



25/04187/FUL- Hanover Court and Princess Court, Bentinck Street, Cambridge, Cambridgeshire, CB2 1JJ

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Market ward

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

Applicant: Cambridge Investment Partnership

Presenting officer: Aaron Coe

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

Member site visit date: N/A

Key issues:

1. Loss of trees
2. Design, scale, massing and townscape impacts
3. Heritage impacts
4. Neighbour Amenity impacts
5. Affordable housing and viability

Recommendation: Approve subject to conditions and completion of S106

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Executive summary

- 1.1 The application seeks permission for the demolition of the existing buildings and erection of 165 dwellings, a new community room, open space; and associated infrastructure. The proposals seek to redevelop the existing 127 flats and three storey garage block.

- 1.2 The site has been identified for redevelopment by Cambridge Investment Partnership due to its poor existing condition and environmental performance, and the site's potential to support the Council's housing delivery programme. The buildings are now mostly vacant because of safety concerns around fire risk.
- 1.3 In terms of the principle of development, the site is not allocated within the adopted Cambridge Local Plan (CLP) (2018), however, the proposed redevelopment of the site as residential development does not change the existing use of the site and the principle is therefore acceptable. Policy 3 of the Cambridge Local Plan 2018 relates to new residential development in the city and is of relevance in determining the acceptability of the principle of this development proposal. Policy 3 seeks to ensure that new residential development is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities. The application site is in a location which has other residential uses in close proximity, has good transport accessibility and is on land which already has a residential use. Therefore, the proposals comply with this policy.
- 1.4 Policy 73 stipulates that the loss of community facilities will be permitted if the loss can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. The existing community room is located centrally within the site and it measures 60 sqm in area. The proposal indicates a community room with a floor area of 85sqm which could be provided within the ground floor of block D. Therefore, as proposed the new community room would exceed the size of the existing facility and the proposals are considered to provide an enhanced community facility which will benefit existing and new members of the local community. With the above in mind, the proposal is compliant with policy 73 of the Cambridge Local Plan 2018.
- 1.5 Paragraph 124 of the NPPF further advises that planning decisions should promote effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The proposed development would provide a meaningful increase in the number of high quality homes within the City, helping to address local housing needs and contribute towards meeting housing requirements across Cambridge through the provision of 165 new homes.
- 1.6 The proposed design has been informed by an extensive pre-application process with officers, during which a range of alternative site layouts, building heights and massing options were explored. The evolution of the scheme has required careful consideration of several constraints, including the presence of highly valuable mature trees, the need to address the relationship of the existing buildings with local character, and the requirement for any redevelopment to at least match the site's existing density. Additional challenges such as the proximity of neighbouring properties, demolition requirements and site access arrangements have also shaped the emerging proposals. Together, these factors have significantly influenced the final

design approach. Overall, the resulting scheme is considered acceptable in design terms and has responded to the many constraints and challenges presented by the site. The proposal is considered to be compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58, 59 and 60 and the NPPF.

- 1.7 The application site lies within the New Town and Glisson Road Conservation Area. The existing buildings are described in the Conservation Area Appraisal as brutally modern and out of scale with their surroundings, although they are not formally identified as detractors. The key heritage considerations therefore relate to the site's location within the conservation area and its proximity to several listed buildings, most notably the Grade II* Wanstead House. The form and arrangement of the proposed blocks have been developed through the extensive pre application process with particular attention given to their impact on important views. The reduction in height of the block at the corner of George IV Street to five storeys ensures it appears recessive in views along Union Road, results in an acceptable relationship with the setting of Wanstead House, and preserves key views into the conservation area. The overall layout and architectural approach aim to deliver high-quality housing, improved landscaping and enhanced permeability across the site. However, due to modern construction requirements, including increased floor-to-ceiling heights, all proposed blocks exceed the height of the existing buildings. As demonstrated in the townscape analysis, this will make the development more prominent in views both within and from outside the conservation area. The resulting typology, bulk, layout and scale will cause a degree of harm to the character and appearance of the Newtown and Glisson Road Conservation Area. This harm is assessed as low and falls within the lower end of "less than substantial" under the NPPF and officers consider that this harm is clearly outweighed by the public benefits of the scheme.
- 1.8 In relation to townscape and visual considerations, Policy 60 is engaged where development proposals introduce buildings that break the skyline. The existing blocks on the site reach up to eight storeys, while the proposed blocks rise to no more than six storeys. However, the increased floor-to-ceiling heights mean the overall building heights are broadly comparable to the heights of those already present. A townscape and visual impact assessment has been submitted, and the applicants have worked closely with urban design, conservation and landscape officers to identify the viewpoints required for assessment. Throughout the design process, the taller elements have been concentrated in the southern and eastern parts of the site, recessed entrances have been incorporated to reduce perceived massing, and the angled elevations have been developed to introduce visual interest and enhance the development's contribution to the street scene.
- 1.9 A Zone of Theoretical Visibility has been produced to outline the potential areas where the development may be visible, the analysis of the evidence submitted demonstrates the visibility of the development is highly localised to the area closest to the application site. 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 along Union Road, but it is not overly prominent, and the principal focus of the visual receptors along views from Hills Road remains on the main elevation of Wanstead House. From other locations, the development offers an enhancement to the existing arrangement and is considered to improve the visual amenity. The proposals are considered to accord with Policy 60 of the Cambridge Local Plan (2018).

- 1.10 The proposal would result in the loss of three Category A London plane trees and result in associated short-to-medium-term harm. This harm must be weighed against the wider benefits of the scheme. These include the comprehensive redevelopment of the site and the delivery of 165 new homes and a community room, bringing the site back into active and beneficial use. In this context, it is considered that the public benefits of the development outweigh the identified arboricultural harm.
- 1.11 Daylight and amenity impacts are generally compliant with BRE guidance, 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 meet the BRE recommendations.
- 1.12 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 with many of the rooms being bedrooms, which have a lower expectation for light. Five rooms in total fall within the moderate loss category, all of these rooms achieve a retained daylight distribution result of more than 50%. This is commonly accepted as a good level of retained distribution. Overall, these deviations are acceptable given the urban context of the surrounding area.
- 1.13 Whilst the proposal does not include any affordable housing this must be considered in the context of the site's existing condition and the evidence within the submitted and independently reviewed viability assessment. The existing dwellings have reached the end of their life and are considered moribund. In the absence of redevelopment, the condition of the estate will continue to deteriorate, leading to increasing and ongoing costs for the Council. The viability evidence demonstrates that a scheme including any affordable housing would not be viable. Consequently, the only deliverable regeneration option available to the Council is to pursue a 100% market-led scheme, which still generates a financial deficit. Importantly, however, this option provides the opportunity to secure and maximise funding from Homes England towards the delivery of affordable homes which would be secured outside of the planning process.
- 1.14 The proposed development has been subject to viability testing in accordance with Policy 45 of the Cambridge Local Plan 2018. The independent viability assessment concludes that the development cannot viably support the

delivery of any affordable housing. On this basis, the proposed development is considered to have satisfied the requirements of Policy 45 of the Cambridge Local Plan 2018

- 1.15 The proposed scheme would deliver a number of benefits including but not limited to the following: Making efficient use of previously developed land; the regeneration of a Council owned brownfield site into a vibrant, sustainable new housing development, a high-quality residential development within a prime sustainable location; a substantially improved public realm and landscaped space, the re-provision of a new community space at ground floor; enhanced sustainability measures, biodiversity net gain, improved permeability across the site and removal of car-dominated spaces.
- 1.16 In the overall planning balance, the substantial economic, social and environmental benefits of the proposal are judged to outweigh the loss of trees, and identified heritage harm. Officers therefore recommend that the application be **approved**, subject to conditions and completion of a Section 106 Agreement.

Consultee	Object / No objection / No comment	Paragraph Reference
Access Officer	No objection	
Active Travel England	No comment	
Anglian Water	Objection	
Cadent Gas	No objection	
Cambridge Airport	No objection	
Cambridgeshire and Peterborough Integrated Care System	No objection	
Community Development	No comment	

Conservation Officer	No objection	
County Archaeology	No objection	
County Education	No objection	
County Highways Development Management	No objection	
County Transport Assessment Team	No objection	
Designing Out Crime	No objection	
Ecology Officer	No objection	
Environment Agency	No objection	
Environmental Health	No objection	
Fire Authority	No objection	
Greater Cambridge Shared Planning Waste team	No objection	
Historic England	No objection	
Landscape Officer	No objection subject to tree protection measures being agreed.	
Lead Local Flood Authority	No objection	
Natural England	Objection	
Sustainability Officer	No objection	
S106 Officer	No objection	

Tree Officer	Objection	
Urban Design Officer	No objection	
Design Review Panel Meetings	Full responses attached at Appendix A	
Third Party Representations (26)	10 neutral, 16 in objection	
Member Representations	0	
Local Interest Groups and Organisations / Petition	0	

Table 2 Consultee summary

2.0 Site description and context

- 2.1 The site as existing consists of Hanover Court and Princess Court which are located just off Hills Road, within a mile of the city centre, and comprise two apartment blocks constructed in 1968. There is also an interconnected block of garages and the three buildings partially enclose a courtyard and small community room.
- 2.2 As existing there are 127 properties on site. The Council's Housing Scrutiny Committee (HSC) in January 2022 approved a decant process with immediate effect.
- 2.3 The site lies inside the New Town and Glisson Road Conservation Area. There are no listed buildings within the site itself, although there are a number in close proximity. Wanstead House is a Grade II* Listed Building and is located approximately 70m to the north east of the site. The Church of Our Lady of the Assumption and the English Martyrs, Cambridge is located approximately 100m to the north east of the site.
- 2.4 The site is located within a Controlled Parking Zone (CPZ).
- 2.5 There are a number of mature trees within the centre of the site and along the sites boundaries. The trees include 6 category A trees: (3 London Plane trees, 3 Chinese Scholar trees, 8 category B trees along the western boundary, 7 category B trees along the eastern boundary and 4 category B trees within the centre of the site.

3. The Proposal

- 3.1 The application seeks permission for the demolition of the existing 127 homes on site of which 82 were previously Council rented affordable homes and the remainder were leasehold properties. All the existing properties fall below current nationally described space standards, have very low thermal efficiency, fire safety issues and are in poor condition with structural issues). The proposal seeks to replace the existing buildings with new residential accommodation totalling 165 market homes, a community room, open space; and associated infrastructure.
- 3.2 The proposed development has been the subject of extensive stakeholder consultation prior to being submitted as a planning application. A detailed account can be found in the Applicant's submitted 'Statement of Community Involvement'.
- 3.3 In summary, community consultation events have taken place over two stages with the first in August 2022 and other consultation events in November 2024. These include virtual and in-person events including meetings with community and business stakeholders, public exhibition and Cambridge City Council Planning Committee member briefing.
- 3.4 With regards engagement with the Greater Cambridge Shared Planning Service, a Planning Performance Agreement (PPA) has been entered into which has facilitated a series of regular meetings between officers, the developer and their team.
- 3.5 A pre-application Members Briefing was held on 14th August 2025 and was attended by the Applicant and their representatives, officers, ward members and Planning Committee Members.
- 3.6 The Applicant has indicated a commitment to continuing engagement with all stakeholders beyond the planning submission.

4. Relevant site history

Reference	Description	Outcome
25/00507/SCRE	EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the demolition of the existing buildings and construction of up to 180 homes and a community room.	Not EIA development

5. Policy

5.1 National policy

National Planning Policy Framework 2024
National Planning Practice Guidance
National Design Guide 2021
Environment Act 2021
Conservation of Habitats and Species Regulations 2017
Equalities Act 2010
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design
Technical Housing Standards – Nationally Described Space Standard (2015)
ODPM Circular 06/2005 – Protected Species
Circular 11/95 (Conditions, Annex A)

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

The Regulation 18 Draft Greater Cambridge Local Plan (the draft 'Joint Local Plan' (JLP)) represents the next stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.

Following endorsement by Joint Cabinet in November, the draft JLP has – at the time of writing - proceeded to a formal public consultation (under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012). This is currently scheduled between 1 December 2025 and 30 January 2026.

In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The draft JLP is consistent with policies in the current NPPF, but represents an early stage of the plan making process. Therefore, at this stage, the draft JLP and its policies can only be afforded limited weight as a material consideration in decision making

5.2 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 3: Spatial strategy for the location of residential development
Policy 8: Setting of the City
Policy 27: Site specific development opportunities
Policy 28: Sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust

- Policy 45: Affordable housing and dwelling mix
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings
- Policy 61: Conservation and enhancement of historic environment
- Policy 62: Local heritage assets
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 73: Community, sports and leisure facilities
- Policy 74: Education facilities
- Policy 75: Healthcare facilities
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 Supplementary Planning Documents (SPD)

- Greater Cambridge Planning Obligations SPD- Adopted April 2026
- Biodiversity SPD – Adopted February 2022
- Sustainable Design and Construction SPD – Adopted January 2020
- Cambridgeshire Flood and Water SPD – Adopted November 2016
- Health Impact Assessment SPD – Adopted March 2011
- Landscape in New Developments SPD – Adopted March 2010
- Trees and Development Sites SPD – Adopted January 2009

5.4 Other guidance

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

5.5 Area Guidelines

- New Town & Glisson Road Conservation Area Appraisal (2012)

6. Consultations

Publicity

- Neighbour letters – Y

- Site Notice – Y

Access Officer- No objection

- 6.1 Seating within the central landscaped space should be designed to be inclusive and accessible to wheelchair users. This should include features such as benches without armrests at the ends and ensuring clear space is provided adjacent to seating to allow wheelchair users to sit alongside.
- 6.2 Cycle storage areas should also incorporate sufficient space to accommodate larger cycles, including cargo bikes.

Active Travel England- No comment.

- 6.3 No comment.

Anglian Water - Objection

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

Cambridgeshire and Peterborough Integrated Care System- No Objection

- 6.5 No objection subject to financial contributions towards additional primary healthcare services at Lensfield Road Medical Practise or Woodlands Surgery at Eden House.

Cambridge Airport- No Objection

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

Conservation Officer- No Objection

- 6.7 The proposed development would result in less than substantial harm to the Conservation Area due to the increased height, bulk and visibility of the development. The proposed removal of the three London Plane trees on site would result in harm to the Conservation Area. However, the less than substantial harm caused is not considered sufficient to warrant an objection to the proposed development. In line with the NPPF paragraph 215 the identified harm must be weighed against the public benefits which include the delivery of new housing, enhanced landscape, permeability, improved architectural detailing with references to the local Georgian character and

enhanced quality of built environment. Overall, the minor harm that would be caused by the proposals is shown to be outweighed by the public benefits of the proposals (NPPF, paragraph 215).

County Archaeology- No Objection

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

County Education- No Objection

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

£2533 towards Special Education Needs and Disabilities (SEND)
£5,605 towards public libraries
£800 towards monitoring

County Highways Development Management – No objection

- 6.10 Traffic management plan condition recommended. Demolition and Construction vehicles with a gross weight of 3.5tonnes or more shall only service the site between 9.15am- 3pm Monday to Friday.

County Transport Assessment Team- No objection

- 6.11 Contribution of £111,000.00 requested towards GCP improvements to walking and cycling provision along Hills Road.
- 6.12 Conditions required to secure details of cycle parking, travel plan and welcome pack prior to occupation.

Designing out crime officer- No objection

- 6.13 Recommendations relating to crime prevention measures and the installation of enhanced security products have been made.

Ecology Officer- No Objection

- 6.14 Ecological appraisal is acceptable. Recommend statutory biodiversity net gain, construction ecological management plan and ecology enhancement conditions.

Environment Agency- No comments received.

Environmental Health- No objection

6.15 Acceptable subject to the following conditions and informatives:

Conditions:

Phase 3 remediation strategy
Development Construction Environmental Management Plan (DCEMP)
Noise insulation
Artificial Lighting
CE03AC – Implementation of Remediation
CE04AS - Phase 4 Verification/Validation Report
CE05AS - Unexpected Contamination
CE06AS – Material Management Plan
CE14AS – Plant, machinery and equipment noise assessment

Informatives

Noise and Vibration details to be included in the DCEMP submission

Fire Authority – No objection

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

Greater Cambridge Shared Waste Service- No objection

6.17 Contributions towards local waste and recycling services are required and should be secured through the Section 106 agreement.

Historic England- No objection

6.18 Historic England has no objections to these proposals to redevelop the site of Hanover and Princess Courts. We note, however, that, whilst the new development would entail the demolition of buildings which detract from the character and appearance of the New Town and Glisson Road conservation area, the proposals would not necessarily be an enhancement; in fact, we consider that the proposals have the potential to cause some harm to the character and appearance of the conservation area. Any such harm, however, would be minimal, and has the clear potential to be outweighed by public benefits.

Landscape Officer- No objection

- 6.19 No objection subject to appropriate tree protection measures being agreed with the Council's tree officer and conditions securing hard/ soft landscape, tree pit details, green roof details and landscape management/ maintenance.

Lead Local Flood Authority- No objection

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

Sustainability Officer- No objection

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

S106 Officer- No Objection subject to contributions below

Section 106 Contributions	Amount	Project
Outdoor sports space	£76,512.61	Parkers Piece sports pitches & facilities
Provision for children and teenagers	-	Onsite provision
Informal open space	£71,888.62	Parkers Piece
Allotment space	£10,978.28	To be confirmed
Indoor community facility space	£40,393.01	To be confirmed. Onsite, or within 1.5 mile radius of the site
Swimming space	£14,849.12	Parkside Pool
Indoor sport space	£14,031.16	Parkside Pool (gym, studio, wellness)

Monitoring	£2,200.00	Monitoring & admin of s106
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Tree Officer- Objection

- 6.22 The submitted Arboricultural Method Statement and Tree Protection Plan is an improvement and demonstrates progress in addressing previous arboricultural concerns. The remaining outstanding points related to the removal of hardstanding along George IV street, details of the replacement planting and locations of play equipment are capable of being resolved through further clarification, refinement of the methodology. This information can be secured through appropriately worded planning conditions.
- 6.23 However, it is important to reiterate that a fundamental and overarching arboricultural objection remains in relation to the proposed removal of the category A London plane trees (G005).

Urban Design Officer- No objection

- 6.24 Extensive pre-application engagement with Council officers has informed an iterative design process, reviewing site layout, height, massing, architecture, and detailing. The scheme is considered broadly acceptable in addressing site constraints and context, subject to further clarification of specific design and technical matters. These include the need to review and justify the Block C floorplan, particularly the north-east corner apartment, and to provide greater detail on materiality, including brick selection, balcony finishes, rainwater goods, and the proposed man-safe system, as well as clearer referencing of the materials strategy on elevation drawings.
- 6.25 Overall support for the scheme, subject to queries and minor amendments relating to layout and material detailing. Viability evidence indicates proposed density remains necessary; on this basis, layout and scale are still considered acceptable. The requested revision to the north-east corner balcony arrangement has been made and this amendment is supported and resolves earlier concern.
- 6.26 Previous requests for clarification on materials (brick types, colours, and metalwork including balconies, canopies, and rainwater goods) have not been fully addressed. These details can be secured by way of planning condition.
Recommended Condition:
- 6.27 Robust materials condition required to secure the proposed design quality.

6.28 **Design Review Panel** (28th November 2024) (See Appendix A for full comments)

The scheme presented to Design Review Panel included buildings up to 6 storeys with the proposed density identified as critical to viability given site constraints and demolition requirements. The Design Review Panel's feedback acknowledged the challenges of the site and provided comments mostly focused on architecture and heritage. Key architectural concerns included the need for greater variation in balcony depths and façade articulation to reduce perceived massing, more prominent and legible entrances, and further refinement of height, bulk, and building widths particularly along Bentinck Street and at the George IV Street/Union Road corner. Enhanced ground-floor detailing is also sought to improve human scale. From a heritage perspective, alterations to the scheme were recommended to better mitigate impacts on the Conservation Area and to more effectively respond to the historic urban grain, and clearly justify the chosen layout approach where it diverges from a traditional perimeter block form.

Following the Design Review Panel feedback, amendments were made to balance the design quality with viability requirements and enhance the Conservation Area. Key changes include reducing the height at the George IV Street/Union Road corner from six to five storeys, relocating the community room to the ground floor of Block D, and rotating Block A to better align with the surrounding street geometry and reintroduce a more dynamic frontage. A new four-storey block was added to complete the northern edge and strengthen the perimeter form as suggested by the panel, while elevations have been refined through recesses, increased articulation, and enhanced ground-floor detailing to better reflect the proportions and character of nearby buildings.

6.29 **Viability Consultant**

6.30 The applicant's viability consultants (Savills) have concluded in their most recent correspondence that the applicants "have conclusively demonstrated through viability testing that the scheme at Hanover & Princess Court cannot support the delivery of any affordable housing and remain commercially viable".

6.31 Quintic Advisory LLP (LPA's appointed viability consultants) have undertaken an updated appraisal of the proposed Development including 100% private housing and concluded that the proposed Development with 100% private housing generates a financial deficit against the viability benchmark.

7. Third party representations

7.1 26 representations have been received 10 neutral comments and 16 objections.

7.2 Those in objection have raised the following issues:

- Scale, massing and design- Concerned that the proposed development is out of character with the surrounding area, in terms of scale, massing and overall density.
- Neighbour amenity impacts- Concerned by the loss of daylight and reduction in Vertical Sky Component levels.
- Environmental concerns- Concerned by the loss of existing wildlife habitats and excessive hard landscaping is proposed.
- Loss of affordable homes – Concerned by the proposed removal of affordable housing provision and non compliance with the requirements of Policy 45 of the Cambridge Local Plan 2018. Viability-based justification (linked to funding uncertainty) is challenged as unacceptable. Rejection of the principle that off-site provision could compensate for the lack of on site affordable homes.
- Neighbourhood, Businesses and Local Schools amenity impacts - Concerned that the proposals involve significant demolition works in close proximity to a local school which will lead to dust, noise, vibration and air quality issues. Concerned how construction traffic will be managed during school drop off and pick-up times. Clear communication and named contact points should be provided by the applicants and consideration should be given to compensation mechanisms.
- Traffic, Parking and Transport- Concerned that the proposed development includes a lack of on site private parking, will increase congestion from deliveries, tradespeople and service vehicles. The proposals should include footpath widening and resurfacing, improved cycling infrastructure and cycle parking (including cargo bikes).
- Sustainability- PV panels should be provided across all blocks.
- Public realm improvements- the proposals should enhance the existing green spaces and include provision of seating, bins and community amenities.

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

8. Assessment

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Housing provision
- Design, layout, scale and landscaping
- Trees
- Heritage assets
- Carbon reduction and sustainable design
- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Amenity
- Planning obligations
- Other matters
- Planning balance
- Recommendation

9. Principle of Development

9.1 The application site currently comprises 127 apartments constructed in the 1960s. Over time, the condition of the estate has significantly deteriorated. The original construction materials have degraded, resulting in structural issues, poor energy efficiency, and poor quality living spaces that no longer meet modern standards. As outlined in the submitted documents, the existing buildings also present fire safety concerns due to inadequate compartmentation. Cambridgeshire Fire & Rescue served 'Notices of Deficiencies' on the Council in 2024, relating to the compartmentation breaches within the existing buildings and a 'waking watch' is currently in place to ensure the safety of residents who remain in occupation on site.

9.2 A residential development on this site would not alter its established use, and the principle of redevelopment for residential purposes is therefore considered acceptable. Policy 3 of the Cambridge Local Plan (2018) is relevant in assessing the acceptability of this proposal, as it relates to new residential development within the city. The policy seeks to ensure that such development is appropriately located, taking into account surrounding land uses, accessibility, and proximity to services and facilities. In this case, the application site is situated within an area characterised by nearby residential uses, benefits from good transport connectivity, and is located on land that is already in residential use. As such, the proposal aligns with the objectives of Policy 3.

9.3 Paragraph 124 of the National Planning Policy Framework (NPPF) (2024) states that planning policies and decisions should promote an effective use

of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

- 9.4 Paragraph 125 (c) of the NPPF 2024 states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 9.5 Paragraph 125 (d) of the NPPF 2024 states that planning policies and decisions should promote and support the development of under-utilised land and buildings.
- 9.6 The proposed development would deliver an enhanced residential development using better quality, more sustainable materials which would provide a more effective and efficient use of previously development land in a highly sustainable location in accordance with the NPPF.
- 9.7 The necessary transport infrastructure is in place to support the development, and appropriate densities are proposed given the sites location in a highly sustainable location in close proximity to the train station.
- 9.8 Officers consider that the proposed development would significantly enhance the existing site. The scheme would create active frontages along Union Road through the introduction of additional residential properties facing the street, and along Coronation Street/Bentinck Street through the provision of a ground-floor community room and improvements to the public realm. The proposals would also improve connectivity and permeability across the site by creating safer, more legible pedestrian routes between Bentinck Street and George IV Street.
- 9.9 Policy 73 states that the loss of community facilities will only be permitted where the facility is replaced within the new development or relocated at a scale, range, quality and level of accessibility at least equivalent to the existing provision. The existing community room is centrally located within the site and has a floor area of 60sqm. The proposed development includes a new community room within the ground floor of Block D, providing a larger floor area of 85sqm. The applicant's public consultation and engagement exercises with the local community identified a clear demand for enhanced community facilities to serve both existing and future residents. In this context, the proposed community room would not only replace the existing facility but would also provide an improved level of provision. Officers therefore consider the proposal to be compliant with Policy 73 of the Cambridge Local Plan 2018.

- 9.10 Overall, the principle of a residential development on the site is considered to be acceptable and in accordance with the Cambridge Local Plan 2018 and the NPPF 2024.

10.1 Financial Viability Assessment

- 10.1 A Financial Viability Appraisal (FVA) was submitted in support of the planning application which, has been independently assessed by Quintic Advisory Service (QAS) on behalf of the Local Planning Authority. The FVA concluded that the proposed scheme would generate a deficit and therefore could not provide any affordable housing within the development. As defined by the NPPF, affordable housing is housing provided for sale or rent at below market rates to meet the needs of households whose housing needs are not met by the open market. This includes social rent, affordable rent, discounted market sale housing, shared ownership and other subsidised routes to home ownership, with provisions in place to ensure long-term affordability for eligible households.
- 10.2 The fundamental reason for the viability position is due to the unique nature of the estate regeneration proposals incurring significant development costs such as decanting, leaseholder buy backs, home loss payments and disturbance costs.
- 10.3 Policy 45 of the Cambridge Local Plan 2018 requires a scheme of this size to deliver 40% of the development as affordable housing subject to viability, with a strong presumption in favour of on-site provision. Cambridge City Council in partnership with Hill residential have a strong track record of affordable housing delivery across the City through the Cambridge Investment Partnership and Cambridge City Council's own housebuilding policy commitment is to ensure that at least 50% of the new homes built across the Council's housebuilding portfolio are affordable homes. In respect of this site, the Council is committed to delivering 44% affordable housing if Homes England funding is secured.
- 10.4 However, it should be noted that the Homes England funding process sits outside of the planning application process. It does, however, become relevant should funding be successful. This is considered further in Para 11.4 below.

11. Affordable Housing

- 11.1 Policy 45 of the Cambridge Local Plan 2018 requires a scheme of this size to deliver 40% of the development as affordable housing subject to viability, with a strong presumption in favour of on-site provision. Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. The FVA is then independently assessed on behalf of the LPA by an appointed viability specialist.
- 11.2 Following an independent assessment by Quintic Advisory Services (QAS), QAS has confirmed that, based on the submitted Financial Viability

Assessment (FVA) and Cost Plan, the proposed development would generate a financial deficit without any affordable housing provision. As such, the scheme is unable to support the provision of any affordable housing. The Local Planning Authority's independent advisor QAS advice is attached to appendix B and will be available to advise members during the course of the forthcoming committee meeting.

- 11.3 Whilst the proposal does not include any affordable housing this must be considered in the context of the site's existing condition and the evidence within the submitted and independently reviewed viability assessment. The current dwellings have reached the end of their life and are considered moribund. In the absence of redevelopment, the condition of the estate will continue to deteriorate, leading to increasing and ongoing costs for the Council. The viability evidence demonstrates that a scheme including any affordable housing would not be viable. Consequently, the only deliverable regeneration option available to the Council is to pursue a 100% market-led scheme, notwithstanding that this approach still generates a financial deficit. Importantly, however, this option provides the opportunity to secure and maximise funding from Homes England towards the delivery of affordable homes which would be secured outside of the planning process.
- 11.4 Cambridge City Council's housebuilding policy commitment is to ensure that at least 50% of the new homes built across the Council's housebuilding portfolio are Council homes. Whilst this would fall outside of the scope of the current application and could not be reasonably required as either a condition or as part of this planning application; the Applicant maintains a strategic objective to provide 50% affordable housing across its portfolio of sites. For this application, the delivery of affordable homes would be dependent on grant funding which could only be secured outside of the scope of the planning application and therefore, could not be considered as a material consideration as part of the determination of this application.
- 11.5 In the event that grant funding is secured and affordable housing can be delivered on site, the Section 106 Agreement would include an obligation requiring the submission and approval of an affordable housing scheme by the Local Planning Authority. This would include agreement on the proposed tenure mix, location, and distribution of affordable homes across the development.
- 11.6 As outlined above, the scheme has been subject to viability testing in accordance with Policy 45 of the Cambridge Local Plan 2018. The independent viability assessment concludes that the development cannot viably support the delivery of any affordable housing. On this basis, the proposed development is considered to have satisfied the requirements of Policy 45 of the Cambridge Local Plan 2018 and is therefore compliant with the policy.

12. Trees

- 12.1 The application site accommodates a total of 31 trees, consisting of 6 Category A (high quality), 19 Category B (moderate quality), 5 Category C (low quality), and 1 Category U (unsuitable for retention) tree. Located within the New Town and Glisson Road Conservation Area, all existing trees are afforded statutory protection. The proposed development involves the removal of three Category A trees (Group G005) located along the northern boundary. These are mature specimens, the loss would result in a reduction in canopy cover and a corresponding decline in the site's immediate environmental and biodiversity value. While the scheme retains all other trees on site, the removal of these high-quality trees would give rise to moderate harm in the short to medium term.
- 12.2 The proposed development includes a comprehensive replanting strategy that would increase the total number of trees across the site. However, the submitted canopy cover assessment indicates that it would take approximately 20 years for replacement planting to exceed the existing canopy extent. As such, although long-term mitigation is achievable, there would inevitably be a temporal gap in environmental and visual benefits. Group T005, comprises three London plane trees positioned behind an existing garage block, these trees make a more limited contribution to the wider streetscape and public amenity than other trees within and along the boundaries of the site. These trees are not visible from Bentinck Street or George IV Street and are only intermittently experienced from parts of Coronation Street and Union Road. Their townscape value is therefore relatively constrained when compared to more prominent arboricultural features, such as the Category A Chinese Scholar tree to the south of the site and along the eastern boundary. Nonetheless, the London plane trees do provide important environmental functions, including urban cooling, air quality improvements, and significant biodiversity value, alongside social and wellbeing benefits.
- 12.3 Officers recognise that replacement trees will take a considerable period to establish and reach a comparable level of prominence and function. Whilst it is accepted that the proposed planting strategy would mitigate the loss in the longer term, the short-term harm arising from the removal of Group G005 remains significant. Accordingly, the development conflicts with Policies 59 and 71 of the Cambridge Local Plan (2018), which seek to preserve and enhance trees of amenity value, as well as paragraph 136 of the National Planning Policy Framework.
- 12.4 Notwithstanding this policy conflict the applicant has engaged constructively both throughout pre application and during the course of the live application with the Council's Tree Officer, the housebuilder's technical team, and services advisors to ensure that the retention and protection of the trees proposed to be retained is both achievable and realistic within the context of the development and throughout the construction period. The Council's Tree and Landscape Officers have reviewed the submitted Tree Protection Plans and are satisfied that it will be possible for the proposals to adequately

safeguard the existing trees to be retained during both the construction phase and following completion of the development. Conditions will be attached requiring the submission of a replacement tree planting strategy and further tree protection details, to supplement and expand upon the information already provided.

13. Design, Layout, Scale and Landscaping

- 13.1 Policies 55, 56, 57, 58, 59 and 60 of the Local Plan seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatments.
- 13.2 Paragraph 135 of the NPPF 2024 details that planning policies and decisions should ensure that developments function well and add to the overall quality of the area. To achieve this, amongst other matters, it requires developments to be visually attractive and establish a strong sense of place, using the arrangement of streets, spaces, and building types to create attractive, welcoming, and distinctive places to live, work, and visit. Moreover, developments should be sympathetic to their context and surroundings, whilst not preventing or discouraging appropriate innovation or change, such as increased densities. These principles are also elaborated upon within the National Design Guide (NDG) and the National Model Design Code.
- 13.3 The character of the area surrounding the application site is varied. Bentinck Street is characterised by a consistent and near continuous terrace of two storey homes, whereas the scale, age, plot size and character of development that aligns the other three streets is much more varied and irregular. The Union Road frontage includes the relative large (rear) elevation of the Department of Chemistry building, but otherwise surrounding building are generally small-scale with a fine grain.
- 13.4 The site as existing consists of two linear apartment blocks of 5 and 8 storeys aligning Bentinck Street and George IV Street respectively, linked by a three storey garage block along Union Road. This forms an 'n' shaped block which encloses an area of open space and opens out onto Coronation Street. Although this space is publicly accessible it has a communal feel. It includes several mature trees and a small single storey building currently used as a community facility. The existing apartment blocks are an anomaly in this fine grained and compact urban form. The existing buildings are monolithic in scale and do not relate well to the surrounding buildings.
- 13.5 The application proposals have evolved through numerous design iterations in response to a series of significant and often competing site constraints. These included the retention of as many mature trees as practicably possible, having regard to arboricultural considerations, health and safety requirements, and demolition and construction access constraints, alongside ensuring that the proposed building heights and massing appropriately

responded to the sensitivities of the Conservation Area, wider townscape impacts, and neighbouring residential amenity.

- 13.6 A key objective of the redevelopment has been to optimise the efficient use of this sustainably located brownfield site, in accordance with the objectives of the NPPF relating to the effective use of land, whilst also improving the relationship between the development and the surrounding Conservation Area context. The final scheme seeks to balance these competing considerations by increasing housing density, introducing a more articulated built form, enhancing visual and physical permeability across the site, and significantly improving the quality and usability of landscaped spaces along the site boundaries and within the central courtyard.
- 13.7 When compared with the existing estate arrangement, officers consider that the proposed development represents a clear improvement in urban design terms, providing a more coherent relationship with the surrounding townscape whilst delivering enhanced residential and landscape quality.
- 13.8 The proposed development comprises five residential blocks ranging in height from four to six storeys, arranged around the perimeter of the site, enclosing a central area of communal open space. Block A is located in the north-west corner and is five storeys in height, with its principal access taken from Bentinck Street, and additional plant room and cycle store access provided from Union Road. Block B is positioned in the north-east corner, providing access from George IV Street, with cycle store access also from Union Road; it is five storeys in height adjacent to Union Road, increasing to six storeys along George IV Street. Block C occupies the south-east corner, accessed from George IV Street, with cycle store access provided from the central open space, and is six storeys in height. Block D is proposed to be 5 storeys in height and is located in the south-west corner, accessed from Bentinck Street, this block incorporates an active frontage to the street, including a community room at ground floor level. Block E forms a four-storey link between Blocks A and B along the northern boundary, with access from Union Road.
- 13.9 The proposed material palette and architectural detailing have been carefully selected to respond positively to the Georgian character and proportions of the surrounding townscape. This includes a strongly articulated base, expressed datum banding, and a consistent rhythm of fenestration, with window proportions reducing in scale at upper levels to reflect traditional architectural hierarchy. Through the incorporation of these elements, the scheme establishes a clear relationship with its surroundings whilst maintaining a distinct and contemporary architectural identity. The proposed materials palette comprises smooth white brick, light buff brick, warm white/grey brick and grey metalwork, with all dwellings benefiting from metal balconies integrated within the façade composition.
- 13.10 The final specification of materials, finishes and colours will be secured through appropriately worded planning conditions, with samples to be submitted to and approved by officers as part of the discharge of conditions

process.

- 13.11 The blocks are set within landscaped edges which retain existing mature trees along Bentinck Street, George IV Street and Coronation Street. A substantial central area of open space is provided, forming the focus of the development and contributing to the overall landscape-led approach.
- 13.12 Blocks A and B are linked by the four-storey Block E, which is set back from Union Road to create a landscaped frontage and improve the quality of the public realm along this northern boundary. Block E incorporates an entrance directly onto Union Road, and all blocks provide active frontages and generous fenestration facing surrounding streets. This represents a significant improvement over the existing Union Road frontage, which is currently dominated by a blank and imposing three-storey brick wall positioned directly adjacent to the pavement.
- 13.13 The proposed arrangement along Bentinck Street and George IV Street introduces a greener, more open and permeable layout than currently exists, allowing greater visual connectivity into and through the site whilst maintaining a strong landscaped setting. The layout ensures active frontages to all surrounding streets and provides natural surveillance over both the public realm and communal open spaces.
- 13.14 In relation to townscape and visual considerations, Policy 60 is engaged where development proposals introduce buildings that break the skyline. The existing blocks on the site reach up to eight storeys, while the proposed blocks rise to no more than six storeys. However, the increased floor-to-ceiling heights mean the overall building heights are broadly comparable to the heights of those already present. A townscape and visual impact assessment has been submitted, and the applicants have worked closely with urban design, conservation and landscape officers to identify the viewpoints required for assessment. Throughout the design process, the taller elements have been concentrated along the eastern part of the site along George IV street and stepping up from 5 to 6 storeys towards Coronation Street, recessed entrances which are hinged from a central core on each block have been incorporated to reduce perceived massing, and the angled elevations have been developed to introduce visual interest and enhance the development's contribution to the street scene.
- 13.15 A Zone of Theoretical Visibility (ZTV) has been prepared to identify the potential extent of visibility of the proposed development. The submitted evidence demonstrates that views of the development would be highly localised and largely confined to the immediate area surrounding the application site. The assessment has also considered the impact of the proposal on strategic city-wide views and concludes that the development would generally not be visible from the key public vantage points across the city. The only notable exception is from Castle Hill Mound, where the uppermost parts of the buildings may be perceptible during certain times of the year when tree cover is reduced. However, in these views the development would sit comfortably within the existing roofscape and skyline

context and would not give rise to visual harm.

- 13.16 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 along Union Road, but it is not overly prominent, and the principal focus of the visual receptors along views from Hills Road remains on the main elevation of Wanstead House. From other locations, the development offers an enhancement to the existing arrangement and is considered to improve the visual amenity of the site. The proposals are considered to accord with Policy 60 of the Cambridge Local Plan (2018).
- 13.17 In terms of landscape the proposal includes a central landscaped area comprising a dedicated play space, communal garden, rain gardens and SuDS features, together with enhanced eastern and western boundary treatments incorporating 'play along the way' features integrated within the retained mature tree belts. Approximately 61.5% of the site would be provided as hard and soft landscaped space, significantly increasing the extent and quality of open space compared to the existing arrangement. The proposals also deliver improved permeability and connectivity across the site, including the removal of the majority of surface-level parking and associated street clutter, alongside wider enhancements to the quality, usability and legibility of the public realm.
- 13.18 Overall, the scheme has been refined in response to the Design Review Panel's advice and evolved successfully through pre application engagement to gain the support of the Council's urban design and landscape officers. Officers consider that the proposed development would deliver a high-quality architectural, residential and landscape-led response that would significantly enhance both the site itself and its contribution to the wider area. In comparison to the existing estate, which is characterised by monolithic built form, inactive frontages, poor quality external spaces and accommodation that no longer meets modern standards, the proposals introduce a far more coherent, permeable and contextual form of development. The scheme would provide a substantial improvement in the quality of residential accommodation, including modern, energy-efficient homes with improved outlook, daylight, private amenity space and strong connections to high-quality communal landscaped areas. The proposed buildings are more carefully articulated and responsive to their surroundings, reducing the perceived scale and massing of the development whilst creating active frontages, enhanced natural surveillance and a more attractive relationship with the surrounding streets and Conservation Area.
- 13.19 The proposals are considered to be in accordance with the objectives of Policies 55, 56 and 57 of the Cambridge Local Plan by successfully integrating with its surroundings, delivering an attractive and appropriately scaled built form, and promoting activity, natural surveillance and high-quality public realm throughout the development. The proposals are also considered to be consistent with the design objectives set out within Section 12 of the

NPPF.

14. Heritage considerations

- 14.1 The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 14.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative context for development that affects the setting of listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.'
- 14.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to; "Pay special attention to the desirability of preserving or enhancing the character or appearance of that area".
- 14.4 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and have given considerable weight and importance to the desirability of preserving the setting of the affected Listed Buildings, to preserving or enhancing the character and appearance of the New Town and Glisson Road Conservation Area.
- 14.5 Paragraph 212 of the NPPF 2024 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 14.6 Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 14.7 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 14.8 Paragraph 216 states that the effect of an application on the significance of a

non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 14.9 Paragraph 219 states that Local planning authorities should 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.
- 14.10 Policy 60 of the Cambridge Local Plan (2018) states that any proposal for a structure that breaks the existing skyline and/or is significantly taller than the surrounding built form will be considered against certain criteria. These include the need to demonstrate the impact on the historic environment (criteria b).
- 14.11 Policy 61 requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area, with clear justification for any harm where substantial public benefits occur. This equates to the NPPF requirements in Paragraph 212 to weigh less than substantial harm to the significance of designated heritage assets against public benefits.
- 14.12 Regardless of being less than substantial, and reflecting the statutory duties quoted, considerable importance and weight must be attached to any such harm found, with the presumption that the preservation of the significance of these heritage assets is to be preferred.
- 14.13 Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset. Where an application for any works would lead to harm or substantial harm to a non-designated heritage asset, a balanced judgement will be made having regard to the scale of any harm or loss and the significance of the heritage asset. This equates to the NPPF requirements in Paragraph 216.
- 14.14 The application is supported by a heritage statement which identified two Listed Buildings, and one non-designated heritage that were considered to have the potential to be impacted by the Site's redevelopment. A description of the assets listed below and their significance is contained with the applicant's submitted heritage statement.
- 14.15
- Wansted House (Grade II* Listed Building – NHLE: 1099114)
 - Church of St Paul (Grade II Listed Building – NHLE: 1349075)
 - 18 George IV Street (locally listed building)

- 14.16 The proposals have been assessed by the Council's Conservation Officer and Historic England and are considered to result in a low level of less than substantial harm to the New Town and Glisson Road Conservation Area arising principally from the increased height, scale and visibility of the replacement blocks, together with the loss of the three London Plane trees within the site which presently contribute positively to the character of this part of the conservation area. Historic England and the Council's Conservation Officer have both acknowledged this less than substantial harm, whilst also recognising the extensive design evolution undertaken through the pre-application process in response to the site constraints.
- 14.17 A key design consideration throughout the design process was ensuring that the proposed form and scale of the blocks respond appropriately to the nearby designated and non-designated heritage assets. In particular, the reduction in height of the block at the corner of George IV Street from six to five storeys ensures that the building appears recessive in views along Union Road. This amendment minimises the harm to the setting of the Grade II* Listed Wanstead House and preserves important views into and within the Conservation Area.
- 14.18 In accordance with the NPPF as set out above, this less than substantial harm must be weighed against the public benefits of the proposal. In this regard, Officers consider that the scheme would deliver a number of significant and demonstrable public benefits which collectively outweigh the identified heritage harm.
- 14.19 The proposals would remove the existing buildings which are defined as brutally modern and out of scale, fall below current nationally described space standards, have very low thermal efficiency, fire safety and structural issues. The proposed redevelopment would make efficient use of this brownfield site through the delivery 165 new homes in a highly sustainable and accessible location close to the city centre, services, employment opportunities and public transport. The development would provide high-quality residential accommodation which meets modern standards in terms of accessibility, space standards, energy efficiency and sustainability, replacing existing buildings which are acknowledged to be no longer fit for purpose and incapable of viable retrofitting or refurbishment.
- 14.20 In addition to the delivery of much needed housing, the scheme would provide a new community room and significantly enhanced public realm across the site. The layout has been carefully designed to increase permeability and connectivity through the development, creating improved pedestrian routes and a more legible urban form. The landscape strategy would substantially improve the quality and usability of open spaces within the site and would deliver biodiversity net gain of 20%.
- 14.21 Whilst the proposals would result in the loss of three existing mature trees, the overall landscaping approach, reduced extent of hardstanding and reduction in on site car parking would create a greener and more attractive environment with enhanced landscaped boundaries and improved

opportunities for planting and biodiversity. The development would also create a safer and more active residential environment through improved natural surveillance and increased activity throughout the site.

- 14.22 Officers further consider that, notwithstanding the identified harm, the proposed development represents an improvement on the existing development in townscape and placemaking terms. Through extensive design refinement, the scheme has responded positively to the conservation area context by reducing building heights at sensitive locations, improving material quality and detailing, retaining important spatial setbacks, and creating a more coherent and permeable site layout.
- 14.23 In this case, officers consider that the public benefits demonstrably outweigh the heritage harm. In conclusion, and having had full regard to statutory duties and national and local policy, officers consider that the proposal is acceptable and in accordance with policies 55, 56, 57, 60, 61 and 62 of the Local Plan 2018, the NPPF 2024 and LBCA 1990 Acts' statutory provisions contained with sections 66, 72 and 102 respectively.

15. Carbon reduction and sustainable design

- 15.1 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 15.2 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres per person per day and a 44% on site reduction of regulated carbon emissions.
- 15.3 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 15.4 The application is supported by a sustainability and energy statement and an overheating assessment which assesses the proposed development and design in the context of sustainability.
- 15.5 The scheme is targeting a 71% reduction in regulated carbon emissions over the part L baseline. The proposals include enhanced fabric performance, triple glazing and exhaust air source heat pumps (which incorporate the MVHR unit). Roof mounted photovoltaics are proposed on apartment blocks A and D (space for 187 panels) and green roofs are proposed across the roofs of all apartment blocks. The proposed residential development is targeting a low water consumption of 91.74 litres per person per day which better the

policy requirement of 110 litres per person per day. This is secured by condition 22.

- 15.6 The information submitted has been assessed by the Council's Sustainability officer and considered the development to be acceptable subject to conditions securing compliance with the submitted energy statement, water efficiency and the installation of smart meters (conditions 22 and 23 as recommended).
- 15.7 The development has been designed to prioritise natural ventilation and mitigate the risk of overheating. Secure acoustic louvres are proposed to enable ground floor bedrooms to be naturally ventilated whilst minimising the impact of external noise. A total of 86% of the proposed dwellings are dual aspect, thereby providing good levels of cross-ventilation and passive cooling. The remaining 23 single-aspect units are all one-bedroom apartments positioned on east- or west-facing elevations, with none located at ground floor level. A representative sample of these units has also been subject to overheating assessment, which demonstrates that acceptable internal comfort levels are achieved.
- 15.8 Additional passive design measures have been incorporated throughout the scheme to reduce solar gain, including external balconies, deep window reveals, and horizontal overhangs to upper floor balcony doors, all of which provide effective shading. Furthermore, the western edge of the site, facing Bentinck Street, benefits from an existing belt of mature trees alongside proposed additional planting.
- 15.9 The application has been subject to formal consultation with the Council's Sustainability Officer who has raised no objection.
- 15.10 Overall, officers are of the view that the applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

16. Biodiversity

- 16.1 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment.
- 16.2 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal subject to the imposition of the statutory biodiversity net gain condition, a construction ecological management plan and ecological enhancements. The PEA has found no evidence to suggest that a protected species licence will be required prior to works commencing on site, however, non-licensable avoidance measures will be used to remove any residual harm.

- 16.3 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 proposed removal of the mature trees, there is a gain in other habitat types, with grassland and shrubs replaced by green roofs, sustainable drainage system, additional trees and mixed scrub. The current statutory Biodiversity Net Gain (BNG) requirement for developments in England is a minimum 10% net gain, as required under the Environment Act 2021. The submitted BNG Assessment shows that 2.74 units are to be purchased offsite which will provide a net gain in biodiversity of 20%, in accordance with the Council's Biodiversity Net Gain target.
- 16.4 On this basis, subject to the above and on-site biodiversity net gain, officers are satisfied that the proposed development complies with Policy 70 of the Local Plan 2018, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

17. Water management and flood risk

Surface water flood risk

- 17.1 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding.
- 17.2 The application documents include a flood risk assessment and drainage strategy which demonstrates the surface water from the proposed development would be managed through the use of rain gardens, permeable paving and restricting surface water discharge to 4l/s to the existing surface water sewer.
- 17.3 The Lead Local Flood Authority have confirmed they have no objection to the proposals and applicants have suitably addressed the issues of surface water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and the NPPF 2024.

Foul Water

- 17.4 The applicant has submitted supporting technical evidence assessing the likely foul water discharge arising from the proposed redevelopment compared to the existing lawful use of the site. The assessment is based on estimated occupancy levels derived from bedspace calculations reflective of both the existing accommodation on site and the proposed development. The existing development, comprising 127 dwellings (288 persons) would generate a foul water flow of approximately 41,040 litres per day. The proposed development, comprising 165 dwellings and an estimated

occupancy of 483 persons results in an estimated foul discharge of approximately 38,999 litres per day.

- 17.5 The evidence demonstrates that, notwithstanding the increase in the number of dwellings and occupants, the incorporation of modern water-efficient fixtures and fittings, including dual-flush WCs, low-flow taps and showers, and efficient domestic appliances, would substantially reduce the water consumption compared to the existing ageing housing stock. As a result, the proposed development is expected to achieve a neutral or slightly reduced foul water outflow relative to the existing baseline condition.
- 17.6 Officers are therefore satisfied that the likely effects of the development in terms of foul water flows have been appropriately assessed. On the basis of the submitted evidence, the proposed redevelopment would not materially increase foul water flows within the network and would not give rise to additional environmental harm.

18. Highway Safety and Transport Impacts

- 18.1 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.
- 18.2 Paragraph 116 of the NPPF 2024 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 18.3 In consultation with the Local Highway Authority, to ensure safe and convenient access for all users, a continuous footway with a minimum width of 2 metres has been included around the entire development site (along the frontage of the site on Coronation, Bentinck & George IV Street and Union Road).
- 18.4 In terms of the highway safety impacts during construction, The application includes a Traffic Management Plan, which has been assessed by the Highway Authority. The submitted document provides a good initial framework outlining the applicant's intended approach to managing construction traffic. However, the Highway Authority has advised that further information is required regarding contractor parking arrangements, construction vehicle timing restrictions, the management of delivery vehicles, measures to prevent mud and debris being deposited on the highway,

highway cleanliness, and the scheduling of construction vehicle movements to ensure there is no conflict with nearby schools during peak arrival and departure times. This additional information will be secured through a pre-commencement planning condition.

- 18.5 The proposed development is expected to result in a trip generation for walking of 46 and cycling of 36 in the AM peak, and 41 walking and 32 cycling in the PM peak. This demonstrates the high proportion of walking and cycling trip to and from the development would benefit from the Greater Cambridge Partnership (GCP) Hills Road proposals. Cambridgeshire County Council transport assessment team have requested a contribution of £111,000 towards the improvement of walking and cycling facilities along Hills Road.
- 18.6 Subject to conditions and S106 mitigation including financial contributions towards the GCP Hills Road improvements, the proposal accords with the objectives of policies 80 and 81 of the Local Plan 2018 and is compliant with NPPF advice.

Car and Cycle Parking

- 18.7 The planning application is accompanied by a Transport Assessment and Travel Plan.

Cycle parking

- 18.8 The application site is in close proximity to Cambridge Railway Station and there are regular bus services accessible within the vicinity.
- 18.9 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be in a purpose-built areas. To support the encourage sustainable transport, the provision for cargo bikes should be provided on a proportionate basis.
- 18.10 Each of the apartment blocks are proposed to have a secure internal cycle store on the ground floor of the apartment blocks. 247 cycle parking spaces are proposed for the apartment blocks which meets the Cambridge Local Plan 2018 policy requirement. The cycle parking provision is proposed in the form

of Sheffield stands and provision has been made for the storage of larger cargo bikes within all of the apartment blocks.

- 18.11 A further 26 visitor cycle parking spaces are proposed externally which have been conveniently located at the entrances to the apartment blocks and close to the entrance of the community room.
- 18.12 The proposals are considered to be in accordance with Cambridge Local Plan 2018 policy 82 and appendix L.

Car parking

- 18.13 Policy 82 of the Local Plan 2018 requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and low carparking standards can be realistically enforced by planning obligations and existing on-street controls.
- 18.14 The proposed development would reduce the number of on-site car parking spaces from 20 surface level bays to 4 accessible parking bays which would be allocated to the M4 (3) wheelchair accessible homes and therefore would retain a very limited provision. The proposals also include an allocated car club space on the eastern boundary.
- 18.15 The proposed car parking arrangement is compliant with policies 81 and 82 of the Local Plan 2018.

19. Amenity

- 19.1 Policies 55, 56, and 57 of the CLP require the design of developments to respond positively to their context. Policy 60 of the CLP outlines criteria for assessing tall buildings. Criterion (d) requires applicants to demonstrate that their proposals will not adversely impact neighbouring buildings and open spaces in terms of overlooking and overshadowing, in addition to ensuring there is adequate sunlight and daylight within and around the proposals. The objective of achieving a high standard of amenity is also contained in paragraph 135 of the NPPF.
- 19.2 This section considers daylight, sunlight and overshadowing, as well as loss of privacy and visual enclosure.

Daylight and Sunlight Assessment

- 19.3 The application is supported by the following document which assess the daylight and sunlight impacts of the proposed development on neighbouring properties:
- Rapley LLP- Daylight & Sunlight Amenity Study (Neighbouring) Report.
- 19.4 The assessment submitted document applies the following technical methods to assess daylight, sunlight, and overshadowing:
- Vertical sky component (VSC): Normally abbreviated as VSC, this is a measure of how much daylight the centre of a window (as measured on the face of the window wall) receives from an overcast sky. A higher VSC indicates that more daylight illuminance is available to enter the room through that window. The maximum theoretical value for VSC is almost 40% for a vertical window.
 - Daylight distribution (NSL): Typically referred to in terms of the 'no sky line' (NSL), it shows the areas within a room that can receive skylight. Areas behind the NSL cannot see / receive direct skylight, whereas areas in front of the NSL can see / receive direct skylight at the working plane, which for a residential use is at 85cm above the floor level.
 - Annual probable sunlight hours (APSH): This measure determines how much sunlight is available to the centre of the window (as measured on the face of the window wall) as a percentage of the probable sunlight hours available during a year. 'Winter hours' are also considered between the 21st September and the 21st March.
 - 2-hour sun contour to amenity: This identifies the areas of amenity space that can receive at least two hours of sunlight on the ground on the 21st March.
- 19.5 The methodology used in the applicants assessment which refers to the 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2022', published by the Building Research Establishment, from here on referred to as 'the BRE guidance'. This BRE guidance is quite clear from the outset that it is not an instrument of policy, it is an aid, primarily for designers, and provides the following advisory targets:
- VSC: If the VSC is greater than 27% then enough skylight should be reaching the window. If the VSC is both less than 27% and less than 0.8 times its former value (a reduction of 20%), occupants will notice the reduction in daylight, as the room will appear gloomier with electric lighting needed more often.
 - Daylight Distribution (NSL): If the NSL is less than 0.8 times its former value, occupants will notice the reduction in direct skylight and more of the room will appear poorly lit.

- APSH: If a room receives 25% of the total annual probable sunlight hours, including at least 5% during the winter months, then it should still receive enough sunlight. If the available sunlight hours are both below these benchmark figures and less than 0.8 times their former value, with the overall annual loss being greater than 4%, then occupants will notice the loss of sunlight.
- Sunlight to gardens / amenity areas (overshadowing): At least half of a garden or amenity area should receive at least two hours of sunlight on the 21st of March and if falling below this, with the reduction being less than 0.8 times the former value, then the reduction will be noticeable.

- 19.6 There are, however, some additional considerations when interpreting any numerical reductions in daylight, sunlight, or increases in overshadowing. Accordingly, the BRE guidance incorporates some flexibility for alternative target values to be adopted where they can be justified based on the special requirements of the development or its location. However, this flexibility in the guidance does not imply that a material deterioration can be disregarded if the guidelines indicate it will occur.
- 19.7 The technical assessment of daylight reductions is the first stage in a two-stage approach to the acceptability of the effects as confirmed in *Rainbird, R (on the application of) v The Council of the London Borough of Tower Hamlets* [2018] EWHC 657 (Admin). Where the daylight, sunlight and shading effects of the proposal meet the numerical criteria set out in the BRE guidelines they are considered to be acceptable. Where they are not met, the second stage is to consider whether the identified impacts would be "unacceptable". This second stage of the test requires the consideration of wider factors including site context, relevant comparative typologies, special circumstances, consideration of alternative targets, and any other applicable source documents.
- 19.8 The principal recommendations in the BRE guidance relate to residential buildings, where daylight is required, including living rooms, kitchens and bedrooms. With regards to sunlight, these apply to all main living rooms of neighbouring dwellings and conservatories that have a window facing within 90 degrees of due south.
- 19.9 On this basis, the submitted daylight and sunlight assessment has included all nearby residential accommodation.
- 19.10 The BRE daylight and sunlight tests both the existing baseline and the proposed development scenarios to assess the change.
- 19.11 Where exceedances of BRE targets occur, it is common practice in the industry to categorise the numerical losses as follows:

- Minor Adverse: Reductions in VSC or NSL of more than 20% to 30%.
- Moderate Adverse: Reductions in VSC or NSL of more than 30% to 40%.
- Major Adverse: Reductions in VSC or NSL of greater than 40%.

19.12 In terms of impacts of the proposed development, a total of 149 windows have been assessed and 146 windows (98%) meet or surpass the BRE requirements for VSC and 85% of rooms tested would meet the targets for NSL.

19.13 The VSC assessment finds that 98% of windows would meet the BRE guidance, representing a very high level of compliance. The three windows that would fall below the BRE target are located within Coronation House to the south of the application site. The results show the three windows retain less than 0.8 times but they are only minor deviations and the windows retain 0.70, 0.70 and 0.77 against the BRE target of 0.80. These are minor deviations and sit within the recommendation for flexibility noted in the BRE guide. It should also be noted that the windows impacted within Coronation House serve rooms with an additional window, meaning that these windows are not the only form of access to daylight. The VSC results at Coronation House should be read in line with the Daylight Distribution results, which show that whilst the three individual windows have minor deviations, the rooms themselves achieve full compliance, meaning that the rooms remain lit to an acceptable level.

Daylight Distribution

19.14 85% of the 79 rooms tested meet the BRE daylight guidance, meaning that 12 rooms fail to comply with the BRE recommendation. 5 rooms fall into moderate losses and 7 rooms fall into the minor loss category.

19.15 In terms of the rooms showing moderate losses, all of the five rooms that fall within the moderate loss category achieve a retained Daylight Distribution result of more than 50%. Given the urban context of the site this is commonly accepted as a good level of retained distribution.

19.16 The submitted daylight sunlight assessment demonstrates that the majority of neighbouring rooms would continue to receive acceptable levels of daylight distribution following the proposed development. Whilst 12 rooms would experience reductions in NSL beyond the BRE guideline target of a 20% reduction, the degree of impact is generally limited and, in most cases, the affected rooms would retain a good level of lit area. The majority of impacts are identified as minor, with moderate impacts limited to only 5 rooms.

19.17 At 1 Bentinck Street, although three rooms would experience reductions of between 25% and 29%, the rooms currently benefit from very high existing levels of daylight distribution and would continue to retain between 64% and 72% lit area following development. These results indicate that the rooms would remain well lit despite the reductions identified. In addition, two of the

affected rooms are bedrooms, which are generally considered less sensitive to daylight impacts than primary living spaces such as lounges or kitchens.

- 19.18 Similarly, the impacts identified at 2 Bentinck Street and the Bentinck Terrace properties would largely impact bedrooms, where reductions in NSL are typically afforded greater flexibility in planning terms. In most instances, the rooms would continue to retain between 60% and 69% lit area, indicating that a substantial proportion of the rooms achieve ample daylight.
- 19.19 The impacts identified at 15 and 16 George IV Street relate to ground floor living rooms, which are more sensitive receptors. However, notwithstanding reductions of 35% and 31% respectively, these rooms would continue to retain 55% and 50% lit area which given the urban context of the site are considered a reasonable and acceptable proportion. It is also material that the proposed redevelopment is located within an urban context, where the BRE Guidelines are intended to be applied flexibly and with regard to site-specific circumstances. The guidance itself recognises that in urban areas, particularly where opportunities for redevelopment and intensification exist, a strict numerical application of the targets may not always be appropriate. In this case, although some exceedances of the BRE targets would occur, the affected rooms would retain acceptable levels of daylight.
- 19.20 Taking all matters into account, including the urban context, the retained levels of lit area within affected rooms, the nature and use of the rooms affected, and the generally minor to moderate degree of impact identified, officers consider that the proposals would not result in unacceptable harm to neighbouring occupiers in terms of daylight distribution and would therefore be acceptable in this regard.
- 19.21 The BRE guidance provides an annual target of 25% APSH with at least 5% achieved between 21st September and 21st March ('winter sun'). Occupiers may notice the loss of sunlight if the APSH, is reduced below 25% APSH and less than 0.80 times former value and for 'winter sun', if reduced below 5% of APSH and less than 0.80 times former value; and also having a sunlight reduction for the whole year greater than 4% APSH. The submitted assessment demonstrates that satisfactory levels of sunlight amenity will be experienced in every instance and the proposed development would be fully inside the BRE guidance for annual and winter sunlight.
- 19.22 On this basis, the proposed development would result in an acceptable sunlight impacts in accordance with policies 55, 56, 57 and 60 of the Local Plan 2018 and the NPPF advice.

Overbearing and Overlooking impacts

- 19.23 The proposed development has been carefully assessed in relation to its impact upon the residential amenity of neighbouring occupiers, having regard to policies 55, 56, 57 and 60 of the Cambridge Local Plan 2018 and the guidance contained within the NPPF. The assessment has considered the relationship between the proposed buildings and surrounding properties in

terms of scale, massing, separation distances, overlooking, overshadowing and overbearing impacts, alongside the submitted Daylight and Sunlight Assessment and the established urban context of the site.

- 19.24 In terms of the impact on the Bentinck Terrace properties, the existing built form comprises a 5-storey block measuring approximately 13m in height positioned between approximately 18–20m from Nos. 1–7 Bentinck Terrace. The proposed replacement block would remain at 5 storeys in height but would increase to approximately 16.7m due to modern floor-to-ceiling requirements, representing an increase of approximately 3.7m in height. Notwithstanding this increase, the separation distances would also marginally increase to approximately 19–21m at the closest points. Officers acknowledge that the proposal would appear larger than the existing building, however, the relationship must be considered within the context of the existing urban form, where substantial flatted development already exists in close proximity to neighbouring properties. Taking into account the retained separation distances, the orientation of the buildings, the degree of existing mutual overlooking within the area and the findings of the submitted daylight and sunlight assessment, officers are satisfied that the development would not result in an unacceptable sense of enclosure, overbearing impact or harmful loss of outlook to neighbouring occupiers
- 19.25 A similar relationship exists along Bentinck Street. The existing 5-storey block of approximately 13m in height is currently positioned around 23m from neighbouring dwellings. The proposed building would remain 5 storeys but increase to approximately 16.7m in height, with separation distances reducing slightly to approximately 21–22m at the closest points. Whilst officers acknowledge the modest reduction in separation distance and increase in height, the relationship remains acceptable within this urban context and the resultant window-to-window distances are considered sufficient to avoid any unacceptable overlooking or overbearing impacts. The submitted technical assessments demonstrate that neighbouring properties would continue to receive acceptable levels of daylight and sunlight and the proposal would not give rise to unacceptable residential harm.
- 19.26 In relation to Coronation Street, the proposed Block C would replace an existing block currently measuring approximately 20.5m in height across 8 storeys. The proposed block would measure approximately 21m to the ridge and therefore represents only a limited increase in overall height. Whilst the proposed building footprint would increase in width from approximately 12m to 18m along Coronation Street, the block has been angled and carefully positioned to minimise direct impacts upon the adjacent neighbouring properties. In this context, and given the comparable scale of the existing built form, officers consider that the development would not result in unacceptable overbearing impacts.
- 19.27 With regard to George IV Street, the proposed buildings would be positioned approximately 19m from existing buildings at the closest points. Block B would range from 5 storeys (approximately 16.7m high) stepping up to 6 storeys (approximately 19.9m high) further south along George IV Street. Officers

acknowledge that the proposed development introduces buildings of greater scale than some surrounding properties; however, the scheme has been designed to distribute height appropriately across the site. The retained separation distances, together with the urban character of the area and the submitted daylight and sunlight evidence, demonstrate that the proposal would not result in unacceptable overlooking, overshadowing or overbearing impacts.

- 19.28 Overall, the proposal seeks to maximise the delivery of residential units whilst balancing townscape, design and amenity considerations. The window-to-window distances between existing and proposed buildings are considered acceptable within the context of this central urban location and are sufficient to safeguard reasonable levels of privacy and outlook. Officers are satisfied that, when assessed against the existing built form, prevailing urban grain and the submitted technical evidence, the proposed development would not result in unacceptable harm to the residential amenity of neighbouring occupiers. The development is therefore considered compliant with policies 55, 56, 57 and 60 of the Cambridge Local Plan 2018 and the relevant provisions of the NPPF.

Future occupants

- 19.29 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015). All of the proposed dwellings meet or exceed the nationally described space standards.
- 19.30 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.
- 19.31 All of the proposed dwellings benefit from a private external amenity space in the form of balconies or terrace space.
- 19.32 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4(2) of the Building Regulations. A condition is recommended to secure these requirements. Four of the homes are proposed to be M4(3) wheelchair accessible dwellings which exceeds the policy requirement.

Construction and environmental health impacts

- 19.33 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. The environmental impacts arising from the demolition, remediation and construction phases of the development would be controlled through a comprehensive suite of planning conditions as recommended by the Environmental Health team. These include the submission and approval of a Phase 3 Remediation Strategy, implementation of remediation measures (CE03AC), submission of a Phase 4 Verification/Validation Report (CE04AS), procedures for dealing with unexpected contamination (CE05AS), and a Material Management Plan (CE06AS), all of which are intended to ensure that land contamination risks

are appropriately managed and that the site is made suitable for its proposed use.

- 19.34 In addition, a Development Construction Environmental Management Plan (DCEMP) would be required prior to commencement of development. The DCEMP would secure detailed measures relating to construction hours, contractor management, dust management/ mitigation, traffic routing, deliveries, communication procedures and the management of noise and vibration throughout the construction period. Specific conditions relating to plant, machinery and equipment noise assessments (CE14AS), together with requirements for noise insulation and control of artificial lighting, would ensure that noise impacts are appropriately mitigated in order to protect the amenity of surrounding residential occupiers, offices and businesses.
- 19.35 Subject to the recommended conditions officers are satisfied that the impacts associated with remediation and construction activities can be appropriately managed and would not result in unacceptable harm to the amenity of neighbouring residents, or nearby schools and businesses during the construction phase of the development.

20. Other Matters

- 20.1 The Environmental Health Officers have recommended various construction related conditions in order to protect the residential amenity of the nearby occupiers during the construction. Officers accept this recommendation and would be imposed on any consent granted.

Refuse strategy

- 20.2 Communal refuse and recycling storage areas are proposed within the ground floor of each apartment block and are located within 30 metres of all flat entrances, in accordance with the relevant design standards. The applicant has worked closely with the Greater Cambridge Shared Waste Service to develop an appropriate and workable waste collection strategy for the site. Under the proposed arrangements, the Greater Cambridge Shared Waste team would collect bins directly from Blocks A and D on designated collection days. In respect of Blocks B and C, a site management company would be responsible for presenting bins to the dedicated collection points positioned along the eastern boundary, which have been integrated into the landscape design.
- 20.3 Following consultation, the Waste Team has raised no objection to the proposed development, subject to the securing of the requested financial contributions in accordance with the adopted Planning Obligations SPD 2026. A planning condition will also be imposed requiring details of dropped kerbs to ensure they are provided in the appropriate locations to facilitate safe and efficient bin collection by refuse crews.

Archaeological impacts

- 20.4 The application site is located within an area of archaeological potential. An Archaeological Desk-Based Assessment has been submitted. Following comments from the Archaeological Officer, a pre-commencement condition concerning a written scheme of investigation will be attached to any planning consent granted in accordance with the NPPF 2024.

Health and Wellbeing impacts

- 20.5 A Health Impact Assessment has been submitted with the application. An informal discussion has taken place with the Preventative Health Programme Officer following this submission who has advised such assessments are scoped in at the beginning of the pre-application process. However, in this instance, the start of the pre-application process pre-dates the adoption of the Health Impact Assessment SPD.

- 20.6 The Health Impact Assessment details submitted are considered acceptable.

Airport safeguarding impacts

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

- 20.8 The Cambridgeshire Fire and Rescue team have recommended a condition to secure a fire hydrants scheme. Condition 38 has been imposed to secure these details prior to the occupation of the development.

Recreational impacts

- 20.9 Officers note Natural England's comments regarding the site's location within the zone of influence for publicly accessible SSSIs sensitive to recreational pressure. However, it is important to recognise that the application proposes the redevelopment of an existing residential site currently comprising 127 dwellings, such that the net increase arising from the proposal is limited to 38 additional homes. Officers are satisfied that the likely recreational impacts arising from this uplift in population have been appropriately mitigated through the provision of enhanced on site open space and play space, which would provide improved opportunities for informal recreation within the development itself and reduce reliance on designated sites. In addition, the application would secure financial contributions towards outdoor sports provision, informal open space, allotments and related recreational infrastructure, calculated in accordance with the requirements of the Council's Planning Obligations SPD (2026).

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

Third party representations

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

Third party comment	Officer response
Lack of parking	The proposed reduction in on-site car parking is considered acceptable. Cambridge applies maximum parking standards and the site is located within the Controlled Parking Zone in a highly sustainable central location, with excellent access to public transport, Cambridge railway station, cycle infrastructure and local services. The provision of 4 accessible parking bays to serve the M4(3) wheelchair accessible units is considered appropriate and accords with national and local planning policies which seek to minimise reliance on private motor vehicles and promote sustainable modes of transport.
Public realm improvements the proposals should enhance the existing green spaces and include provision of seating, bins and community amenities.	The proposals include significant public realm and landscape enhancements, centred around an improved communal green space within the site and improved landscape spaces along the east/ west boundaries. The scheme incorporates new planting, seating areas, bins and associated landscape features designed to enhance the usability and quality of the external environment for residents and visitors. Full details of the hard and soft landscaping, including street furniture and public realm elements, are secured through Condition 11 to ensure a high-quality landscape is achieved.

Table 8: Officer response to third party representations

21. Planning obligations (S106)

- 21.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

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

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

21.4 Heads of Terms

Heads of Terms	Summary	Comments
City Council Infrastructure		
Provision for children and teenagers	£0.00	On site provision
Indoor sports	£14,031.16	Contribution towards off site indoor sports facilities at Parkside Pool (gym, studio, wellness) are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Outdoor sports	£76,512.61	Contribution towards off site outdoor sports facilities at Parkers Piece (sports pitches and facilities) are necessary to meet the needs of the new population generated by the development in accordance with Policy 68 and 85.
Informal Open Space	£71,888.62	Contribution towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Parkers Piece.

Community facilities	On site provision	On site provision
Allotment Space	£10,978.28	Contribution towards allotment space. Location to be confirmed.
Swimming Space	£14,849.12	Contribution towards the swimming pool facilities at Parkside Pool.
Monitoring fee	£2,200 the monitoring and administration of the section 106 agreement.	Contribution directly related to achieving the implementation of the planning obligations.
Communal 1100litre bins	£17,480.00 (£380 per 1100litre bins x 46)	
Communal food waste bins	£220.00 (£20 per 140l bin x 11)	
RCV contribution	£4408 (116 per additional dwelling x 38)	
County Council – Education / Transport		
Transport	£111,000 towards Greater Cambridge Partnership works for improving walking and cycling infrastructure along Hills Road.	Policy 81 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel.
Special Educational Needs and Disabilities (SEND) contributions	£2,533.00	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy 85.
Life Long Learning (Libraries)	£5605.00	Library facilities necessary to meet the needs of the new population generated by the development in

		accordance with policy 85.
Monitoring	£800.00	Contribution directly related to achieving the implementation of the planning obligations.
NHS		
GP services	£32,044.03 contribution towards Lensfield Medical Practice or Woodlands Surgery at Eden House or any other GP Practice within the CAM Medical Primary Care Network (PCN).	Necessary to meet the needs of the new population generated through the development, in accordance with policy 85.

Table: Heads of terms for S106 agreement

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

22. Planning balance

- 22.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 22.2 The NPPF is a material consideration which must be taken into account where it is relevant to a planning application. This includes the presumption in favour of sustainable development found in paragraph 11 of the NPPF 2024, which requires approving development proposals that accord with an up-to-date development plan without delay, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2024 taken as a whole.
- 22.3 The NPPF 2024 lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles are considered in weighing up the benefits and dis-benefits of the development proposals, relative to all material considerations discussed in the report.

Summary of harm

- 22.4 It is acknowledged that the proposal would result in the loss of three Category A London plane trees and associated arboricultural harm, which

attracts considerable weight in the planning balance given the identified environmental impacts. However, officers are satisfied that the most valuable trees in terms of public amenity, visual contribution and placemaking, particularly those defining the site boundaries and edges, are proposed to be retained. The applicant's arboricultural consultant and technical team have worked closely with officers to demonstrate that the retained trees can be adequately protected during construction, including during the installation of services, providing confidence that their long-term retention is achievable. In addition, the proposed replacement planting strategy would, over the medium to long term, partially mitigate the identified harm. These impacts are balanced against the wider public benefits of the scheme, including the comprehensive redevelopment of the site, the delivery of 165 new homes and a community room, opportunities for biodiversity enhancement, improved accessibility, and public realm improvements, which would bring the site back into active and beneficial use. On balance, it is considered that the public benefits of the development outweigh the identified arboricultural harm.

22.5 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in considering this application have given weight and importance to the desirability of preserving the setting of the affected nearby Grade II* listed building at Wanstead House, and to preserving or enhancing the character and appearance of the Newtown and Glisson Road Conservation Area. In the view of officers, the proposal would result in less than substantial harm at the lower end of the scale to the New Town and Glisson Road Conservation Area and Officers consider that the identified harm would be outweighed by the public benefits (as set out in section 14 of the report).

22.6 With regards to daylight impacts, officers acknowledge that the proposal would give rise to a degree of harm to the residential amenity of neighbouring occupiers, however, this harm is not considered so significant to be considered unacceptable. While three windows at Coronation House fall marginally below BRE VSC guidance, these represent minor deviations within the flexibility recognised by the BRE guidance, and each affected room benefits from an additional window and achieves compliant daylight distribution overall. Having regard to the urban context, prevailing built form and grain, the retained levels of daylight within affected rooms, and the generally minor to moderate nature of the impacts identified, officers are satisfied that the proposal would not result in unacceptable harm in terms of daylight, outlook or overbearing effects.

Summary of benefits

Economic

22.7 National Planning Policy places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development.

- 22.8 The proposed development would deliver economic benefits through the comprehensive redevelopment of a vacant and deteriorating site. The scheme would support employment and investment during the demolition and construction phases, whilst also contributing to the local housing market through the delivery of 165 new dwellings. The replacement of the existing 127 dilapidated and structurally unsound homes with high-quality, sustainably constructed housing stock would represent a substantial investment in the area and contribute towards meeting identified local and national housing needs. The redevelopment of the site would also assist in securing the long-term viability and attractiveness of the area, supporting wider regeneration objectives and increasing confidence in the locality. The economic benefits of the proposed development are afforded significant positive weight in the planning balance.

Social

- 22.9 The proposal would deliver substantial social benefits through the replacement of existing homes that fail to meet modern decency and fire safety standards with 165 new dwellings, all of which would meet nationally described space standards and provide a significantly improved standard of accommodation for future residents. The scheme would provide a replacement community room for residents, supporting social cohesion and community activity within the area.
- 22.10 The development would also deliver a significantly improved network of pedestrian routes improving accessibility and connectivity across the site. The more permeable layout, combined with increased natural surveillance, would contribute positively towards community safety and assist in designing out crime within the area.
- 22.11 The social benefits arising from the proposed development are afforded moderate positive weight in the planning balance.

Environmental

- 22.12 The proposal would make effective use of previously developed land at a density appropriate to context of the surrounding built environment and in a very sustainable location.
- 22.13 The proposal would promote the use of sustainable transport, improve air quality from motor vehicles, prioritise pedestrian and cycle movements by reducing on site car parking, enhance the public realm and contribute towards the GCP pedestrian and cycle improvement works along Hills Road.
- 22.14 The proposed design of the development would positively enhance the townscape by creating a high quality architectural and sustainable residential buildings.

- 22.15 Enhancements to the local environment would arise, including the use of efficient and sustainable construction methods, improved water efficiency standards and incorporation of renewable technologies.
- 22.16 The proposed development is committed to delivering 20% Biodiversity Net Gain exceeding the mandatory biodiversity net gain 10% requirement.
- 22.17 The environmental benefits arising from the proposed development are afforded significant weight in the planning balance.

Overall conclusion

- 22.18 Officers have carefully considered the development against the Cambridge Local Plan 2018, the NPPF 2024 and the statutory duties in sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The loss of the three London Plane trees is regrettable, however, officers are satisfied that the retention and protection of the large number of other valuable trees, together with the replacement planting scheme, would appropriately mitigate the identified arboricultural harm over time.
- 22.19 Officers conclude that the proposal would result in less than substantial harm at the lower end of the scale to the Newtown and Glisson Road Conservation Area and the setting of nearby heritage assets; however, this harm is considered to be outweighed by the significant public benefits arising from the scheme.
- 22.20 It would also cause some daylight impacts to a small number of neighbouring windows, however given the retained levels of light, context and use these impacts are not considered unacceptable.
- 22.21 Set against this harm is a substantial package of economic, social and environmental public benefits, including the delivery of homes in a highly sustainable location, a community rooms for local residents, a number of jobs during demolition and construction phases, townscape and public-realm improvements, increased amount and quality of open space, a comprehensive sustainability strategy, biodiversity net gain and enhancements to pedestrian and cycle connectivity. These benefits attract significant weight, consistent with the NPPF's emphasis on economic growth, efficient use of brownfield land and sustainable development
- 22.22 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

23. Recommendation

- 23.1 **Approve** subject to:

- the planning conditions and informatives as set out in this report with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) prior to the issuing of the planning permission.
- Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

Conditions

Standard time

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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

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

Written scheme of investigation

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

d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

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

M4(2) compliance

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

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

M4(3) dwellings

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

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

Highways/ Transport assessment conditions

Construction Traffic Management Plan

6. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking (all such parking should be within the curtilage of the site and not on street).
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

3.5 tonnes construction vehicle hours

7. Demolition or construction vehicles with a gross weight in excess of 3.5 tonnes shall service site only between the hours of 09.15hrs -15.00hrs Monday to Friday.

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

Travel Welcome Pack

8. Prior to the first occupation of the development a Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority, and such arrangements shall be implemented in accordance with agreed details and in accordance with an agreed programme.

Reason: In the interests of encouraging sustainable travel to and from the site (Cambridge Local Plan 2018, policies 80 and 81).

External materials and sample panels

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

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

Sections of proposed fenestration material and colour need to be made available to be viewed held against the brick sample panels. The quality of

finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained throughout the development.

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

Landscape conditions

Tree Pits

10. No development above ground level shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

Hard and Soft landscaping

11. No development above ground level, other than demolition, shall commence until a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas;
- b) hard surfacing materials;
- c) Street furniture and artifacts (including refuse and cycle storage);
- d) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, species, plant sizes and proposed numbers/densities where appropriate;
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected (including gaps for hedgehogs);
- f) an implementation programme.

The development shall be fully carried out in accordance with the approved details. If within a period of 5 years from the date of planting of any trees or shrubs, or 5 years from the commencement of development in respect of

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

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (Cambridge Local Plan 2018 policies 55, 57, 59 and 69).

Green roofs

12. Prior to any development above ground level of any permanent building with a flat roof, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. Details of the biodiverse roof(s) shall include the following:

- a) Confirmation of substrate depth, which shall be between 80-150mm (unless otherwise agreed).
- b) A plant /seed mix (with wildflower planting indigenous to the local area and no more than a maximum of 25% sedum (green roofs only)).
- c) A management / maintenance plan including means of access.
- d) Where solar panels are proposed, an array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation.

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

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

Landscape Maintenance and Management

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

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

Tree conditions

AMS and TPP

14. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

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

Site meeting trees

15. Prior to the commencement of site clearance or demolition works a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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

Tree protection compliance

16. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

Replacement planting

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

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

Tree planting strategy

18. Prior to any development above ground level a replacement planting scheme shall be submitted to and approved in writing by the local planning authority. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out as approved.

Reason: To require replacement trees and hedgerows to be approved, planted and subsequently protected, to ensure continuity of tree cover and planting in the interest of visual amenity. In accordance with Cambridge Local Plan 2018, policy 71.

Public Art delivery

19. Unless an alternative trigger is agreed in writing by the local planning authority, no development above ground level, other than enabling/ utility diversion works, shall commence until a Public Art Delivery Plan (PADP) has been submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:

a) Details of the public art and artist commission;

- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To provide public art as a means of enhancing the development and (Cambridge Local Plan policies 55 and 56 and the Cambridge City Council Public Art SPD (2010)).

Drainage conditions (LLFA)

Surface water drainage strategy

20. The surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Drainage Strategy, Design 4 Structures, ref. 10902-D4S-XX-XX-C-RP-0001, Revision P05, Dated: 15 August 2025

Reason: To prevent an increased risk of flooding and protect water quality in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

Surface water management during construction

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

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policies 31 and 32 of the Cambridge Local Plan 2018.

Sustainability Conditions

Energy statement compliance

22. No dwelling shall be occupied until the approved carbon reduction and water efficiency standards as set out in the Energy and Sustainability Statement (Qoda, 22/9/25) has been implemented in full. Prior to the occupation of the development, final water efficiency specifications demonstrating potable water use of no more than 100 litres/person/day shall be submitted to and approved by the local planning authority. Any associated renewable and/or low carbon technology shall thereafter be retained and remain fully operational in accordance with the approved details.

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

23. **Energy consumption monitoring**

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

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

Standard EH conditions

Phase 3 remediation strategy

24. No development with the exception of above ground demolition works shall commence until a Phase 3 Remediation Strategy based upon the findings of the Tier 2 Ground Investigation Report (by Richard Jackson, ref: 62672-RJL-XX-XX-RP-G-2000-P02, dated August 2025) has been submitted to and approved in writing by the Local Planning Authority:

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

Contamination remediation phase 3 (compliance)

25. The development shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

Contamination verification report

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

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

Unexpected contamination

27. If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

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

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

Material Management Plan

28. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.

- d) results of the chemical testing which must show the material is suitable for use on the development
- e) confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

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

Operational plant, machinery or equipment

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

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

DCEMP (Environmental Health concerns only)

30. Prior to the commencement of development, or phase of, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the following aspects of demolition and construction:
- a) Demolition and construction phasing programme.
 - b) Confirmation of demolition and construction hours (works shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation).
 - c) Deliveries for the purposes of demolition and construction activities shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority in advance.
 - d) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
 - e) Soil Management Strategy.

- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of *BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – noise*.
- g) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of *BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – vibration*.
- h) Dust management, monitoring and wheel washing measures in accordance with the provisions of:
 - Guidance on the assessment of dust from demolition and construction, version 2.2 (IAQM, 2024).
 - Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018).
- i) Details of concrete crushers (location and noise, vibration and dust management).
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
- l) Screening and hoarding details.
- m) Consideration of sensitive receptors.
- n) Complaints procedures, including complaints response procedures.

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

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

Noise insulation

31. No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal noise levels detailed in British standard 8223:2014 – “Guidance on sound insulation and noise reduction for buildings”, and shall include details of:
 - (i) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation;
 - (ii) mitigation to reduce the level of noise experienced externally and internally;
 - (iii) evidence by calculation that any alternative ventilation scheme / system required to protect internal noise levels will be capable of achieving a minimum of up to 2 air changes per hour within noise impacted rooms.

The scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

Reason: To protect / safeguard the health and quality of life (amenity) at the proposed new dwellings in accordance with Policy 35 (noise and vibration) the Cambridge Local Plan 2018.

Artificial lighting

32. Prior to the installation of any artificial lighting an external and internal artificial lighting scheme with detailed impact assessment shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site (external and internal building lighting) and an artificial lighting impact assessment with predicted lighting levels at existing residential properties shall be undertaken (including horizontal / vertical isolux contour light levels and calculated glare levels). Artificial lighting on and off site shall meet the Obtrusive Light Limitations for Exterior Lighting Installations for the appropriate Environmental Zone in accordance with the Institute of Lighting Professionals - Guidance Notes for the Reduction of Obtrusive Light - GN01-21 (or as superseded) and any mitigation measures to reduce and contain potential artificial light spill and glare as appropriate shall be detailed.

The artificial lighting scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

Reason: To protect / safeguard the health and quality of life (amenity) at existing premises in accordance with Policy 34 (artificial lighting) of the Cambridge Local Plan 2018.

Community Room- Block D

Hours of use

33. The community facility (F2 (b) class use) shall only be open to the public between the hours of 08:00 and 23:00 Monday to Saturday and 09:00 and 20:00 Sunday and Bank Holidays.
Reason: To protect the amenity of nearby properties. (Cambridge Local Plan 2018 policy 35).
34. Prior to the commencement of above ground works to Block D, a scheme for the insulation of or other noise mitigation measures for the ground floor non-residential use of Block D (Community Room) in order to minimise the level of internal and external noise emanating from the said building uses shall be submitted to and approved in writing by the local planning authority.

The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

Ecology conditions

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

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

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

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

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

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

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

Biodiversity enhancements

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

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

Fire hydrants

38. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the

implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site).

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

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

Letter boxes

39. All letter boxes for the proposed residential apartment blocks shall be located and externally accessible from the street unless otherwise agreed in writing by the Local Planning Authority.

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

Allocated Car Club Space

40. The allocated car club parking space and associated car club vehicle shall be provided, fully implemented, and be operational prior to the occupation of the 83rd apartment. In the event that no third-party car club operator is prepared to take on the car club space, evidence demonstrating that all reasonable endeavours have been undertaken to secure a provider shall be submitted to and approved in writing by the Local Planning Authority. Where it is demonstrated to the satisfaction of the Local Planning Authority that a provider cannot be secured, details of an alternative landscaping scheme for the space shall be submitted to and approved in writing by the Local Planning Authority prior to completion of the development. The approved landscaping scheme shall thereafter be implemented and retained.

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

Temporary Marketing Suite

41. Prior to the commencement of the temporary use of any part of the site hereby approved as a sales and/or marketing suite office, details of the proposed use shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the duration of the temporary use, hours of operation, arrangements for staff and visitors and measures to

protect the amenity of neighbouring occupiers. The temporary use shall thereafter be carried out only in accordance with the approved details.
Reason: To safeguard the amenities of neighbouring occupiers and to ensure the appropriate temporary use of the residential units (Cambridge Local Plan 2018 policy 35).

Dropped Kerbs for waste collections

42. Prior to the bin stores coming into use the applicants shall submit details of the proposed dropped kerb arrangements within the adopted public highway along Bentinck Street and George IV Street. The crossings shall be fully installed prior to occupation of the development and retained thereafter.

Reason: to ensure safe and efficient refuse collections.

Glint and Glare

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

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

Substation

44. The development, hereby permitted, shall not be occupied or the use commenced, until details of the substation in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the elevational design and materials. The substation shall be designed and constructed in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55 and 57).

INFORMATIVES:

1. Highway works

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

2. DCEMP – Parts g) and h): noise and vibration

The demolition and construction noise and vibration impact report will need to include:

- a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
- b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

If a concrete crusher is to be used on-site, noise and vibration impacts of its' use must be considered and detailed in the assessment.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It is likely that this project will require monitoring from the outset but it will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Full details on noise and vibration monitoring will need to be provided within the DCEMP document(s). Guidance on noise monitoring is given in BS 5228:2009 Part 1, Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to

allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified at the earliest opportunity.

3. Surface water maintenance

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

4. Written Scheme of Investigation

Partial discharge of the archaeological condition (condition 3) can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

5. SPD informative

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular section 3.6 - Pollution and the following associated appendices:

- 6: Requirements for Specific Lighting Schemes
- 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide

- 8: Further technical guidance related to noise pollution

6. Residents parking scheme

Following implementation of any permission issued by the Local Planning Authority neither the existing residents of the site, nor future residents, will qualify for Residents Permits within the existing Residents Parking Schemes operating in surrounding streets.