEFITS

8.1 The proposals provide the following significant benefits:

High-Quality New Homes

- 165 new homes in a mix of one to three bed units, replacing outdated and substandard accommodation that has now had to be vacated due to building safety concerns
- All homes meet Nationally Described Space Standards
- 5% of homes are wheelchair accessible (M4(3))

Affordable Housing

- Larger, more energy-efficient affordable units with improved layouts and amenities
- Increase in the amount of affordable floor space and affordable bedspaces provided at the site relative to when the site was last fully occupied.

Sustainability & Energy Efficiency

- All-electric, gas-free homes with enhanced building fabric
- Designed to meet Cambridge's sustainability standards (Cam Standard)

Improved Public Realm & Open Space

- 61.5% of the site retained as open space
- High-quality landscaping with play areas, sensory gardens, and rain gardens
- Enhanced biodiversity and a projected increase in tree canopy cover
- 20% Biodiversity Net Gain

Enhanced Connectivity & Accessibility

- New pedestrian and cycle routes through the site
- Secure cycle parking for all residents and visitors, including oversized cycles
- Car-free design with parking limited to disabled and car club spaces, integrated into the landscape

Community Facilities

- New 80m² community room with flexible uses (e.g. events, classes, resident meetings)
- Youth engagement reflected in design features like benches and play areas

Heritage & Townscape Improvements

- Sensitive design that enhances the New Town Conservation Area
- Improved views and permeability, especially along Union Road
- Positive impact on nearby heritage assets

Transport & Air Quality

- Highly accessible location near public transport and amenities
- Reduced car use and associated emissions
- No significant air quality or noise impacts identified

Economic & Social Value

- Regeneration of a deteriorating housing estate
- Creation of a safer, more inclusive and attractive neighbourhood
- Long-term benefits for residents' health, wellbeing, and community cohesion

8.2 As noted above the scheme will secure a policy-compliant level of affordable homes through the s106, i.e. 40%. However an additional six homes will remain in Council ownership and managed as affordable homes. Whilst over-provision of affordable housing cannot be treated as a planning benefit, the scheme remains compliant with affordable housing policy, and many of the other benefits listed above are provided over and above policy requirements and should be given significant weight in the decision-making process.

9.0 CONCLUSION

- 9.1 Full planning permission is sought for
“Demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works.”
- 9.2 The Planning Statement sets out the key policies from the Development Plan and the relevant paragraphs from the NPPF and assesses the proposals against them.
- 9.3 The key matters for consideration are:
- Principle of Development
 - Trees and Open Space
 - Impact on Conservation Area and listed buildings
 - Housing Mix and Affordable Housing
 - Design and Access
 - Energy and Sustainability
- 9.4 The Planning Statement demonstrates how the proposed development represents a sustainable scheme that complies with both local and national planning policy/guidance. The development will deliver a high-quality form of development that will regenerate part of the poor quality, existing housing stock into new, modern, high quality affordable homes for local people.
- 9.5 The development will deliver many clear and substantial benefits. These include the delivery of 165 market and affordable homes in a highly sustainable location, significantly enhanced open space, and biodiversity net gain. These benefits should be given significant weight in the decision-making process.
- 9.6 Having carefully considered this development proposal against the requirements of the Development Plan, no policy conflicts have been identified. It is therefore respectfully requested that the application be approved.

APPENDICES

A Portfolio Approach

Portfolio approach for the Ten-Year New Homes Programme post September 2024

1 Background

- 1.1 In September 2024 the Cambridge City Council's Executive Councillor for Housing approved the formal adoption of a Portfolio approach to the Council's ten-year development programme. This approach takes into account the Council's ambitions in line with [Corporate Objectives](#), [HRA Business Plan](#), the [Local Plan](#) and the [Greater Cambridge Housing Strategy](#).
- 1.2 The purpose of this appendix is to set out the Council's housing delivery programme and the monitoring of that programme to provide a context for the consideration of individual planning applications by the Council or the Cambridge Investment Partnership against the requirements of Policy 45 of the Local Plan (2018) .
- 1.3 It is acknowledged that the requirements of Local Plan Policy 45 must be considered by the Planning Committee for each planning application as it comes forward. It is also acknowledged that mixed and balanced communities are an important planning objective and specific proposals will need to be considered accordingly.
- 1.4 At time of adoption (September 2024) the Council's Housing delivery pipeline consisted of 2530 homes. Delivery targets were set as per Table 1, in line with Housing Scrutiny Committee reporting (Ref 24/43/HSC and 24/42/HSC), ensuring maximisation of council-led housing delivery across the city, while reducing financial risk exposure.
- 1.5 This approach sets out the Council's proposals to exceed the policy objectives in Policy 45 of the Local Plan for the Council's housing development programme by applying a portfolio approach to deliver the Affordable housing target across the full development pipeline as opposed to considering proposals only on a scheme-by-scheme basis. The purpose of this approach is to ensure that the Council can, where possible, overcome financial, practical or other constraints which would prevent the optimised delivery of affordable housing outcomes.
- 1.6 This is a regular report which monitors the implementation of the portfolio approach to ensure that actual delivery of affordable housing is not falling short of the targets that have been established.

2 2024-2032 targets – Baseline set as at September 2024

2.1 The Housing Delivery target is to deliver 50% affordable housing across the portfolio. In working to achieve the target the cumulative proportion of affordable housing delivered by the programme will at no time fall below 40%.

2.2 The table below summarises the delivery programme as it stood when the portfolio approach was adopted in September 2024.

Table 1: Summary of delivery programme at September 2024

Status	Total Homes	Council Homes	Net Council Homes	Market Sale Homes
Progress as at Sept-24	695	516	437	179
Handed over or onsite	259	259	210	8
Submitted for planning	436	257	227	171
Rest of ten year programme proposed	1835	929	495	906
Total housing delivery to 2032	2530	1445	932	1085

3 Progress against the target

Table 2: Analysis of tenure and unit size distribution across schemes within the 10 year programme which have achieved Resolution to Grant

											Housing Strategy Targets			
											35%	40%	20%	5%
											Affordable Unit Size			
Project Name		Confirmed Numbers									Affordable Unit Size			
		Total Market	Total social rent	Total 60% LHA	Total 80%	Total AFF	% Aff	% AFF Running	Net New AFF	Total Homes	1bed AFF	2bed AFF	3bed AFF	4bed AFF
On site or handed over		8	124	31	104	259	97%	NA	210	267	120	101	31	7
Fen Road	Outside of portfolio	0	12	0	0	12	100%	NA	12	12	0	8	3	1
Ditton Fields	Outside of portfolio	0	6	0	0	6	100%	NA	6	6	0	2	4	0
Borrowdale	Outside of portfolio	0	3	0	0	3	100%	NA	3	3	0	0	3	0
L2 Orchard Park	Outside of portfolio	0	30	0	45	75	100%	NA	75	75	60	15	0	0
Colville Road Phase 3	Outside of portfolio	0	32	0	16	48	100%	NA	32	48	20	26	2	0
Aragon Close	Outside of portfolio	0	0	0	7	7	100%	NA	7	7	0	7	0	0
Sackville Close	Outside of portfolio	0	0	0	7	7	100%	NA	7	7	0	7	0	0
Aylesborough Close Phase 2	Outside of portfolio	0	41	0	29	70	100%	NA	37	70	37	29	4	0
LAHF Refugee housing net new (handed over and excuded as non-new build)	Outside of portfolio	0	0	21	0	21	100%	NA	21	21	0	0	15	6
The Mews (handed over and aexcluded fromrunning affordable % targets as third party S106)	Outside of portfolio	0	0	10	0	10	100%	NA	10	10	3	7	0	0
Queen Ediths	Sep-23	8	0	0	0	0	0%	NA	0	8	0	0	0	0
Commencement of portfolio Approach														
Planning Approved	Planning resolution	Total Market	Total social rent	Total 60% LHA	Total 80%	Total AFF	% Aff	% AFF Running total post East	Net New AFF	Total Homes	1bed AFF	2bed AFF	3bed AFF	4bed AFF
East Barnwell	Jun-24	0	48	0	72	120	100%	100%	110	120	43	61	16	0
Paget Rd (submitted)	Aug-24	0	2	0	2	4	100%	100%	4	4	0	0	4	0
Fanshawe Road	Sep-24	39	0	34	11	45	54%	81%	25	84	23	13	9	0
Murketts ATS	Sep-24	42	0	21	7	28	40%	71%	28	70	15	9	4	0
Newbury Farm	Oct-24	90	0	45	15	60	40%	60%	60	150	36	19	6	0
Total Committed aligning with portfolio target		171	50	100	107	257	92%	60%	227	428	117	102	39	0
Rolling unit size % in line with Housing											46%	39%	14%	1%

- 3.1 Table 2 shows all schemes within the 10 year programme that have received Resolution to Grant Planning Approval. The table distinguishes schemes that are not included in the portfolio approach (schemes that had started on site prior to September 2024) and schemes that are within the portfolio approach. The table shows that schemes that are within the portfolio approach and have received Resolution to Grant will provide 60% affordable housing. This equates to an 85 home surplus against the 50% portfolio target.
- 3.2 The monitoring will be expanded as the programme develops to include starts on site and completions, to ensure that final outcomes remain aligned.
- 3.3 Figure 1 illustrates how the Council's capital risk exposure increases with the level of commitment to the provision of affordable homes within the programme.

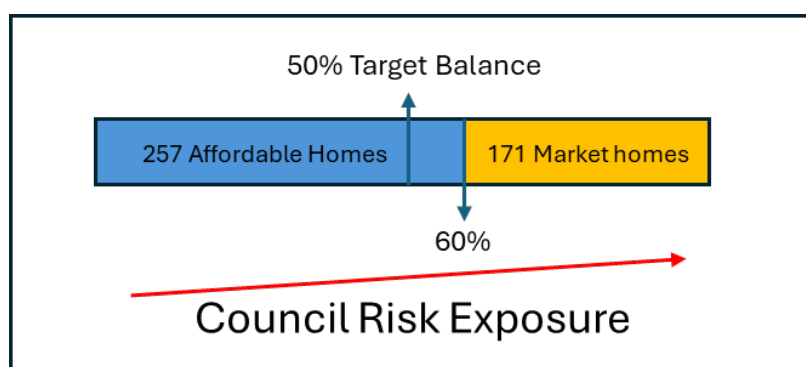


Figure 1: Illustration of risk impact of affordable housing supply over target

4 Alignment with the Greater Cambridge Housing Strategy

- 4.1 The portfolio approach to the Ten-Year Programme has been informed by the Greater Cambridge Housing Strategy (GCHS), June 2024:
- 4.2 *GCHS Annex 1; 7.3 – affordable provision aimed at those on low to median incomes. GCHS Annex 2: Para. 2.6: “75% of the 40% affordable housing requirement to be Affordable/Social Rent. On S.106 sites above 15 homes at least 10% (of the 75%) to be allocated for Social Rent.*
- 4.3 This is addressed through the 10-year programme delivering affordable rented homes across three rent tenures / rent levels
- Social Rent
 - Affordable rent at 60% of market rent, but capped at LHA

- Affordable rent at 80% of market rent targeting households with local work connections

- 4.4 The identified schemes within the 10-year programme will provide 27% of total affordable housing delivery as Social Rent. This is significantly above the level set out in the strategy and the programme will be developed to continue to provide an excess over the target. This delivery is subsidised through the delivery of affordable rented homes at 80% of market rent as outlined below.
- 4.5 *GCHS Annex 2: Para. 2.6 “25% of the 40% affordable housing requirement will typically be for shared ownership where it is sufficiently affordable to meet local needs, although other types of tenure may be considered on individual schemes on a case-by-case basis. (Para. 2.7) Where other tenure types are considered, either alongside or in place of shared ownership, this must align with the National Planning Policy Framework (NPPF).*
- 4.6 *GCHS Annex 4, Para 3.8: New homes brought forward either in addition to the 40% affordable housing requirement in the Local Plan, or in place of intermediate tenures, which are to be let through Cambridge City Council’s Lettings Policy may, in some circumstances, be offered at up to 80% of market rent to particular groups who are more likely to be able to afford a slightly higher rent, such as local workers. This is subject to agreement with Cambridge City Council and will be considered on a case-by-case basis. Creating a mixed and balanced community will be a key consideration.*
- 4.7 The programme includes a commitment to 80% Affordable Rents for Local Workers as an alternative to shared ownership or other routes of home ownership as defined by the Housing Strategy. The commitment to rented housing and the three-tier approach to rent levels helps the Council to meet a range of needs for affordable housing. This approach is compliant with the June 2024 Greater Cambridge Housing Strategy.
- 4.8 (Annex 2, para 3.3). A revised affordable housing size mix has now been adopted

Table 3: GCHS Annex 2 para 3.3: Revised affordable rented housing mix

		1Bed	2Bed	3Bed	4bed
Affordable housing (rented)		35-45%	30-40%	15-25%	0-10%

4.9 This has now been programmed into the councils portfolio for delivery. It has been noted that maximal occupancy is sought at first letting and this will be accounted for in scheme design. The aim will be to prioritise social rents on larger family homes.

4.10 The affordable housing size mix in the 10-year programme is as follows:

Table 4: 10yr programme affordable housing dwelling mix. Schemes with Resolution to Grant at February 2025.

Affordable housing size across 10yr programme	1Bed Affordable	2Bed Affordable	3Bed Affordable	4Bed Affordable
Housing Strategy Targets – Affordable Housing	35-45%	30-40%	15-25%	0-10%
Current Received Planning	46%	39%	14%	1%

4.11 All Schemes have proceeded through planning with Housing Strategy approval. The marginal (1%) departure from the target range for 1 and 3 bedroom units will be addressed through future schemes

4.12 *GCHS Annex 2, para 4.2: For three bedroom or larger properties in Cambridge City and South Cambridgeshire, including on fringe sites, we will expect the affordable homes to be provided as houses.*

4.13 The aim to provide 3 and 4 bedroom homes as houses is recognised in the current programme subject to the location of housing delivery, the built form of the schemes and the availability of houses within the schemes.

5 Delivery against the Councils Sustainable Housing Design Guide

5.1 Quality Assurance

PHPP Model	Required for all schemes
Evidence	Certificates, delivery notes, photographs, confirmation of performance specification, declarations
Independent Certification	Not applicable

5.2 Sustainable energy: the CamStandard was adopted in September 2024

Requirement	Limiting Value
Annual space heating demand	Up to 40 kWh/(m2.a)
Annual space cooling demand	< 15 kWh/(m2.a)
Primary energy renewable (PER) demand	60 to 75 kWh/m2a (up to 75 kWh/m2a with PVs); or a project specific PER calculated using the PHPP for high occupancy density buildings
Airtightness	Up to 1.0 Air Changes per Hour @50Pa
Overheating	< 10% occupied hours above 25°C
Design temperature (winter)	20°C
Design temperature (summer)	25°C in conjunction with Building Regulations Part O assessment for residential buildings
Window installed U-value	< 0.85 W/(m2K)
MVHR efficiency	>=75%
MVHR Specific Fan Power (SFP)	< 0.45 Wh/m3 (1.62 W/l/s)
Passivhaus Consultant	Passivhaus or AECB Consultant
Passivhaus Certifier	Not applicable
Passivhaus Institute (PHI) Assessment	Not applicable

5.3 Other sustainability targets

Sustainable Housing Design Guide target	Proposed Approach
Gas Free	100% adoption
Biodiversity Net Gain	Targeting 20% gain across all sites
Water lpp/pd: 90	99 or less
Car Park Ratios 0.5	0.5 or less
Dual Aspect	Maximisation of dual aspect where viable

