

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 July 2019

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/3983/18/FL

Parish(es): Orchard Park, Impington

Proposal: Erection of two new private residential blocks comprising 158 Student Rooms and associated facilities

Site address: Western side of Land Parcel COM4, Neal Drive, Orchard Park

Applicant(s): Marchingdale Developments Limited

Recommendation: Delegated Approval subject to S106

Key material considerations: Principle of Development
Housing Density
Affordable Housing
Housing Mix
Developer Contributions
Character and Appearance of the Area
Design Considerations
Trees/Landscaping
Biodiversity
Parking
Highway Safety
Neighbour Amenity
Noise
Contaminated Land
Renewable Energy
Archaeology
Flood Risk

Committee Site Visit: Yes

Departure Application: No (Advertised)

Presenting Officer: Luke Simpson, Consultant Senior Planning Officer

Application brought to Committee because: The Local Member has requested that the application be determined by the Planning Committee

Date by which decision due: 21st June 2018

Executive Summary

1. The Application Site is located within the development framework of Orchard Park. It is situated on the Cambridge Northern Fringe to the north of the city of Cambridge and south of the A14 road and the villages of Histon and Impington. The site forms part of the plot known as 'COM4' (as described in the Orchard Park Design Guidance SPD, 2011).
2. The Applicant has amended the Proposed Development in order to seek to address comments from Consultees. The proposal, as amended is for the erection of two new residential blocks comprising 158 student rooms and associated facilities.
3. Block A provides self-contained rooms with desk / study space, en-suite and cooking facilities with communal television / games rooms at ground floor level. Block B is designed as a cluster room system whereby individual rooms benefit from desk / study spaces, en-suites but no cooking facilities with occupants of this block utilising shared kitchen facilities as part of the communal areas on each floor. The design also incorporates 'accessible' rooms at the ground floor level of both blocks and a management / warden's office. This is therefore a sui generis use and should consent be granted, a planning application would be required to convert the use to residential development.
4. Cambridge Regional College have provided a detailed letter which outlines their requirements for student accommodation in order to remain competitive in a market where other private language schools currently offer such accommodation. The College currently relies on a network of host families to provide accommodation for international students. The use of the student accommodation would not be restricted to Cambridge Regional College and it is therefore considered that the development also has potential to support other private and further education facilities in the surrounding area.
5. There are no policies in the South Cambridgeshire Local Plan which deal specifically with student accommodation. This development, although a sui generis use, would provide a type of residential development. NPPF Paragraph 61 states in full:

*'Within this context [Determining the number of homes needed], the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, **students**, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'* Emphasis added
6. There is therefore a clear policy link between the supply of homes and provision of student accommodation. Therefore, in policy terms, with the exception of affordable housing policy, which is not applicable (as discussed later in this report), Planning Officer's consider that policies relevant to the principle of residential development are applicable to the Proposed Development.
7. The Application site is wholly located within 'Orchard park' as defined on the Adopted Local Plan Policies Map (2018). The policy relevant to the principle of development in this location is Local Plan Policy SS1 (Orchard Park).
8. Policy SS1 states that Orchard Park is allocated for a sustainable housing-led mixed-use development providing a minimum of 900 dwellings. When Orchard Park was originally allocated in 2004, it had been envisaged that the plots adjacent to the A14,

including the Application Site, would be used for commercial development. However, since then, the principle of residential development on the Application Site has been established through the extant outline planning permission S/2948/16/VC for 42 apartments. This consent was granted on 21 March 2017, with the submission of reserved matters to be made within 3 years (by 21 March 2020). This was a variation to planning permission S/2975/14/OL.

9. Part 3 of Policy SS1 also makes provision for additional residential development. It states in part:

'Additional residential development may be granted planning permission but only where this would be compatible with the objective for the development as a whole of providing a sustainable housing-led mixed-use development'.
10. For the reasons set out in this report, Planning Officers consider that the proposed development would be compatible with policy objectives for Orchard Park.
11. Consultees have raised concerns in relation to design, however Planning Officers, for the reasons set out within this report, consider that the design of the Proposed Development accords with all the relevant Development Plan Policies. NPPF Paragraph 130 states that where design accords with relevant policies, design should not be used by the decision-maker as a valid reason to object to a development.
12. The Urban Design Officer has outlined a number of concerns, but these primarily relate to the guidance contained within the Orchard Park Design Guidance SPD. As outlined above, Planning Officers consider that whilst there are conflicts between the design of the proposed development and the SPD guidance, these are minor conflicts and are outweighed by other material considerations as discussed below.
13. Concerns raised by consultees in relation to the proposed landscaping/planting measures can be dealt with through a suitably worded condition requiring submission of details for approval by the Local Planning Authority prior to commencement of development.
14. Planning Officers consider that the Proposed Development complies with all relevant Development Plan policies in respect of issues raised by consultees and objectors, including policies on noise, amenity, transport, design, landscaping, flood risk, contamination, biodiversity, heritage, housing density, affordable housing and developer contributions.
15. The provision of 158 student rooms would support Cambridge Regional College in growing, developing and remaining competitive with other education providers. The student accommodation would also support other further education providers. Therefore, there are significant economic benefits associated with this development. NPPF Paragraph 80 is clear in stating that 'significant weight' should be placed on the need to support economic growth and productivity.
16. In terms of housing provision, the Proposed Development would make a contribution towards the Council's five-year housing land supply (5YHLS). The current extant consent for residential development on the Application Site would deliver 42 dwellings. This is the number of units which is included within the Council's Annual Monitoring Report (2017) and which feeds into the current 5YHLS. The current proposal will contribute towards the Council's 5YHLS, albeit not on a one-for-one basis.

17. In summary, the proposed development accords with all relevant development plan policies. Turning to material considerations, there would be a come conflict with the guidance contained in the Orchard Park Design Guidance SPD. However, Planning officers consider that this conflict is outweighed by other material considerations. Including the Proposed Development's contribution towards significantly boosting the supply of housing, in line with the requirements of NPPF Paragraph 59. The development would also carry economic benefits of significant weight through providing support to Cambridge Regional College and other further education providers in the District and City of Cambridge. For these reasons, Planning Officers consider that planning permission should be granted.

Planning History

18. S/0768/18/FL – Erection of two residential blocks comprising a total of 93 apartments
- Pending decision

S/3039/17/RM - Application for approval of reserved matters (Access, appearance, landscaping, layout and scale) following planning permission S/2948/16/VC for the development of 82no. units for an Apart/Hotel with restaurant and gym facilities – Approved (Site to directly east of Application Site)

S/2948/16/VC - Variation of conditions 1 (reserved matters), 2 (time scale), 3 (implementation), 5 (detailed view), 6 (detailed plans), 7 (road and footways), 9 (travel plan), 10 (car and cycle parking) and 11 (noise mitigation) pursuant to planning permission S/2975/14/OL for the erection of up to 42 No. 1,2,3 and 4 bedroom apartments on the smaller site within Land Parcel Com 4 and 82 No. units for an Apart / Hotel with a restaurant and gym facilities on the larger site on Land Parcel Com 4, Neal Drive, Orchard Park Development - Approved

S/2975/14/OL – Outline planning application for the erection/development of 42no apartments on the smaller site within the COMM 4 land parcel, and 82no units for an Apart/Hotel with a restaurant and gym facilities on the larger site on land parcel COMM 4 within the Orchard Park Development - Appeal Allowed

S/2248/14/OL - Outline planning application for the erection/development of 132 flats on Land Parcel COM4 (both Sites) at Orchard Park - Appeal Dismissed

S/1734/07/F - Erection of 182 dwellings (56 affordable) and associated infrastructure
- Appeal Dismissed

S/2298/03/F - Strategic Infrastructure Comprising Spine Roads and Footways, Cycle ways, Surface Water Drainage, Foul Water Drainage and Strategic Services - Approved

S/2379/01/O - Development Comprising Residential, Employment, Retail, Leisure, Social/Community Uses, Open Space, Educational Facilities and Associated Transport Infrastructure - Approved

National Guidance

19. National Planning Policy Framework 2019
National Planning Practice Guidance

Development Plan

20. South Cambridgeshire Local Plan 2018
 S/1 Vision
 S/2 Objectives of the Local Plan
 S/3 Presumption in Favour of Sustainable Development
 S/5 Provision of New Jobs and Homes
 S/6 The Development Strategy to 2031
 S/7 Development Frameworks
 SS/1 Orchard Park
 HQ/1 Design Principles
 H/8 Housing Density
 H/9 Housing Mix
 H/10 Affordable Housing
 NH/2 Protecting and Enhancing Landscape Character
 NH/4 Biodiversity
 CC/1 Mitigation and Adaptation to Climate Change
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Water Efficiency
 CC/7 Water Quality
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/9 Lighting Proposals
 SC/10 Noise Pollution
 SC/11 Contaminated Land
 SC/12 Air Quality
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments
 TI/10 Broadband

Supplementary Planning Documents

21. Orchard Park Design Guide SPD – Adopted March 2011
 Open Space in New Developments SPD - Adopted January 2009
 Biodiversity SPD - Adopted July 2009
 Trees & Development Sites SPD - Adopted January 2009
 Landscape in New Developments SPD - Adopted March 2010
 Affordable Housing SPD - Adopted March 2010
 District Design Guide SPD - Adopted March 2010

Consultation

22. **Orchard Park Community Council**– Comments, as amended, in full are included at Appendix 1.
23. **Impington Parish Council** - Recommends refusal, as amended. Following inspection of plans, all agreed to make a recommendation of refusal, commenting:
 - Inadequate parking provision noting use could change from student accommodation
 - No provision for visitor parking
 - Noise concerns noting sound reflective barriers

Comments that if SCDC are minded to approve, noise absorbing materials should be considered to limit the impact noting the reflective barrier adjacent to the site.

24. **Affordable Housing Officer –**

The Affordable Housing Officer has commented, as amended, as follows:

'The Greater Cambridge Housing Strategy sets out its priorities in terms of ensuring there are affordable homes close to places of work and that having the right homes in the right places will support economic growth. Whilst this application is not about supporting local workers, there is a rationale to apply the same logic for students at Cambridge Regional College. More so, having student accommodation would support the objectives for economic growth.

SCDC does not have a policy on student accommodation and whilst Cambridge City have identified a need for such accommodation, there is not an identified need within South Cambridgeshire. However, Cambridge Regional College borders both the City and South Cambridgeshire and the proposed application would be in walking distance to the college.

We do have concerns as to the scale and number of units for student accommodation in a residential area and how this would affect the sustainability and community balance of the area. There would need to be tight management of the scheme and it is our understanding that Cambridge Regional College would look to manage this.

As part of Cambridge Regional College's offer, we would like to see that, if practicable, a proportion of the units be made available to workers of the college. We know from anecdotal evidence that there are recruitment issues for teachers and this would help to alleviate this for Cambridge Regional College and support their ambitions for growth, as well as one of the Council's key priorities.

Whilst our priority is always to maximise the affordable housing contribution it would not be appropriate to seek an affordable housing contribution as part of the provision of student accommodation.'

25. **Urban Design Officer–** Comments, as amended, that the applicant has not addressed the key issues raised and refusal is recommended in design terms on the grounds of inappropriate scale and massing of the 5 storey proposal; the impact of the layout and height of the 5 storey apartment block on the street scene, enclosure and views along the E-W route; the lack of direct entrances along the street frontages; and concern over residential amenity, particularly interlooking from the Travel Lodge corridor windows.

Scale and Mass: The scale of 5 storeys does not meet Orchard Park Design Guidance; furthermore the mass created by the footprint of a 5 storey apartment block adjacent to 3 storey dwellings, just 5m, does not respect the scale of the adjacent 3 storey dwellings and is overbearing in nature.

Building Lines, Enclosure and Views: This site is located on the edge of Orchard Park and a key part of the site is providing an east-west visual link through to the square in Topper Street, a key legibility principle. The proposed built form interrupts this feature and creates a new visual stop on the corner of Chieftan Way with Block A. Further to this, in general design terms (set out in policy HQ/1 South Cambs Local Plan 2018) there are no special elevational qualities to acknowledge the visual stop on this corner, just height. In urban design terms the current elevation treatment (through the use of openings and materials) does nothing to enhance this corner within the street scene nor create a way finding reference.

Alleys can be pinch points but here a visual link is required for way finding purposes. The nature of the spaces between buildings along the proposed new E-W route, the sense of enclosure, does not reflect good urban design practise in terms of the height to width ratio nor meet policy HQ/1 of the South Cambridgeshire Local Plan 2018. The basis of the argument is both contextual (Chieftain Way is a generous wide street) and policy based within the Orchard Park Design Guide which sets out an aim to create a wide visual link.

Following on from above, the creation of a key corner of Chieftain Way would suggest that an entrance should be considered at this point. Entrances have been internalised within the block resulting in a lack of activity along the streets; there are no active frontages nor has the opportunity to provide any entrances from the street been resolved. Furthermore, the site is poorly linked with no direct footway north off the E-W alley into the site meaning users are required to take a circuitous route out through the road entrance on Neal Drive.

Amenity: Light levels will be poor as is the outlook for residents in groundfloor apartments to the west of the site which are 3 metres from a substation wall. This is unacceptable in design terms and internal re-configuration is required; office, storage etc would be better placed here. There is an issue of interlocking from the Travel Lodge corridor windows into the bedrooms of Block A where the distance of 14m (using the Block Plan scale) whereas policy seeks 25m in the District Design Guide 2010 between habitable rooms.

The urban design officer recommends the following changes to address the aforementioned issues:

1. The building line for the two blocks should be set back to create a larger separating distance from the existing dwellings to the south.
2. Remove the top storey of both blocks so that they are 4-storeys in height.
3. Reallocate the units in the fifth storey in the form of a central horizontal block (2-storeys) connecting the two blocks. The horizontal block can be supported by columns to allow visual connection to the proposed cycle parking spaces to the north and to positively address the public realm to the south.

26. **Landscape Officer** – Comments, as amended, that concerns remain to the current proposals in terms of layout and landscape, as per previous comments from SCDC and Huskinson Brown Associates. The current landscape layout is not acceptable and amendments and further detail are required.

However, if on balance, the scheme as a whole is considered acceptable, then the layout and specification of all landscape elements should be secured by conditions.

The Landscape Officer recommends that the following areas are addressed:

Southern Green Link: Some minor improvements have been made to the layout – The southern elevation of block B has now been moved north by approximately 3.5m to create a wider space – approximately 7.5m between the block and the existing dwellings to the south. However, this 'Key Public Realm Link' is still too narrow to accommodate tree planting as shown, particularly to the south of the link, against existing buildings, and will still be narrowed by the security fencing and block A extending into this space. The fencing should be drawn back, and the tree planting amended.

Central Communal Area: The communal amenity space between blocks A and B remains fragmented, and will require a better, more cohesive layout. Access from the communal rooms to this space should be considered. Some screening will be required for the cycle block.

Northern Boundary: The proposed arrangement of the proposed cycle sheds, refuse store with the existing pumping station compound, car parking and turning head to Neal Drive results in very unattractive boundaries to the north and east. A strong planted northern boundary, at high and low levels, is required to integrate these elements.

Planting: As far as I am aware, apart from the specification of Birch trees, no planting details have been provided. We would require additional tree species in the planting scheme, not just Birch.

There are existing trees – maturing Field Maple - within 2-3m of the western boundary of block A and proposed Birch trees within 2m of dwellings at 7 and 54 Neal Drive. These trees will grow far larger than the present or planted size and are likely to impact on the buildings.

The Landscape Officer has suggested several planning conditions.

27. **Trees Officer** – No objection, as amended.
28. **Ecology Officer** – Has no objections, as amended. Comments that the applicant has submitted a Preliminary Ecological Appraisal (MKA Ecology, February 2019) in support of the application. The document has confirmed the suitability of the site for common reptiles and engaged with local stakeholders regarding previous surveys undertaken. The document is sufficient to remove the previous holding objection.

The Ecology Officer is in general agreement with the recommendations made by the submitted report and suggests a condition to cover this. The Ecology Officer also advises that a condition should be required regarding further reptile surveys to be undertaken prior to works commencing. The submitted report highlights that there will be very little suitable habitat left on site for any reptiles to remain; and therefore, a suitable receptor site will need to be found should translocation of reptiles be necessary. As this will likely be located outside of the redline boundary of this application site, this must be secured through a Section 106 Agreement.

The Ecology Officer advises that in accordance with the NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4, applications should look to enhance, restore and add to biodiversity. Opportunities should be taken to achieve a net gain in biodiversity through the form and design of development. This should include the incorporation of a significant number of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity. Using tools such as the DEFRA Biodiversity Impact Assessment Calculator can help to clearly show that the development is creating a positive gain in biodiversity. Recommend an ecological enhancement condition.

29. **Environmental Health Officer** – Has no objections, as amended, providing noise levels from road traffic on the A14 are adequately assessed and controlled and any mitigating works proposed as a result are undertaken before the development is

occupied. It is anticipated that any adverse impacts can be satisfactorily mitigated at this location with the appropriate employment of noise mitigation schemes and careful consideration of layout/room orientation, etc. It would be expected that the process contained within the ProPG Planning and Noise guidance document (May 2017) be followed and an Acoustic Design Statement (ADS) be submitted detailing how good acoustic design has been incorporated throughout the development. Initial noise levels on site can be obtained by prediction or measurement. The 'Calculation of Road Traffic Noise' (CRTN) produced by the Department of Transport / Welsh Office provides a method for the prediction of noise from road traffic. The Highways Agency Design Manual for Roads and Bridges, Volume 11, Section 3, Part 7 Had 213/11 Noise and Vibration, provides guidance on the assessment of noise impacts from roads and contains guidance for assessing the likely impact on amenity of noise generated by road traffic in the Long Term.

Requires conditions in relation to a noise insulation scheme for the protection of the units from noise from the road and informative to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000.

The Officer has also requested a condition requiring details of external lighting to be submitted to and approved by the Local Planning Authority.

30. **Air Quality Officer** - Has no objections, as amended. Comments that the development is very sensitive in terms of air quality as it is located within the designated Air Quality Management Area associated with the A14. Recommends conditions in relation to the provision of secure cycle storage with power for electric cycle charging.
31. **Contaminated Land Officer** – No objection, as amended, subject to condition.
32. **Sustainability Officer** - No objection. Has reviewed the Planning Statement and PV Study submitted by the Applicant. Comments that Local Plan Policy CC/3 (Renewable Energy) requires a 10% carbon emissions reduction from renewables in line with Building Regulations Part L. Recommends a condition on Carbon Reduction.
33. **Drainage Officer** – Has no objections, as amended. Comments that the proposals have demonstrated suitable surface water and foul drainage provision. Requires a condition to agree details of the maintenance and management of the surface water drainage scheme.
34. **Section 106 Officer** – Comments, as amended:

In accordance with the Open space in new developments SPD a contribution of £73,779.68 is required

Due to the nature of the development no contributions are required in respect of children's play space

In relation to informal open space the development benefits from a Central open space area for use by occupants

Contribution of £33,496 to improve existing indoor meeting spaces.
35. **Local Highways Authority** - Has no objections, as amended, subject to conditions, including a condition or legal agreement to control car ownership.

36. **Cambridgeshire County Council Transport Assessment Team** – Has no objections, as amended, subject to a contribution of £40,000 towards cycle route improvements on Histon Road between Kings Hedges Road and Hazelwood Close secured through a section 106. Recommends a legal agreement to control car ownership.
37. **Highways England** - Has no objections.
38. **Cambridgeshire County Council Flood and Water Team** - Has no objections, as amended. Comments that the submitted documents demonstrate that surface water from the development can be managed through the use of permeable paving across the access and shared parking, with attenuation being provided in the sub-base of the permeable paving. Surface water will be discharged to the Anglian Water surface water sewer in Neal Drive. Recommends conditions requiring surface water drainage details and details of SuDS.
39. **Environment Agency** - Comments that the application falls within the Flood Risk Standing Advice. Requests informatives in relation to surface water drainage, pollution control, foul water drainage and contaminated land.
40. **Anglian Water** – Not received (out of time).
41. **Cambridgeshire Fire and Rescue Service** – Not received (out of time).
42. **Police Crime Prevention Team** – No objection as amended.
43. **Cambridgeshire County Council Growth Team** – Not received (out of time).
44. **Cambridgeshire County Council Historic Environment Team** - Comments that the application area was included within a parcel of land subject to archaeological evaluation in 1991 (Cambridgeshire Historic Environment Record ref ECB353). The associated report indicates that the boundary ditches of a field system of medieval/post-medieval date cross the application area, however a further archaeological investigation on the scale permitted by the proposed application would be unlikely to contribute substantially to bettering our understanding of this site, therefore we have no objections or requirements for this development as proposed.

Representations

45. 16 representations have been received from local residents that raise the following **concerns**: -
- 1: Lack of parking on site and increase in on-street parking.
 - 2: Increase in traffic.
 - 3: Height of building and quantity of development on the site.
 - 4: Potential increase in crime.
 - 5: Antisocial behaviour.
 - 6: Orchard Park lacks many basic amenities.
 - 7: Noise pollution to properties in Histon and Impington.
 - 8: Noise pollution in Orchard Park.
 - 9: Air Pollution .
 - 10: Wasteful use of electricity.
 - 11: Overdevelopment of Orchard Park.

- 12: Litter.
- 13: Harm to wildlife.
- 14: Local residents will have to share green spaces.
- 15: Noise late at night.

- 46. **Orchard Park Wildlife Project** – Advises of a population of lizards on the site and would like to ensure appropriate monitoring and translocation of any found to a suitable alternative local habitat.

Site and Surroundings

- 47. The Application Site is located within the development framework of Orchard Park. It is situated on the Cambridge Northern Fringe to the north of the city of Cambridge and south of the A14 road and the villages of Histon and Impington. The site forms part of the plot known as 'COM4' (as described in the Orchard Park Design Guidance SPD, 2011).
- 48. The site area is 0.26 hectares. The Application Site currently comprises of an area of grassland. There are several small trees adjacent to the western boundary of the site. The Application Site is situated within flood zone 1 (low risk).
- 49. The A14 road is situated to the north. A vacant plot that has planning permission for a six-storey aparthotel and public open space is situated directly to the east. Three storey residential properties are situated to the south. A three/four storey hotel (Travelodge) is situated to the west.

Proposal

- 50. The Applicant has amended the Proposed Development (as discussed later in this report) in order to seek to address comments from Consultees. The proposal, as amended is for the erection of two new residential blocks comprising 158 student rooms and associated facilities.
- 51. Block A provides self-contained rooms with desk / study space, en-suite and cooking facilities with communal television / games rooms at ground floor level. Block B is designed as a cluster room system whereby individual rooms benefit from desk / study spaces, en-suites but no cooking facilities with occupants of this block utilising shared kitchen facilities as part of the communal areas on each floor. The design also incorporates 'accessible' rooms at the ground floor level of both blocks and a management / warden's office. This is therefore a sui generis use and should consent be granted, a planning application would be required to convert the use to residential development.
- 52. The scheme would comprise two linear blocks arranged on the eastern and western boundaries of the site with a north to south orientation. The buildings would be 5 storeys and measure a maximum of 15 metres in height. The design would include the fifth storey being set back, projecting elements to the north, south and central area elevations and window surrounds to the east, west and central elevations. The materials of construction would be Cambridge gault brick, grey door and window finishes are proposed.
- 53. A vehicle parking area would be situated between the buildings at ground level. Seven car parking spaces would be provided, three of which would be disabled spaces. 168 cycle spaces would be provided.

54. Vehicular access to the site would be from Neal Drive to the east. A public right of way for pedestrians and cyclists would be provided to the south of the site between Chieftain Way and Neal Drive that would link to the pathways within the site.
55. Landscaping that includes tree planting would be provided to the south of the site within the public right of way and within the parking area. Landscaping in the form of hedges would surround the buildings to create public/private spaces.
56. Cambridge Regional College have provided a detailed letter, submitted by the Applicant as part of this planning application. It outlines their requirements for student accommodation in order to remain competitive in a market where other private language schools currently offer such accommodation. The College currently relies on a network of host families to provide accommodation for international students. The use of the student accommodation would not be restricted to Cambridge Regional College and it is therefore considered that the development also has potential to support other private and further education facilities in the surrounding area.

Planning Assessment

57. The key issues to consider in the determination of this application relate to the Principle of Development, Housing Density, Affordable Housing, Housing Mix, Developer Contributions, Character and Appearance of the Area, Design Considerations, Trees/Landscaping, Biodiversity, Parking, Highway Safety, Neighbour Amenity, Noise, Contaminated Land, Renewable Energy, Archaeology and Flood Risk.

Principle of Development

58. There are no policies in the South Cambridgeshire Local Plan which deal specifically with student accommodation. This development, although a sui generis use, would provide a type of residential development. NPPF Paragraph 61 states in full:

*'Within this context [Determining the number of homes needed], the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, **students**, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).'* Emphasis added

59. There is therefore a clear policy link between the supply of homes and provision of student accommodation. Therefore, in policy terms, with the exception of affordable housing policy, which is not applicable (as discussed later in this report), Planning Officer's consider that policies relevant to the principle of residential development are applicable to the Proposed Development.
60. The Application site is wholly located within 'Orchard park' as defined on the Adopted Local Plan Policies Map (2018). The policy relevant to the principle of development in this location is Local Plan Policy SS1 (Orchard Park).
61. Policy SS1 states that Orchard Park is allocated for a sustainable housing-led mixed-use development providing a minimum of 900 dwellings. When Orchard Park was originally allocated in 2004, it had been envisaged that the plots adjacent to the A14, including the Application Site, would be used for commercial development. However, since then, the principle of residential development on the Application Site has been established through the extant outline planning permission S/2948/16/VC for 42

apartments. This consent was granted on 21 March 2017, with the submission of reserved matters to be made within 3 years (by 21 March 2020). This was a variation to planning permission S/2975/14/OL.

62. In addition, the principle of residential development on this site is referred to within the Orchard Park Design Guidance SPD (2011). Paragraph 2.9 of the SPD explains that the principle of residential development has been established on the COM4 site.

63. Part 3 of Policy SS1 also makes provision for additional residential development. It states in part:

'Additional residential development may be granted planning permission but only where this would be compatible with the objective for the development as a whole of providing a sustainable housing-led mixed-use development'.

64. For the reasons set out in this report, Planning Officers consider that the proposed development would be compatible with policy objectives for Orchard Park. Policy SS1 also sets out specific assessments which must be provided in relation to development under Part 3 of the policy, these include:

- A Noise Assessment
- Air Quality Assessment
- Transport Assessment

65. These issues are discussed separately within this report.

66. For the reasons outlined above, Planning Officers consider that the principle of the proposed development is acceptable and accords with Local Plan Policy SS1.

Cambridge Regional College

67. A material consideration, relevant to the principle of student accommodation in this location, is the support that this development would provide for Cambridge Regional College and other private/further education providers within the surrounding area. Cambridge Regional College has provided a letter which was submitted as part of this planning application. This letter can be summarised as follows:

- Cambridge Regional College has over 10,500 students, made up of 3,647 full-time students, 4,923 part-time students, 1,176 apprentices, 280 higher education students and 255 year-round international students (with an addition 400 attending international summer school)
- The College plans to grow the number of international students
- Accommodation for students is the key strategic priority in order to facilitate international expansion at the College.
- International students are attracted to residential accommodation that is modern, comfortable and, preferably, close to where they are studying.
- Currently the College relies on a network of 130 Cambridgeshire-based host families to provide accommodation to international students, although only 32 of those can be relied upon regularly.

- Advertising campaigns have been run to recruit more host families with limited success.
- In 2017/18 the College regularly had 86 students staying with host families the academic year with up to 95 at one stage.
- Being just a ten minute walk from Cambridge Regional College, residential accommodation at Orchard Park would provide an ideal location for international students.
- In Orchard Park, the College consider that they have the perfect solution to allow growth, reinvestment and to maintain the Colleges position as the largest recruiter of international students in the UK's further education sector.

Housing Density

68. Policy H/8 of the Local Plan relates to housing density. This policy is not considered to be relevant to the proposed development given that the development relates to rooms with shared facilities as opposed to standalone residential units.

Housing Mix

69. Policy H/9 (Housing Mix) sets out the Council's policy on the type and mix of housing which will be provided to meet the needs of the community. Part 1 of this policy states that a wide choice, type and mix will be provided to meet the needs of the community. Planning Officer's consider that the letter provided by the Cambridge Regional College demonstrates their requirement for additional student accommodation. In 2017/18 the college routinely had 86 students staying with host families throughout the academic year reaching a maximum of 95. This demonstrates the need for student accommodation.
70. Part 1 of Policy H/9 also sets out the mix of homes to be achieved in developments of 10 or more homes.
71. These standards are not considered to be relevant to the proposed development which provides specialist accommodation to serve students. In any case, the development would provide one-bedroom units which would accord with the overarching objective of the policy which is to increase the stock of smaller properties available in the District.
72. For these reasons Planning Officers consider that, although Policy H/9 is not directly relevant to the proposed development, the development would be consistent with its broad policy objectives.

Affordable Housing

73. The NPPF is clear that affordable housing should not be required in relation to the type of development proposed.
74. NPPF Paragraph 64 states in full:

'Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing

required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

a) provides solely for Build to Rent homes;

b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

c) is proposed to be developed by people who wish to build or commission their own homes; or

d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.’ (emphasis added)

75. Local Plan Policy H/10 (Affordable Housing) is not applicable in this instance.

Developer Contributions

Public Open Space

76. Marchingdale Developments Limited, seeks planning permission to construct 158 student accommodation rooms. South Cambridgeshire Local Plan Policy SC/7 requires all housing developments to contribute towards Outdoor Playing Space (including children’s play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the standards set out in the policy:
77. Outdoor play space, informal open space and allotments and community allotments is 3.2 hectares per 1,000 people comprising:
- a. Outdoor Sport – 1.6 hectares per 1,000 people
 - b. Open Space – 1.2 hectares per 1,000 people
 - c. Allotments and community Orchards – 0.4 hectares per 1,000 people
78. Subject to the needs of the development the open space requirement will consist of:
- d. Formal Children’s Play Space – 0.4 hectares per 1,000 people
 - e. Informal Children’s Play Space – 0.4 hectares per 1,000 people
 - f. Informal Open Space – 0.4 hectares per 1,000 people
79. Further guidance on the quantity, quality, and accessibility of open space will eventually be provided in a new Supplementary Planning Document (SPD). However, until then the Council is relying on the Open space in new developments Supplementary Planning Document adopted January 2009 (supplementary to the now replaced Development Control Policies DPD July 2007) and which sets out the contributions required where insufficient onsite open space is being provided.
80. A development comprising 158 single occupancy units would generate the following need:
- a. Outdoor Sport – 0.25 ha
 - b. Open Space – 0.08 ha (informal open space only)
 - c. Allotments and community Orchards – 0.08 ha
81. Students attending CRC have access to facilities including two squash courts, two large sports halls, a climbing wall, a fully equipped fitness suite with separate weights gym, an exercise studio for various classes, as well as a floodlit outdoor 5-a-side all weather pitch. However, whilst, the accommodation being provided may well be

occupied by students of CRC, it will not be restricted, and so it is necessary to secure a financial contribution to provide new sports facilities or improve existing sports facilities within the vicinity of the development. In accordance with the Open space in new developments SPD a contribution of £73,779.68 is required.

82. Due to the nature of the development no contributions are required in respect of children's play space.
83. In relation to informal open space the development benefits from a Central open space area for use by occupants.

Indoor Meeting Space

84. In accordance with South Cambridgeshire Local Plan Policy SC/6 All housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development. Contributions will be based on a standard of 111m² of such floorspace per 1,000 additional population.
85. A development comprising 158 single occupancy units would generate the need for circa 17 m² of indoor meeting space.
86. Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups, to indoor carpet and short mat bowls, yoga, meetings or coffee mornings.
87. The Council is keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs. The Council commissioned a community facilities assessment in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities. It identified a standard approach for indoor community space per capita that can be used when considering the needs generated by new development, which has been used to guide negotiations on planning obligations since January 2010. Only very large developments could justify provision of new facilities within the development, therefore contributions for off-site provision will be sought, whether via a planning obligation or through a Community Infrastructure Levy.
88. A further purpose of the 2009 assessment was to make a recommendation on the type of indoor space based on each settlement category and make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard. Whilst not formally adopted as an SPD, this approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.
89. CRC offers a range of room hire and conferencing options including meeting rooms, classrooms, IT suites and workshops. The college also has a formal conference suite and commercial restaurant, The Park. These facilities can be booked for a wide range of functions, from formal conferences to award ceremonies. A number of 'Common Rooms' are provided within the development. The accommodation being provided may well be occupied by students of CRC, however there is no guarantee of this and so it is necessary to secure a financial contribution to provide new or improve existing indoor meeting spaces within the vicinity of the development. In accordance with the policy a contribution of £33,496 is payable.

90. The Council's Waste Service Officer has also requested a contribution of £13,300 for weekly collection of bins (commercial service).
91. Planning Officers consider that the proposed development would therefore comply with Local Plan Policy TI/8 (Infrastructure and New Developments).

Character and Appearance of the Area/Design Considerations

92. Local Plan Policy HQ/1 (design principles) sets out various design criteria that must be met in respect of new development. This policy is supplemented by the District Design Guidance SPD (2010) and the Orchard Park Design Guidance SPD (2011). Each of the criteria outlined in Policy HQ/1 are dealt with in turn below.

a. Preserve and enhance the character of the local urban and rural area and respond to its context in the wider landscape

93. The proposed development is for student accommodation, comprising 5 storey buildings. This type of development in this location is not considered to be out of character with the local area. The site is located centrally to the northern edge of the site between Chieftain Way/Neal Drive on parcel COM4 west. It falls within 'The Hedges' character area. The layout of the area comprises the aparthotel to east and hotel to west both sited parallel with the A14 with residential developments to the south following the street pattern. The surrounding scale of buildings includes an aparthotel to the east that would have six storeys, the Travelodge hotel to the west that has three/four storeys and residential development to the south that has three storeys. Public views to the site are from Chieftain Way, Neal Drive and the adjacent public open space and Topper Street between existing buildings and the A14. Planning Officers consider that the development would be in-keeping with the existing character of the surrounding area.

b. Conserve or enhance important natural and historic assets and their setting

94. It is not considered that there are any natural or historic assets which would not be conserved or enhanced by the proposed development. Issues in relation to archaeology and ecology are discussed separately in this report.

c. Include variety and interest with a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness

95. The siting of the buildings would have a north to south orientation and would not reflect the majority of the developments along the northern edge of the development that run east to west and parallel to the A14. However, this is considered acceptable in design terms as it would follow the urban grain of development along Chieftain Way, Topper Street and Neal Drive and there would be limited views of the A14 through tree screening from a small part of the public link to the south of the site, between the buildings on Topper Street and from Neal Drive and the adjacent public open space. This would be an improvement to the existing site, which currently has open views to the A14 from Chieftain Way and Neal Drive across the site and from between the buildings on Topper Street and the public open space.

d. Be compatible with its location and appropriate in terms of scale, density, mass, siting, design, proportion, materials, texture and colour in relation to the surrounding area.

96. The proposed buildings would be approximately 14 metres in height. Planning Officer's consider that development of this scale generally reflects the of primary blocks on the site. However, it should be noted that the fifth floor is set back to reduce the scale and mass of the building and the height of the main bulk of the building would be 12 metres. The height of the building is considered suitable given the greater height of buildings along the northern edge of Orchard Park. Another mitigating factor is that the buildings would be situated between three/four storey and six storey buildings. The height in relation to the three storey buildings to the south is also considered satisfactory given that these are 11 metres high and the proposed development would not be located immediately adjacent to these buildings, with a gap of approximately 8 metres. Whilst the Urban Design Officer has suggested that the proposals, at 5-storeys, would not be policy compliant, Planning Officers consider that the building height does comply with the parameters set out in the Orchard Park Design SPD (15 metres) as discussed below in relation to Supplementary Planning Guidance.
97. The maximum length of the buildings would be 46 metres and the maximum width of the buildings would be approximately 18 metres. This scale reflects the character of other buildings in the area, particularly along the northern edge of the development, including the existing Travelodge and the approved Apart-Hotel scheme.
98. The materials proposed would include a range of different types of bricks and metal cladding. The bricks would be mainly Cambridge gault bricks that would reflect the buff bricks on the adjacent developments. The materials are considered to be of high quality and would replicate those found in the surrounding area.
- e. Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;*
99. The siting of Block A (to the west) would be approximately 8 metres from the boundary with the dwellings to the south of Chieftain Way and the siting of Block B (to the east) has been amended to ensure a distance of approximately 10 metres from the dwellings on Neal Drive. This is considered to provide an appropriate area for the key public realm link from Chieftain Way to Neal Drive and the adjacent open space and would not be unduly dominant to its users. The space would comprise a shared pedestrian and cycle path along with landscaping that would soften the impact of the buildings and provide an attractive thoroughfare. Windows in projecting elevations of both buildings would face directly on to the link to provide an active frontage and surveillance. The use of the vehicle parking and amenity area between the blocks would also provide some surveillance. Given the width of the space the higher development to the north and existing housing to the south and its position close to the existing road alignment, it is not considered to reduce the legibility of the development. It would also significantly improve the existing well-used route through a narrow link to the south between Chieftain Way and the back of dwellings in Topper Street.
100. The design of the buildings would be in the form of two linear blocks. The buildings would have projecting elements to the central east and west elevations with narrow projecting elements to the north and south elevations. This would create interest and break up the mass of the buildings. The area has a variety of different buildings that include pitched roofs, monopitch roofs and blocks. The block form and design of the building is not out-of-keeping with the character and appearance of the area and is therefore supported.
101. The block form and design of the building is not out-of-keeping with the character and appearance of the area and is therefore supported.

f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding.

102. As noted above, the Proposed Development incorporates a pedestrian link between Chieftan Way and Neal Drive. At present there is no pedestrian link between Chieftan Way and Neal Drive. The introduction of a landscaped pedestrian link as part of the Proposed Development is therefore a benefit of the scheme which is compliant with criterion (f) of Local Plan Policy HQ/1. The development also incorporates pedestrian links within the development itself providing access between the blocks and with the area of parking and amenity space between the blocks.

g. Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.

103. The buildings are private and not public. However, the Proposed Development will include 3 disabled parking spaces. For these reasons the development is considered to comply with criterion (g).

h. Ensure car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety concerns;

104. The proposed development includes provision of 7 parking spaces to the north of the site between the two proposed buildings. The parking provision is discussed in detail in relation to the Local Plan policy T1/3 later in this report. However, in design terms this is not considered to be a parking dominated scheme and the parking is located in an accessible manner and integrated into the development with the spaces separated from the buildings by a grass area with surrounding hedge and cycle/footways. Planning Officers therefore consider that the Proposed Development would comply with Local Plan Policy HQ/1(h).

i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated with the overall development

105. Cycle parking would be provided in a number of different locations that include part of the ground floor of the buildings and within a building to the north. This would ensure that secure and covered cycle parking would be provided on site. A secure refuse store would be provided on part of the ground floor of the building. It would be accessed from within the site and off Neal Drive. For these reasons Planning Officers consider that the Proposed Development would comply with Local Plan Policy HQ/1(i).

j. Provide a harmonious integrated mix of uses both within the site and with its surrounding that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;

106. Planning Officer's consider that the proposed student accommodation would assimilate well with the surrounding uses which comprise residential development and

hotel accommodation. There have been a number of concerns raised in relation to anti-social behaviour. However, these are addressed in relation to 'other matters' later in this report. With regard to the needs of the community, it is considered that the need for this development has been identified through the provision of a detailed letter from Cambridge Regional College setting out their requirements for student accommodation. For these reasons Planning Officers consider that the proposed development would comply with Local Plan Policy HQ/1(j).

Criteria 'k,l': Climate Change, 'm': Landscaping, 'n': Amenity and 'o' crime

107. These criteria are all met and addressed within other sections of this report in relation to 'Sustainability', 'Landscaping', 'Residential Amenity' and 'Other Matters'.

Summary of compliance with Local Plan Policy HQ/1 (Design Principles)

108. Planning Officers consider that the Proposed Development would comply with all the relevant criteria contained within Local Plan Policy HQ/1 in terms of design. The Council's Urban Design Officer has various concerns in relation to design and these primarily relate to the consistency between the development and the supplementary planning guidance, namely the District Design Guide and the Orchard Park Design Guide. This supplementary planning guidance is discussed below. These SPD's are a material consideration in the determination of this planning application.

Orchard Park Design Guide (SPD) (March 2011)

109. The overall vision for the area was set out in the Arbury Camp Design Guide 2007. The Orchard Park Design Guidance SPD 2011 sets out the vision for the remaining plots to contribute to making Orchard Park an attractive, vibrant and contemporary new neighbourhood. New development should take its context from the unique Cambridge context of linking high quality public open spaces and buildings that are formal with fine grain and domestic scale streets in order to create opportunities for a high quality of life.
110. Page 34-34 of the Orchard Park Design Guide sets out design guidance specific to the wider COM4 site. This is included at Appendix 2 of this report. Each of the criteria are addressed in turn below.
111. Scale and Massing: The design guidance refers to various appropriate building heights for the COM4 plot. Including 15m for a primary block, 12m for buildings overlooking the open space and 9m for other buildings. It is not explicitly clear which of these standards applies to the Application Site. The illustrative figure on page 35 of the SPD does not include any building heights for the Application Site. On balance, and given the surrounding development (both approved and developed), the proposed development with a building height of approximately 14 metres is considered to comply with this guidance. In addition, the fifth storey of the proposed development would be set back, reducing the perceived height of the buildings when viewed from surrounding areas.
112. Built Quality: The design guidance requires high quality landmark buildings with strong frontages which define and contain the open space and street. Planning Officer's considered that the proposed buildings would represent high quality landmark buildings which incorporate materials which are sympathetic to the character of the surrounding area.
113. The relationship between the buildings proposed and the surrounding development, particularly to the south, would aide to create legibility and assist in wayfinding in respect of the proposed pedestrian link between Neal Drive and

Chieftan Way.

114. Acoustic Attenuation and Air Quality: These matters are addressed separately within this report. However, the SPD does state that buildings should be orientated in such a way that they act as a noise barrier to the A14. Planning Officers consider that the orientation of the buildings in two linear blocks, reflecting the residential development to the south, is appropriate in urban design terms. This is not what is envisaged in the SPD but it should not be a requirement of future development to mitigate against noise impacts that potentially already exist on between a source (A14) and receptor (existing residential properties). These impacts would have been considered at the time that the residential development to the south was approved. For these reasons, whilst the development does not comply with the SPD in this respect, it is considered that the orientation of the buildings is acceptable in design terms.
115. Frontages/Public Realm: The SPD requires active frontages and usable entrances from adjacent public realm areas. The Proposed Development does not incorporate many active frontages to the south, east, west or north, with the active frontages and entrances facing inwards towards the car park and amenity space area. For this reason, the development does not accord with this SPD requirement. However, Planning Officers consider that the conflict with the SPD in this respect is outweighed by compliance with development plan policy and other material considerations as discussed in the 'Planning Balance' section of this report.
116. Access/Circulation and Parking: The SPD requires vehicular access in this location from Neal Drive. The Proposed Development complies with this guidance. The Proposed Development also integrates parking appropriately as discussed earlier in this report. The Urban Design Officer has commented that pedestrian access is limited to the adjacent access point with Neal Drive. However, the SPD actually requires that all pedestrian access is from the street and in these terms, it is considered that the Proposed Development complies with this aspect of the SPD.
117. Landscaping: The SPD advises that appropriate landscaping is provided along the boundaries to create a quality environment and protect privacy. Planning Officers consider that the Proposed Development meets this guidance, with planting proposed to the north, east, south and west of the site and within the site between the proposed apartment blocks. The SPD also advises that there is landscaping provided to the north to terminate views of the A14 barrier. The Proposed Development does include some landscaping to the north. However, a cycle storage area is proposed to the north and this would limit landscaping and planting opportunities to this side, in conflict with the SPD guidance. However, Planning Officers consider that the landscaping and planting illustrated is broadly acceptable and would be conditioned in any case, should consent be granted.
118. In summary there would be some conflict with the guidance contained within the Orchard Park Design Guide SPD. However, Planning Officers considered that the development broadly complies with the SPD and that any conflict is outweighed by other material considerations as discussed in relation to the 'Planning Balance' later in this report.

District Design Guide SPD (2010)

119. The District Design guidance should be read in conjunction with the Local Plan and Orchard Park Design Guidance SPD. The Urban Design Officer has commented that there is an issue of interlocking from the Travel Lodge corridor windows into the bedrooms of Block A where there is a separation distance of 14m (using the Block

Plan scale) whereas policy seeks 25m in the District Design Guide 2010 between habitable rooms. Planning Officers are of a different opinion. Page 114 of the District Design Guide confirms that these standards are only applicable to 'habitable rooms'. Given that the Travelodge windows serve corridors it is considered that there would be no unacceptable impact on residential amenity arising from the design of the proposed development. Amenity impacts are also discussed further in relation to 'residential amenity' later in this report.

120. The District Design Guide also includes standards for private amenity space. These standards would not be met by the Proposed Development. The Proposed buildings would not include balconies, primarily due to the potential for noise impacts associated with the adjacent A14. There would be a small area of amenity space provided between the two proposed buildings. Despite this, Planning Officer's consider that other material considerations outweigh the conflict with this SPD. This includes the fact that there is a large area of Public Open Space directly to the east of the Application Site.

Conclusions

121. Planning Officers consider that the Proposed Development complies with Local Plan Policy HQ/1 (Design Principles). The Urban Design Officer has outlined a number of concerns, but these primarily relate to the guidance contained within the Orchard Park Design Guidance SPD. As outlined above, Planning Officers consider that whilst there are conflicts between the design of the proposed development and the SPD guidance, these are minor conflicts and are outweighed by other material considerations as discussed within the 'Planning Balance' section of this report.

Trees and Landscaping

122. Local Plan Policy HQ/1(m) requires that development proposals include high quality landscaping and public spaces which integrate the development with its surroundings.
123. The plans show that planting and landscaping proposals are achievable on this site, taking into account the proposed building and parking layout. The Site Plan shows planting along the southern, western, eastern and part of the northern site boundaries. Whilst the Council's Landscape Officer has concerns in respect of the proposals, they have acknowledged that appropriate and acceptable landscape proposals are achievable and have requested various conditions. It is considered that these issues can therefore be addressed by appropriately worded conditions, with details of both hard and soft landscaping provided for approval in writing.
124. Planning Officers consider that the proposed development therefore complies with Local Plan Policy HQ/1(m), subject to appropriately worded conditions.

Biodiversity

125. The application site consists of an area of rank grassland which is likely to have been unmanaged since the site was cleared. The site falls within the impact zone of a nearby SSSI; however, it does not currently meet the cited criteria which would result in an automatic consultation with Natural England.
126. Orchard Park Wildlife Project advised of a population of lizards on the site. Local Plan Policy NH/4 (Biodiversity) requires that Applicants provide an adequate level of survey information where there are grounds to believe proposals may affect a protected species.

127. The Applicant undertook and submitted a Preliminary Ecological Appraisal (PEA). The PEA confirmed the suitability of the site for common reptiles and engaged with stakeholders regarding previous surveys undertaken. The Council's ecologist subsequently confirmed that the PEA was sufficient and recommended various conditions, including a reptile survey prior to commencement of development.
128. Local Plan Policy NH/4 also requires that new development maintains, enhances or adds to biodiversity with opportunities taken to achieve a positive gain (net gain) in biodiversity. The Council's ecologist has concluded that a net gain in biodiversity is achievable subject to an appropriately worded condition requiring a scheme for biodiversity enhancement to be submitted to and approved by the Local Planning Authority.
129. For the reasons outlined above, Planning Officers consider that the Proposed Development accords with Local Plan Policy NH/4 (Biodiversity).

Highway Safety and Parking

Car Parking Provision

130. Local Plan Policy TI/3 (Parking Provision) states that car parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 included at Appendix 3 of this report. Figure 11 requires two spaces per dwelling for residential dwellings. Seven car parking spaces are proposed, including four disabled spaces. Planning Officers do not consider that these indicative standards are directly applicable student accommodation as is proposed here. This is because the development would provide accommodation for students who are far less likely to own a car than occupants of standard dwellings. Furthermore, the Cambridgeshire County Council Transport Assessment Team and the Highways Development Management team have both confirmed that they would be satisfied with a suitably worded Section 106 Agreement to control car ownership levels. It is proposed that this agreement requires that the tenancy agreements include a clause requiring that tenants do not own a car. For these reasons Planning Officers consider that the Proposed Development would comply with Local Plan Policy TI/3 (Parking Provision) in relation to car parking.

Cycle Parking Provision

131. The indicative standards for cycle parking are set out at Local Plan Figure 11. These standards suggest an indicative provision of one cycle parking space per bedroom. Based on these standards the development would require 158 spaces.
132. The Applicant proposes 168 Cycle Parking Spaces. This exceeds the standards set out at Figure 11. Furthermore, the CCC Transport Assessment Team have commented that this level of cycle parking will be sufficient to accommodate the expected number of occupants of each unit.
133. Planning Officers therefore consider that the cycle parking provision complies with Local Plan Policy TI/3 (Parking Provision).

Highway Safety

134. The Applicant submitted a Transport Statement which included an assessment of the likely impact of the Proposed Development upon the Transport Network. The

Transport Statement compared the impact associated with the approved development (42 flats) which was subject to a Transport Assessment, with that of the proposed development. The Transport Statement concludes that based on typical characteristics, the extant permitted development would be expected to generate approximately 90 vehicular trips in the 7am to 7pm period). In comparison, the currently Proposed Development would be expected to generate about 37 vehicular trips over the same period. This would represent a significant decrease of over 50%.

135. There were no objections received from Highways England. The Local Highway Authority do not object to the Proposed Development subject to conditions requiring submission of a Traffic Management Plan, pedestrian visibility splays and access falls and levels.
136. Planning Officers therefore consider that there would be no unacceptable impact upon highway safety as a result of the Proposed Development.

Air Quality

137. Local Plan Policy SS1 (Orchard Park) requires the submission of an Air Quality Assessment in respect of planning applications for additional residential development at Orchard Park. The site is located within an Air Quality Management Area (AQMA). Local Plan Policy SC/12 (Air-Quality) outlines that development will not be permitted where it would adversely affect air quality in an AQMA.
138. The Applicant submitted an Air Quality Assessment in respect of this planning application. The assessment concluded that there would be no significant effects on local air quality during either the construction or operational phases of development. Furthermore, the assessment concluded that the Proposed Development would not result in future occupants being exposed to poor ambient air quality.
139. The Council's Air Quality officer has no objections to the proposed scheme subject to conditions.
140. For these reasons Planning Officers consider that the Proposed Development complies with Local Plan Policy SC/12 (Air Quality) and the relevant part of Local Plan Policy SS1 (Orchard Park).

Noise

141. Local Plan Policy SS/1 (Orchard Park) requires that planning applications for additional residential development in Orchard Park include a noise assessment which demonstrates that the development takes account of, and where necessary mitigates, any impacts of noise on achieving satisfactory external and internal residential noise environment. In addition, Local Plan Policy SC/10 (Noise Pollution), outlines that planning permission will not be granted for development which (amongst other criteria) would be subject to unacceptable noise levels from existing noise sources. The Application Site is in close proximity to the A14.
142. The Applicant has submitted a Noise Assessment as required by Policy SS/1. The Council's Environmental Health Officer (EHO) has no objection subject to conditions. The EHO considered noise impacts as follows:

Construction Phase Noise and Vibration Impacts

143. The EHO concluded that, whilst nearby residential properties will be exposed to

construction noise that will be transitory in nature the impact should be considered and controlled by the imposition of the conditions controlling construction hours, requiring a piling method statement and construction programme.

Traffic Noise Impact from the A14

144. A noise assessment was not undertaken in relation to potential impacts from the A14. However, the EHO has confirmed that it is anticipated that any adverse impacts can be satisfactorily mitigated at this location with the appropriate employment of noise mitigation schemes and careful consideration of layout/room orientation. The EHO recommends a condition requiring that a scheme for protecting the proposed dwellings from noise from the road is submitted to and approved in writing by the Local Planning Authority, with works thereafter undertaken in accordance with the approved details.

Potential Operational Phase Impacts

145. The EHO has concluded that the distance and screening between the pumping station to the north east of the site and the proposed apartment buildings is sufficient to ensure that no significant impacts will occur from noise.
146. The EHO does recommend that operational noise impacts are assessed, including, the adjacent pumping station, any external plant and equipment associated with the adjacent Travel Lodge building and plant and machinery within the proposed apartment buildings themselves. It is recommended that a condition is included on any consent granted requiring a noise assessment and a scheme of measures to mitigate any adverse impacts in terms of noise.

Conclusion

147. For these reasons Planning Officers consider that the Proposed Development would comply with Local Plan Policy SC/10 (Noise Pollution) and the relevant part of Local Plan Policy SS1 (Orchard Park).

Neighbour Amenity

148. Local Plan Policy HQ/1(n) (Design Principles) requires that developments protect the health and amenity of occupiers of surrounding uses. Considerations include, overlooking, overbearing, loss of daylight and noise, dust, odour, emissions and dust impacts.
149. The siting of Block A (to the west) would be approximately 8 metres from the boundary with the dwellings to the south of Chieftain Way and the siting of Block B (to the east) has been amended to ensure a distance of approximately 10 metres from the dwellings on Neal Drive. The development would be separated from these neighbouring residential buildings by a proposed pedestrian link between Chieftain Way and Neal Drive. The siting of Block B was revised as a result of concerns in relation to the impact upon 7 Neal Drive. Planning Officers are now satisfied that there would be no overbearing impact upon this neighbouring dwelling or any other neighbouring dwellings to the south of the Application Site.
150. There are no living space windows in the north facing elevations of the neighbouring dwellings to the south, with the existing habitable rooms facing east and west. For this reason, it is considered that there would be no adverse impact upon amenity of the neighbouring dwellings to the south in terms of loss of privacy. Furthermore, as

identified in relation to 'noise' earlier in this report, the Environmental Health Officer is satisfied that there would be no adverse impacts related to noise associated with the proposed development, subject to appropriate conditions attached to any consent granted.

151. There is a Travelodge hotel located approximately 12.5 metres to the west of the nearest proposed apartment building. There are three windows, serving corridors, in the eastern elevation of the hotel, facing the proposed development. The majority of the hotel rooms have windows facing north and south. Given that these windows serve corridors it is considered that there would be no unacceptable adverse impact on the amenity of occupiers of this neighbouring development, the design standards referred to by the Urban Design Officer relate to separation distances between habitable rooms and are therefore not applicable in this instance.
152. To the east of the Application Site there is currently a vacant plot which has outline planning permission for an 82 unit apart/hotel with restaurant and gym facilities. An application for reserved matters was approved under reference S/3039/17/RM. The approved plans for this neighbouring development show that the apart/hotel would be located approximately 35 metres to the east of the nearest proposed apartment building. This distance is considered sufficient to ensure that there would be no adverse impact upon amenity to the east of the Application Site. If a planning application is submitted for a different development on this neighbouring site then the impact upon the amenity will need to be considered at that stage and it is not considered that the Proposed Development would prejudice the potential development opportunities on this adjacent site.
153. For these reasons Planning Officers consider that the proposed development complies with Local Plan Policy HQ/1(n) (Design Principles).

Contaminated Land

154. The Contaminated Land Officer has commented that the whole of Orchard Park was granted consent under approval S/2379/01/O, with a requirement as a condition for a contamination investigation. In respect of the current proposals, the Contaminated Land Officer has therefore recommended a condition requiring that where any contamination is identified during construction works, no further development is commenced until a remediation strategy has been submitted to and approved by the local planning authority.
155. Planning Officers therefore consider that the Proposed Development would comply with Local Plan Policy SC/11 (Contaminated Land).

Flood Risk/Surface Water

156. The site is located in Flood Zone 1 (low risk). Based on the information submitted the Cambridgeshire County Council Lead Local Flood Authority confirmed that they do not object to the proposed development, subject to conditions.
157. Planning Officers therefore consider that the Proposed Development would accord with Local Plan Policy CC/9 (Managing Flood Risk).

Renewable Energy

158. Sustainability measures were detailed within the Planning Statement and PV Study submitted in respect of this planning application.

159. Local Plan Policy CC/3 requires that proposals for new dwellings reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. The Council's sustainability officer is satisfied that a condition can be included on any consent granted to require this.
160. Planning Officers therefore consider that the Proposed Development would comply with Local Plan Policy CC/3 (Renewable and Low Carbon Energy in New Developments).

Archaeology

161. The Archaeology Officer has raised no objections or requirements as the sufficient archaeological work was undertaken under the original approved application.
162. The Proposed Development would therefore comply with Local Plan Policy NH/14 (Heritage Assets).

S106

Contributions

163. Planning Officers recommend that any consent granted is subject to a suitably worded Section 106 agreement to include the 'developer contributions' outlined earlier in this report.

Cycle Route Improvements

164. The Cambridgeshire County Council Transport Assessment Team has requested a financial contribution of £40,000 towards cycle route improvements on Histon Road between Kings Hedges Road and Hazelwood Close. Planning Officers recommend that this contribution should be included within a suitably worded Section 106 Agreement.

Car Ownership

165. Planning Officers consider that a suitably worded Section 106 Agreement should include a requirement that tenancy agreements include a clause restricting tenants from owning or bringing a car onto site, as recommended by the Cambridgeshire County Council Transport Assessment Team and discussed within this report.

Reptile habitat

166. Planning Officers consider that a suitably worded Section 106 Agreement should include provision for an alternative site for any reptiles found that require translocation to a new habitat. This is consistent with the recommendations of the Council's Ecologist.

Other Matters

Viability

167. There was no viability assessment submitted in respect of this proposed development given that affordable housing is not required in respect of proposals for student accommodation.

Anti-Social Behaviour

168. Several representations have been received in relation to anti-social behaviour and crime. Planning Officers do not consider that the proposals will result in any significant increase in crime or anti-social behaviour. The Police Liaison Officer, who was consulted in respect of this application. They suggested that *'it would be good to see more context'* regarding; secure perimeter boundary and access control; cycle and bin store security; and external lighting plans.
169. There are secure boundaries to all the private amenity space areas mainly comprising 1.5m high railings but with some 1.8m high closeboarded. The location of these features is shown on the site plan and also on the section drawings. Access to the buildings and the private amenity space both pedestrian and vehicular is via entrance gates which will be CCTV monitored. Entrance will be by coded numerical key pad and or remote control. Visitors will gain access via an entry phone system.
170. Fully enclosed cycle and bin stores are accessible only by remote control or coded numerical key pad. Open fronted cycle shelters are within the secure amenity space but will be provided with stands to which the cycles can be secured.
171. Planning Officers propose a condition requiring details of external lighting.
172. For these reasons it is not considered that there would be any abnormal and unacceptable adverse impacts associated with anti-social behaviour and crime associated with the Proposed Development.

Planning Balance

173. Planning Officers have concluded that the Proposed Development would comply with all relevant Development Plan policies.
174. Consultees have raised concerns in relation to design, however Planning Officers, for the reasons set out within this report, consider that the design of the Proposed Development accords with all the relevant Development Plan Policies. NPPF Paragraph 130 states that where design accords with relevant policies, design should not be used by the decision-maker as a valid reason to object to a development.
175. The Urban Design Officer has outlined a number of concerns, but these primarily relate to the guidance contained within the Orchard Park Design Guidance SPD. As outlined above, Planning Officers consider that whilst there are conflicts between the design of the proposed development and the SPD guidance, these are minor conflicts and are outweighed by other material considerations as discussed below.
176. The provision of 158 student rooms would support Cambridge Regional College in growing, developing and remaining competitive with other education providers. The student accommodation would also support other further education providers. Therefore, there are significant economic benefits associated with this development. NPPF Paragraph 80 is clear in stating that 'significant weight' should be placed on the need to support economic growth and productivity.
177. In terms of housing provision, the Proposed Development would make a contribution towards the Council's five-year housing land supply (5YHLS). The current extant consent for residential development on the Application Site would deliver 42 dwellings. This is the number of units which is included within the Council's Annual

Monitoring Report (2017) and which feeds into the current 5YHLS. The current proposal will contribute towards the Councils 5YHLS, albeit not one a one-for-one basis.

178. In summary, Planning Officers consider that the proposed development accords with all relevant development plan policies. There would be some conflict with the Orchard Park Design Guide SPD, however these conflicts are considered to be minor and outweighed by other material considerations. Furthermore, the SPD is not part of the Development Plan and is only a material consideration itself. Turning to other material considerations, the Proposed Development would make a contribution towards significantly boosting the supply of housing, in line with the requirements of NPPF Paragraph 59. The development would also carry economic benefits of significant weight through providing support to Cambridge Regional College and other further education providers in the District and City of Cambridge. For these reasons, Planning Officers consider that planning permission should be granted.

Recommendation

180. Delegated approval subject to the following conditions with the final wording to be agreed with the Chairman of the Planning Committee and a section 106 to secure:
- Car ownership restrictions
 - An alternative site for any reptiles found that require translocation to a new habitat
 - Developer contributions

Conditions

- (a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
- (b) The development hereby permitted shall be carried out in accordance with the following approved plans:
- (c) OP/168/14 – Proposed Revised Floor Plans – Rev.02
OP/168/15 – Proposed Revised Elevations (Block A)
OP/168/16 - Proposed Revised Elevations (Block B) – Rev.01
OP/168/17 – Proposed Basement Floor Plans – Rev.01
OP/168/18 – Proposed Street Scenes & Sections
OP/168/20 – Section A – A & B – B – Rev.01
OP/168/21 – Block Plan - Rev.01
D1000 – Location Plan - Rev.00

(Reason - To facilitate any future application to the Local Planning Authority

under Section 73 of the Town and Country Planning Act 1990.)

- (d) No development above base course level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

- (e) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Submitted landscape details shall include plans, drawings and sections at an appropriate scale together with supporting text to describe the following:

- a) Details of existing vegetation on or adjacent to the site (trees, hedgerows, meadow, etc) showing vegetation to be removed or retained, and proposals for the protection of retained vegetation during construction.
- b) Details for all soft landscape areas, including specifications for all proposed trees, hedges, shrub and herbaceous planting, turfed and seeded areas and, including the precise location of all trees and planted areas, plant species, stock sizes, numbers, and planting and sowing rates.
- c) Detail of all hard landscape areas, including specifications for all proposed hard surfacing, boundary treatments, landscape structures, all street furniture, play or sports equipment and landscape lighting.
- d) Details of the proposed methods and standards for the implementation of all soft landscape works, including specifications for ground preparation, soils, mulches, tree pit dimensions and tree staking or guying methods in soft areas, tree guards, landscape sundries and rabbit and deer protection.
- e) Details of the proposed methods and standards for the implementation of all hard landscape works, including specifications for ground preparation, subgrade construction, and tree pit dimensions and tree staking or guying methods in hard areas.
- f) Details of the proposed establishment, maintenance and aftercare for all trees, plants and soft landscape areas.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the adopted Local Plan 2018.)

- (f) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that

originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the adopted Local Plan 2018.)

- (g) All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (MKA Ecology, February 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies HQ/1 and NH/4 of the adopted Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

- (h) Prior to the commencement of the development, a reptile survey shall be carried out within the site by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, should reptiles be found, shall be submitted to the local planning authority and approved in writing. Thereafter the development shall be carried out in accordance with the approved details.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policies HQ/1 and NH/4 of the adopted Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

- (i) Prior to the commencement of development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

(Reason - To enhance ecological interests in accordance with HQ/1 and NH/4 of the adopted Local Plan 2018.)

- (j) Prior to the first occupation of the development a 'Drop off and pick up' management/strategy plan for the end and beginning of term shall be submitted to and approved by the Local Planning Authority. The approved strategy shall thereafter be implemented unless otherwise agreed in writing with the Local Planning Authority.

(Reason: in the interest of highway safety)

- (k) No 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 shall be undertaken off the adopted public highway)
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

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

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

- (l) Prior to the first occupation of the development, pedestrian visibility splays measuring 2 metres x 2 metres shall be provided each side of the vehicular access measured from and along the highway boundary within the site area. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (m) The proposed access points shall be constructed so that they fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future year's water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided).
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (n) The proposed access points shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (o) Development shall not commence until a detailed surface water scheme for the site based on the agreed Surface Water Drainage Strategy prepared by MTC Engineering Ltd. (ref. 2204-DS- Rev A) dated January 2019 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)
- (p) Details for the long term maintenance arrangements of the surface water drainage system (including all SUDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub catchments, SUDS components, control structures, flow routes and outfalls. In addition, the plan must clarify access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/8 and CC/9 of the adopted Local Plan 2018.)
- (q) Prior to commencement of development above slab level, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage)
- (r) A Carbon Reduction Statement, which demonstrates that at least 10% of the

developments total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:

- (s) a) SAP calculations demonstrating the total energy requirements of the whole development, set out in Kg/CO₂/annum based on a Part L Compliant Scheme;
b) A schedule of how the proposed on-site renewable and/or low carbon energy technologies will impact on the carbon emissions presented in (a) above.
- (t) The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

(Reason: In the interests of reducing carbon dioxide emissions (South Cambridgeshire Local Plan 2018 Policy CC/3))

- (u) No development shall take place until a water conservation strategy detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that residential development achieves a minimum water efficiency standard of 105 litres per person per day (additional 5 litres for outdoor use).

(Reason: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use (South Cambridgeshire Local Plan 2018 Policy CC/4))

- (v) If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

(Reason: To protect and prevent the pollution of controlled waters from potential pollutants)

- (w) No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no Construction works or collection/deliveries shall take place on Sundays, Bank of Public Holidays unless otherwise agreed in writing by the local planning authority

(Reason: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10)

- (x) In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report/method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and vibration. Potential noise and vibration levels at the nearest noise sensitive

locations, shall be predicted in accordance with the provisions of BS 5528 2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 – Noise and 2 – vibration (or as superseded). Development shall be carried out in accordance with the approved details.

(Reason: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10)

- (y) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance in writing.

(Reason: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/12)

- (z) No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase of the development and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10)

- (aa) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

(Reason: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/12)

- (bb) Before any development is commenced, a scheme for protecting the approved apartment units from noise from the road (A14) shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be completed before any of the permitted apartment units are occupied.

Reason: To protect the amenities of residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10)

- (cc) Before any development is commenced, a noise assessment should be carried out and submitted to the Local Planning Authority for approval in writing, including an assessment of operational noise emanating from the adjacent substation, any external plant and equipment on the adjacent hotel building, internal levels within the apartment blocks and external levels for existing residential properties, associated with the operation of plant and equipment. A scheme shall also be submitted for approval in writing by the Local Planning

Authority for insulation and protection of the approved units from noise sources identified within the submitted noise assessment. The scheme as approved shall thereafter be maintained in strict accordance with the approved plans.

(Reason: To protect the amenities of residential properties in accordance with South Cambridgeshire Local Plan (2018) Policy SC/10)

- (dd) Prior to commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".
- (ee) The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14 – Lighting Proposals.)

Informatives

- (a) The Application should be read in conjunction with the completed Section 106 Agreement (Date TBC)
- (b) Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
- (c) 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 a separate permission must be sought from the Highway Authority for such works

Background Papers:

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

- South Cambridgeshire Local Plan 2018

- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/3983/18/FL

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