



Planning Committee Date	17 th January 2024
Report to:	South Cambridgeshire Planning Committee
Lead Officer:	Joint Director of Planning and Economic Development
Reference	23/00123/FUL
Site:	Land South Of Pond Cambourne Business Park Cambourne Cambridgeshire
Ward / Parish	Cambourne
Proposal	Erection of 256 No. dwellings and change of use of the existing marketing suite to a café, landscaping, car parking, substations, bin and bike store and associated works.
Applicant	South Cambridgeshire Investment Partnership
Presenting Officer	Aaron Coe, Principal Planning Officer
Reason Reporting to Committee	Application brought to Committee because South Cambridgeshire District Council has a direct interest in the application as part applicant.
Member Site Visit Date	4 th October 2023
Key Issues	Principle of Development Housing Provision Design, Layout, Scale and Character Landscape Trees Carbon Reduction and Sustainable Design Biodiversity Water Management and Flood Risk

Highway Safety and Transport Impacts
Cycle and Car Parking Provision
Residential Amenity
Open Space and Recreation
Developer Contributions
Impact on adjoining commercial premises
Other Matters

Recommendation

APPROVE subject to conditions and Section 106 agreement

1.0 Executive Summary

- 1.1 The application is a Regulation 3 planning application which is made by the South Cambridge Investment partnership (SCIP) which is a joint venture set up by South Cambridgeshire District Council and Hill. The purpose of the partnership is to deliver high quality homes in sustainable locations. The application site is located to the north west of Cambourne. The site is bound by the Cambourne Business Park to the north and east, lower Cambourne to the south and the Cambourne West development lies immediately to the west.
- 1.2 The site is allocated for development under Policy SS/8 of the South Cambridgeshire Local Plan 2018.
- 1.3 The application seeks full planning permission for the erection of 256 dwellings including 102 affordable dwellings, change of use of the existing marketing suite to a café, a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP), landscaping, car parking, substations, bin and bike stores.
- 1.4 The application has been the subject of pre-application advice with officers, including the advice of specialist officers. The applicant also presented the scheme to Cambridgeshire Quality Panel at pre-application stage and made alterations to the scheme through both the pre application and formal application process to address the comments raised.
- 1.5 The application was previously presented to members at planning committee on 11th October 2023. At that meeting, members agreed with the officer recommendation for deferral of the planning application to enable the Local Planning Authority to fully review the additional technical information in respect of noise, vibration and electromagnetic radiation which had been submitted by third parties and by the applicants after the publication of the agenda for the meeting. Commentary and conclusions on these matters are now provided in the updated report below.
- 1.6 Overall, officers consider that the proposal would provide a high quality scheme which would make a strong positive contribution to the local context

of the site and to the character of the area. The proposal engages fully with the objectives of the large number of relevant local and national planning policies and taken as a whole, including the terms of the S106 agreement and subject to the recommended planning conditions, the planning balance points to a positive recommendation in favour of the development.

2.0 Site Description and Context

- 2.1 The application site is located to the north west of Cambourne. Cambourne consists of three linked villages; Lower Cambourne which is located to the south of the site, Great Cambourne and Upper Cambourne which are both located to the east of the site. The site is bound by the Cambourne Business Park to the north and east and then the Cambourne West development lies immediately to the west.
- 2.2 The site measures 9.64 hectares as a whole and as existing comprises a broadly rectangular shaped parcel of undeveloped grassland area. There is a hard surfaced parking area in the north-eastern corner located to the south of the Business Park Road together with part of the gyratory and public square located to the front of the Council offices, and a parcel of land to the north upon which the former marketing suite building is located. The site has green edges that run along all four boundaries. A landscaped edge forms the northern boundary which includes a double row of trees with a footpath running in between, beyond which is Cambourne Business Park Road followed by three landscaped ponds which provide a civic edge to the business park. A strong landscape buffer frames the southern and western boundaries. The western boundary planting is uninterrupted while paths break the southern boundary trees and vegetation connecting the site to the bridleway and then to Lower Cambourne. The eastern boundary is formed by a footpath which connects the business park to the existing bridleway. The footpath is framed by a row of landscaped trees on the eastern side.
- 2.3 The site is accessed via the Cambourne Business Park Road which is a private unadopted road.
- 2.4 The site falls within the allocation area of Policy SS/8 of the 2018 Local Plan which changed the land use designation as defined by the previous Local Plan from commercial use to primarily residential use.
- 2.5 In terms of site constraints the site falls within Flood Zone 1 so is considered at low risk of flooding from rivers or the sea. The site is largely within an area at very low risk of surface water flooding, but with some areas of low, medium and high risk. The site is not located within a designated conservation area or within the setting of any listed heritage assets.

3.0 The Proposal

- 3.1 The development seeks full planning permission for 256 new dwellings and change of use of the existing marketing suite to a café with associated landscaping, car parking, substations, bin and bike stores.
- 3.2 The proposals have been subject to detailed discussions with the Councils' officers as part of a pre application process which has been ongoing since the beginning of 2022.
- 3.3 During the course of the planning application amended plans and additional information has been received to address statutory consultees and third party comments. These include revised biodiversity net gain calculations, additional bat survey data, amended flood risk assessment and drainage strategy, information on EMF emissions and construction noise and vibration, further refuse strategy details, revised plans to address landscape and urban design officer comments and additional external lighting details.

4.0 Environmental Screening

- 4.1 In August 2021 a Screening Request for the development of the Land South of Cambourne Business Park was submitted to the Local Planning Authority under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, to determine whether the proposed development constituted EIA development (planning reference 21/03771/SCRE).
- 4.2 The request was supported by an EIA Screening Report. The report concluded that the proposed development fell under 10(b) 'Urban Development Projects' as listed in Column 1 of Schedule 2 of the regulations and the proposals exceeded the criteria of more than 150 dwellings and an overall development area of over 5 hectares.
- 4.3 The Local Planning Authority issued a Screening Opinion on 18th February 2022 based on the information submitted, the proposed development was Schedule 2 development under the EIA regulations but would not constitute EIA development.
- 4.4 The Council's Screening Response found no potential significant environmental effects arising from the proposed development and as such the submission of an Environmental Statement with the application submission was not required.
- 4.5 Notwithstanding the February 2022 Screening Response, officers note that since this time, circumstances have changed and new evidence has emerged relating to ground water abstraction and potential increased risk of deterioration of water courses caused by levels of abstraction. The Screening Response has been reviewed by officers, specifically the potential impact on water resources. Officers maintain the view that, given the scale of the development proposed, the development proposals would not constitute EIA development.

- 4.6 In terms of dealing with the current application, it is accepted that the proposed development is Schedule 2 development within the EIA regulations, as noted above, and that the proposal would result in new development that has water demand which is not currently present on site.
- 4.7 The application is supported by technical documents dealing with sustainability measures, including an Energy Statement. The energy statement sets out an overview of the specification to be used. The applicants have committed to water use of no more than 99 litres per person per day which exceeds the adopted Local Plan policy requirement of 110 litres. An overview of the specifications of sanitaryware and appliances proposed to be used have been submitted to demonstrate the water efficiency standards will be met. It is also important to note that these measures will be secured through the planning process to require compliance with the proposed maximum water usage via planning condition(s).
- 4.8 In this instance, given the scale of the development proposed officers are satisfied that the proposal can proceed without an Environmental Statement and that the potential impact on water supply can be considered as part of the planning application process, with water efficiency measures that can be secured by way of planning condition.

Relevant History

21/03771/SCRE- Screening Opinion for up to 300 dwellings- EIA Not Required.

5.0 Policy

National Planning Policy

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)
National Design Guide 2021 (NDG)
Written Ministerial Statement on water scarcity matters-19th December 2023

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
S/8 – Rural centres
SS/8 – Cambourne West
S/9 – Minor Rural Centre
CC/1 – Mitigation and Adaptation to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency

CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art
NH/2 Protecting and enhancing landscape character
NH/4 – Biodiversity
NH/6 - Green infrastructure
H/8 – Housing density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
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

South Cambridgeshire Supplementary Planning Documents (SPD):

Biodiversity SPD- Adopted July 2009

Trees and Development Sites SPD- Adopted January 2009

South Cambridgeshire Supplementary Planning Documents (SPD)

Sustainable Design and Construction – Adopted January 2020

District Design Guide – Adopted 2010

6.0 Consultations

6.1 Cambourne Town Council- Object

6.2 The Town Council object due to the lack of employment uses proposed and the lack of an all motor vehicle connection between the site and Cambourne West.

6.3 The Town Council have raised the following design issues with the proposal:

- All units should be designed so the ground floors are fully accessible.
- Garden sizes and balcony sizes are too small for the size of the units proposed.

- Too much hard surfacing is proposed within the parking courts. These should be broken up by additional soft landscaping.
- Concerned there will be conflict between pedestrians and motor vehicles within areas of shared surface which lead to pedestrian links (between blocks K & L and H & I).
- There is a lack of variation between the rooflines along the business park frontage.
- Poorly designed dormer windows.
- Security concerns with the proposed rear parking arrangement.
- Concerned with the access arrangement and distance from a number of plots to the car parking locations.
- Distance between play spaces and dwellings.
- The Town Council are concerned by the potential maintenance charges associated with the private road serving the development.
- The Town Council are concerned by the proposed drainage strategy and the reliance on cellular tanks underground which discharge into the adopted sewer.
- Environmental concerns. Details of the offsite provision should be secured prior to determination.
- The Town Council has provided various Section 106 contribution requests which are based on a pro rata of the Cambourne West development contributions.

6.4 Cambridgeshire County Council (Highways Development Management)- No Objection subject to conditions.

- Maintenance scheme for the non-adoptable roads
- Compliance with Traffic Management Plan
- Details of the link from Business Park to Cambourne West

6.5 Cambridgeshire County Council (Transport Assessment Team)- No Objection subject to condition and Section 106 financial contribution.

6.6 The transport officers have considered that the local junctions in Cambourne within CCC's network appear to be operating in a satisfactory manner. There is sufficient spare capacity that if the impacts were found to be above that currently being predicted in the assessment modelling, there would not be a significant impact on the local network.

6.7 The transport team confirmed agreement with the conclusion of the Cambourne Business Park Road Note (Stantec) dated May 2023 which details the reasons why the new link road should serve buses, cycles and pedestrians only. This is in accordance with policy SS/8 and will enable the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme.

6.8 The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of

the development compared to the Bourn Airfield scheme (£5714 per dwelling which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).

- 6.9 The transport assessment team confirmed agreement to the costs associated with providing the link through the Business Park which will serve the Cambourne to Cambridge scheme and as such the contribution request could be reduced by £523,000.00. Resulting in a final contribution request of £939,784.00.
- 6.10 **Cambridgeshire County Council (Archaeology Team)- No Objection.**
No objection to the proposals and no conditions required.
- 6.11 **Cambridgeshire County Council (Education, Library, Strategic Waste) No Objection subject to Section 106 contributions.**
- 6.12 As submitted the Cambridgeshire County Council Education, Library and Strategic Waste team requested contributions towards the following:
- £421,757 towards Early Years Places in Cambourne
 - £1,109,407 towards Primary School Places serving Cambourne (this contribution is no longer required by Cambridgeshire County Council as detailed at paragraph 6.13 below).
 - £933,098 towards Secondary School facilities serving the development
 - £37,760 towards additional capacity at Cambourne Library
 - £46,336 towards St Neots Household Recycling Centre
 - £150 monitoring fee
- 6.13 Following receipt of the consultation response the applicants submitted a rebuttal letter which confirmed the original comments had failed to take into account the primary school provision made by Cambourne West which would mitigate the impact of the additional children that will occupy this development. The forecast indicates 61 primary aged children would be generated by the development and there is capacity across the primary schools serving Cambourne to accommodate this development and therefore no contribution is requested towards primary school places.
- 6.14 The Cambridgeshire County Council (Education Library and Strategic Waste) submitted an updated consultation response dated 21st July 2023 which confirmed a financial contribution towards primary school places is not required.
- 6.15 **Urban Design Officer- No Objection subject to conditions.**
- 6.16 Urban Designer Comment: Details required in respect of the design of the pedestrian, cycle and bus link between the Business Park and Cambourne West.
Officer response: Details to be secured by condition 26.

- 6.17 Urban Designer Comment: Additional soft landscaping and tree planting should be included within the car parking courts.
Officer response: The landscape plans have been updated to introduce additional soft landscaping to soften the appearance of the courtyard spaces.
- 6.18 Urban Designer Comment: The public square should be introduced in an earlier phase to allow the trees to mature in this prominent location whilst the development is being built out.
Officer response: Phasing plan to be secured by condition 27.
- 6.19 Urban Designer Comments:
Clarification required in respect of material details for Apartment blocks A and B.
Conditions required to secure details of brick/materials and the approval for the construction of a sample brick panels for the entire development is required.
A condition on materials and detailing for furrow detailing, composite window panels, corner windows, balconies, eaves, porches, doors, windows, rainwater goods, rear boundaries, railings, parapets, soffits including the Apartment blocks is required.
Officer response: Material details secured by conditions 6 and 7
- 6.20 Urban Designer Comment: A condition for the design of the shelter within the public space.
Officer response: Details to be secured by condition 8.
- 6.21 **Landscape Officer- No Objection subject to conditions.**
- 6.22 No objection subject to hard and soft landscaping conditions.
- 6.23 **Tree Officer- No Objection.**
- 6.24 No objection.
- 6.25 **Public Right of Way Officer – No Objection.**
- 6.26 No objection subject to informative.
- 6.27 **Sustainability Officer- No Objection subject to conditions.**
- 6.28 Acceptable subject to a condition which requires the implementation of the development in accordance with the submitted energy strategy.
- 6.29 **Waste Services- Requested the following information:**
- Site wide vehicle tracking required.
 - Provide a clearer refuse strategy (bin locations, drag distances, vehicle reverse distances, vehicle turning courtyards, confirmation

of parking enforcement details and if the roads will be built to adoptable standards).

- Provide capacity details in accordance with GCSWS capacities.

6.30 Environmental Health Officer- No Objection subject to conditions

- Demolition Construction Environmental Management Plan (which includes a noise, vibration and dust impact assessment, mitigation and monitoring plan).
- Noise assessment and insulation scheme
- Air Source Heat Pump noise impact assessment/ mitigation scheme
- Artificial lighting

6.31 Environment Agency- No comments.

6.32 No comments as the proposed development falls outside of the Environment Agency external consultations checklist (as the development was not considered EIA development).

6.33 Contaminated Land Officer- No Objection.

6.34 Acceptable subject to watching brief informative.

6.35 Health and Safety Executive- No comments.

6.36 No comment as the proposals do not appear to fall under the remit of planning gateway one because the height condition of a relevant building is not met.

6.37 Cambridgeshire and Peterborough Integrated Care System- No Objection.

As submitted

6.38 The existing local medical practise does not have capacity to accommodate the additional growth proposed. The healthcare provider has identified that the development would give rise to a need for additional primary healthcare provision to mitigate the impact arising from the development. A developer contribution of £179,600.00 would be required to accommodate the patient growth generated by this development.

As Amended

6.39 The initial assessment did not acknowledge that the Upper Cambourne 950 development is fully occupied and as such the Section 106 monies that has already been secured has provided the required additional capacity to serve the future occupants of this development and as such the request is retracted.

6.40 East of England Ambulance Service (NHS Trust)

- 6.41 The development is considered to give rise to a need for additional emergency ambulance healthcare and a developer contribution is required to mitigate the impacts arising from the development. A financial contribution of £110,779.00 is requested.
- 6.42 **Lead Local Flood Authority- No Objection subject to conditions.**
- 6.43 Following the submission of the Flood Risk Assessment and Drainage Strategy (produced by Create dated February 2023) and the Geo Environmental Report (produced by Enzygo dated June 2021). The submitted information was considered acceptable subject to conditions to secure a detailed surface water drainage scheme, details of long term management/ maintenance, management of surface water during construction and a completion report which demonstrates the surface water drainage scheme has been constructed in accordance with the approved details.
- 6.44 **Housing Officer- No Objection.**
- 6.45 The proposed development is considered acceptable to the Strategic Housing Team.
-40% affordable housing contribution (70% affordable rent, 30% intermediate/ shared ownership).
-All clusters are equally dispersed and below the maximum number of 25 units.
-Affordable units are not distinguishable from the market housing by external appearance.
- 6.46 **National Highways- No Objection.**
- 6.47 The National Highways raised no objection to the proposed development.
- 6.48 **Ecology Officer- No Objection subject to conditions.**
- 6.49 *As submitted*
- 6.50 *Insufficient information to determine the application. Additional information required:*
- 6.51 -Completion and submission of bat activity surveys of the boundaries of the site to inform the lighting strategy. As this is a Full application such surveys cannot be conditioned.
- 6.52 -Submission of the Impact Assessment and Conservation Payment Certificate to provide the evidence required to show participation in the Natural England District Level Licencing Scheme.
- 6.53 -Clarification of potential public access to Elsworth Wood SSSI, to ascertain the potential for increased visitor pressure.
- 6.54 -Confirmation of the Biodiversity Net Gain strategy.
- 6.55 *As Amended*

- 6.56 During the course of the application bat activity survey data and analysis was submitted for spring and summer months 2023. The bat survey data and analysis submitted showed that the western, southern, and eastern boundary are important for commuting and foraging bats. There are questions remaining regarding the impact to foraging and commuting bats on the southern and western boundary due to both lighting impacts (western boundary carparks) and protection of vegetation (rear garden curtilage southern and western boundaries). Following the concerns raised regarding the impact of lighting the applicants submitted test designs to show that the lighting design for the car parks on the western boundary could be designed in such a way that no significant light spill would impact the woodland boundary. When making decisions on the luminaries, the applicant should consult Bats and Artificial Lighting At Night guidance (Bat Conservation Trust and the Institution of Lighting Professionals, 2023) which has been recently published.
- 6.57 The guidance suggests the following:
- All luminaries should be LED
 - Have a warm white light source (2700Kelvin or lower)
 - Light sources should feature peak wavelengths higher than 550nm
 - Only luminaries with negative or zero Upward Light Ratio, with good optical control.
 - Luminaries should always be mounted horizontally.
 - And if necessary, consider baffles and reflectors.
- 6.58 Overall the ecology officer is satisfied that the applicant has provided a detailed analysis of the lighting issues, and that a truly sensitive lighting strategy can be installed to remove any risk of impact to commuting bats. The final details of the design can be secured through condition with reference to Bat Conservation Trust and the Institution of Lighting guidance.
- 6.59 The applicants submitted an Impact Assessment and Conservation Payment Certificate to provide the evidence required to show participation in the Natural England District Level Licencing Scheme
- 6.60 In respect of Biodiversity Net Gain the report submitted has provided an updated baseline assessment and recommended that an offsite solution will be required to meet the 20% net gain target set out by the applicant. The report states that the most viable option would be to purchase the required units from a third-party provider, which is acceptable. Planning conditions and the Section 106 agreement will secure the net gain provision and management/ monitoring for a 30 year period.
- 6.61 **Cambridge Fire and Rescue- No comments.**
- 6.62 No comments received.
- 6.63 **Natural England**

6.64 To assess the recreational pressure impacts of residential developments please refer to the Natural England guidance note dated 12th July 2019.

6.65 **Anglian Water- No Objection.**

6.66 The foul drainage from this development is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable.

6.67 **Designing Out Crime Officer**

As submitted- Further information required;

- Lighting details required
- Cycle storage details
- Boundary treatment details
- Concerned with footpath designs between properties
- Locations of public cycle parking

As Amended

- Content for lighting details to be conditioned.
- Content for cycle storage details to be conditioned.
- Remain concerned with hit and miss fencing proposed.
- Remain concerned with footpath locations between plots.

6.68 **Cambourne Village College- Objection**

6.69 Object to the application as it does not include a through road from the Business Park to Cambourne West for all vehicles. The lack of a through route will lead to additional pollution as journeys will be longer. Drivers currently drop children along Swansley Lane instead of the school car park which has already resulted in complaints from residents. Acknowledge the expense of upgrading the business park road but it is considered an important connection to Cambourne West.

6.70 **The Wildlife Trust- Comments**

6.71 The Wildlife Trust (WT) has reviewed the updated reports (Botanical Survey, BNG design and Biodiversity Metric spreadsheet). The WT has found the Botanical Survey findings and recommendations to be acceptable. The WT has assessed the biodiversity metric calculations and agrees that they are accurate.

6.72 The WT acknowledges the method for securing 20% net gain (combination of onsite and off site provision).

6.73 The WT preference is for the enhancement of existing land within Cambourne. However, if this is not possible then the use of a Habitat Bank elsewhere within the district would be acceptable.

- 6.74 Disappointed that there is no landscape buffer along the Wildlife Trust land. The increased pressure on the County Park should require a contribution (secured through the Section 106) towards the long term management of the Country Park.
- 6.75 **Cambridge Past Present and Future- Neutral comments.**
- 6.76 Supports the provision of a large park but not within the centre of the site without links to other green spaces or community features within the development.
- 6.77 Note that to achieve a 20% biodiversity net gain, off site provision is needed and would like to offer biodiversity credits at Coton Countryside Reserve in order to achieve the 20% Biodiversity net gain.

7.0 Third Party Representations

- 7.1 Representations have been received from 79 properties.
- 7.2 The full comments can be found on the Council's website using the planning application reference number (23/00123/FUL). In summary, the following concerns have been raised within the representations:

7.3 Principle of development

Concerned by the lack of employment use which is contrary to the requirement of policy SS/8 (criterion 7/8) which requires 8.1 hectares of employment land in addition to the retail and community/ leisure facilities that are required.

Concerned by the lack of employment use within the proposal as it will threaten the ability to deliver a sustainable integrated community and will be detrimental to business and employment growth. The Local plan policies seek to maintain employment opportunities where new housing is located to lead to more sustainable patterns of growth and avoid commuter towns being created. The site falls within the Arc and the Council should be prioritising world class tech and life sciences rather than housing on this site.

Concerned that there are insufficient facilities and infrastructure within Cambourne to accommodate the additional housing proposed.

Concerned that the proposals conflict with policy S/2 which requires developments to support economic growth, technology based industries, research and development

Highway matters/ Access

Concerned by the lack of an all motor vehicular access through the Cambourne Business Park. Conflicts with the requirement of policy SS/8 (criterion 12 part g). The proposal will lead to additional traffic to the school and result in people travelling through the housing estate roads (within Cambourne West) to get to the school. This will impact the safety of the highway and lead to greater travel emissions.

Concerns about the functionality of local buses which currently do not travel all around Cambourne

Biodiversity/ Landscape

Object to the loss of greenspace and the impact on wildlife

Amenity

Concerned that the development conflicts with NPPF paragraph 187 as the proposal as submitted has failed to demonstrate the development can be integrated effectively with existing businesses.

Other matters

Object to the application as residents would prefer community facilities on site rather than more housing.

Concerned that there is unlikely to be enough demand for a café use as residents can access the other facilities in the centre of Cambourne and Cambourne West.

8.0 Summary of design changes undertaken through the pre application process

- 8.1 The design and proposed layout of the development has evolved throughout the pre-application process following on from a number of pre application meetings and workshops with the LPA and as a result of feedback from two presentations of the scheme to the Cambridgeshire Quality Panel. The main areas of change are summarised below.
- 8.2 Through the pre application process various alterations have been made to the layout of the public square to create a more urban square environment with seating, trees and additional hard surfacing. The location and design of the foraging routes were also regularly discussed prior to submission to ensure the pedestrian/ cycling connectivity was enhanced across the site and with additional links to the surrounding area (Cambourne, the business park and Cambourne West). The pre app discussions also focused on creating a scheme which would provide a range of open spaces which are strategically located with their own character.
- 8.3 During the design process the applicants worked with officers to create a strong, continuous urban frontage character along the Business Park Road with rhythm and repetition of buildings along business park road frontage. The scheme also introduced 'the backs' to ensure car parking could be hidden from the street scene to prevent visual dominance of parked cars. The design and appearance of the apartment blocks were also frequently discussed at the pre application workshops. Additional detailing and material choices were made to add architectural interest to the apartment blocks.
- 8.4 Throughout the design process the applicants considered and presented various character areas, building forms, heights and arrangements. As a

result of various pre application workshops and discussions with officers the scheme submitted has responded appropriately to the sites surroundings.

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

9.0 Assessment

- 9.1 The key issues to consider in the determination of this application are the principle of development, housing provision, character / visual amenity, landscaping, biodiversity, trees, flood risk and drainage, highway safety and transport impact, residential amenity, renewables / climate change, the impact upon sensitive business uses adjacent to the site, open space provision, contamination and developer contributions.

Principle of Development

- 9.2 In terms of assessing the principle of development the key South Cambridgeshire Local Plan 2018 policy consideration is policy SS/8 which allocated the site for the development of a sustainable new settlement linked to Cambourne for approximately 1200 dwellings. An additional parcel of land immediately to the north of the allocation was put forward for development as part of the outline application (reference S/2903/14/OL, as amended by S/1775/19/NM) and consent was granted for 2350 dwellings together with employment, education and community facilities. Policy SS/8 has various criteria and each of these require assessment in order to determine whether the proposals comply with this policy. These are assessed in turn below:
- 9.3 *1) Land shown on the Policies Map south of the A428, north west of Lower Cambourne, including an area within the current Business Park is allocated for the development of a sustainable, fourth linked village to Cambourne of approximately 1,200 dwellings by 2031 with high levels of green infrastructure, subject to:*
- 9.4 The number of dwellings approved by the Cambourne West outline consent (2350 dwellings) has already exceeded the overall allocation of residential units (1200 dwellings) due to site area of the original allocation being extended. This planning application seeks consent for development on a parcel of land which was included within the original site allocation. The proposed site plan clearly demonstrates that the site can comfortably accommodate 256 new dwellings on the application site. The development also incorporates green infrastructure in the form of a central park area, public square, informal open space and a community orchard. The number of dwellings within the original allocation has already been exceeded by the Cambourne West permission. As a result, there is no policy requirement for housing on this site to meet the Local Plan housing need from this site. Notwithstanding this, the use of the site in line with the original allocation is not considered to conflict with Policy SS/8 and the additional new homes

- will provide a valuable contribution through the delivery of market and affordable homes to the local area that amounts to a benefit. The proposal incorporates green spaces and enhanced connections.
- 9.5 *2)Development taking place in accordance with a Masterplan to be submitted for approval by the Local Planning Authority as part of the first application for planning permission. The Masterplan will set out the principles of good design and be supplemented by a Design and Access Statement. Design Guides / Design Codes for the development will be prepared as part of applications for the grant of approval for reserved matters. The Masterplan will demonstrate how the development will integrate with the rest of Cambourne, the Business Park and with Cambourne Village College.*
- 9.6 The application site is not within the site boundary for the Cambourne West development for which a masterplan and design code document was developed and approved by the Local Planning Authority. This application is a full planning application. The Design and Access statement nevertheless demonstrates clearly how the proposed site relates to the masterplan/design codes accompanying the Cambourne West outline permission. The detailed proposals have also been reviewed by the Councils in house design team and the independent Design Review process. As a result, for this application, officers consider there is no need for a separate masterplan to be undertaken, in addition to the materials already submitted. The proposals are considered to be well integrated into the Cambourne Business Park and well connected to the surrounding areas via dedicated footpaths and cycle links.
- 9.7 *3)A Landscape Strategy must be submitted for approval by the Local Planning Authority as part of the first application for planning permission, and include the provision of a high quality landscaped setting around the boundary of the settlement to (amongst other things) provide appropriate open space between the new village and Lower Cambourne. This setting will form part of the publicly accessible green infrastructure of the settlement, and be well connected to Cambourne's existing green network and the wider countryside, including through an enhanced network of footpaths and bridleways.*
- 9.8 A landscape strategy has been submitted alongside the application. This has been considered alongside the wider landscape parameters established through the Cambourne West Outline planning permission, and the existing settlement. The landscaping proposals have evolved through the pre application process and the Council's landscape architect has reviewed the information and considered the details to be acceptable subject to conditions securing the details of hard and soft landscaping and a planting schedule. The scheme is considered consistent with the objectives of criteria 3.
- 9.9 *4)Building heights and landscaping will minimise the visibility of the settlement and the secondary school from adjoining roads to the north, west and south.*

- 9.10 In terms of building heights, the proposal consists of 2-3 storeys for dwellings and 4 storeys for the apartment blocks. The heights proposed are considered appropriate as they are similar to surrounding residential estates and commercial buildings within the Business Park. In respect of landscaping as existing the site is relatively well contained with broadleaved plantation woodland along the southern and western boundaries. To the north and east and there are trees which are proposed to be retained and protected as part of the proposal. Given the scale of the proposals, and the sites context, considered in the context of the wider site allocation under SS/8, the storey heights and massing of buildings is considered to be appropriate in addressing the objectives of criteria 4.
- 9.11 *5)Existing woods, hedges, unimproved grassland areas and water features will be retained which would contribute to the character and amenity of Cambourne West, managed to enhance their ecological value and linked together by areas of open space to provide a network of accessible green infrastructure.*
- 9.12 The woodland and trees at the boundaries of the site make a valuable contribution to the character of the site and would be retained as part of the development proposal. The site does not contain unimproved grassland but rather semi-improved grassland which will be regularly managed. In respect of Biodiversity Net Gain, the applicants are targeting a 20% net gain. The net gain will be secured by both on site enhancements and off site. The Biodiversity Net Gain details will be secured via planning condition and the Section 106 (legal) agreement which will also require the details of the management/ monitoring for a 30-year period. The scheme is considered to successfully address criteria 5.
- 9.13 *6)Residential, primarily dwelling homes (Use Class C3), but could also include nursing and residential care homes. Housing densities to vary across the site with higher densities close to the village centre and bus routes and lower densities around the settlement boundary. The starting point for negotiations concerning the provision of affordable housing on this site will be Policy H/10.*
- 9.14 The application proposes an almost wholly residential development with non residential uses comprising a café to the north of the access road. The proposed housing density equates to 31 dwellings per hectare. Towards the north of the site a higher density is proposed (closer to the business park), and lower density development is proposed along the southern edge. This creates a transition in character when moving from the more “formal” commercial character of the Business Park towards the more informal layouts and density of residential estates within Lower Cambourne to the south. In terms of affordable 40% affordable housing is proposed. This accords with Policy H/10 of the Local Plan. The scheme is considered to address criteria 6.

- 9.15 *7) Land south of the Business Park access road will be developed primarily for residential uses and will include provision of a segregated cycle and pedestrian path linking to Cambourne Village College along the southern boundary, enhancing the existing footpaths and bridleways. It will only come forward once replacement employment land in criterion 7 is secured.*
- 9.16 *8) An equivalent quantity of employment land to that lost on the Business Park (8.1ha. in June 2013) will be delivered in the northern part of the Cambourne West site rather than its current location. In order to be compatible with residential development this will primarily be in Use Class B1, although other suitable employment uses will be included to provide a mix of employment opportunities, including smaller units.*
- 9.17 It is considered appropriate to consider criterion 7 and 8 together. It should first be noted that there is a typographical error within criterion 7, which should refer to criterion 8 (the part of the policy which requires the provision of an equivalent quantity of employment land to that lost on the business park to be delivered as part of the policy SS/8 allocation).
- 9.18 The outline consent for Cambourne West (application reference S/2903/14/OL as amended by S/1775/19/NM) includes 6.25ha of employment land and there is no indication that alternative schemes will come forward within the Cambourne West site for additional employment uses. The applicant has considered the provision of employment land within the Cambourne West development to be 8.59 hectares. The applicants have reached this figure as following the amendments to the Town and Country Planning Use Class Order (September 2020) a number of the other uses were granted consent (such as community and leisure facilities and retail uses) which now fall within Use Class E and the applicant has concluded that these could come forward as employment uses which were previously defined as a B1 use (office, business use) without the need for planning permission. Whilst the applicants' position on this matter is acknowledged the requirement of policy SS/8 (8) was established and adopted before the uses were combined into Class E. Therefore, the amount of dedicated B1 uses considered necessary at the time of the creation of the policy SS/8 (8.1ha) would have been in addition to the provision of the retail, community and leisure facilities also provided within the Cambourne West development. As such it is the view of the Local Planning Authority that the proposed development does not satisfy the requirements of policy SS/8 on this specific criteria.
- 9.19 Following the granting of planning permission for Cambourne West, which only included up to 6.25ha of employment land, it is no longer possible to secure 8.1ha of alternative land for business uses within the Cambourne West development (or the initial smaller policy SS/8 site allocation). The objective of this land swap was to seek to help "...link and integrate the new village with the West of Cambourne." Third party representations suggest a concern about the lack of employment caused by the loss of business space leading to increased commuting.

- 9.20 Noting the more flexible use class E now in place and continued undeveloped and available space on the business park for development, the proposals are not considered to give rise to immediate unfulfilled short term pressures for space or frustrate delivery of new employment premises.
- 9.21 The officer committee report for the Cambourne West outline application stated *'any development of the vacant land on the business park would include some employment provision'* and *'the proposed employment land on Cambourne West would be a significant contribution towards the quantity of Use Class B1 employment land that would be lost on the business park if the proposals for a mixed use residential scheme are progress for the vacant land to the south of the business park road'*. The greater intensity of occupancy associated with additional homes on Cambourne West will increase the population of the wider Cambourne area and lead to an increase in the number of economically active people locally. New employment developments nearby plus the connectivity provided by Cambourne to Cambridge public transport corridor (and potentially the East West rail station at Cambourne at some point in the future) will nevertheless increase access to the City as well as to other localities along the route or nearby (such as at Bourn Quarter). As Cambourne continues to grow the employment offer and opportunities for employment will evolve. The impact from not meeting in full the replacement employment land provision from this site will emerge over time, but the impact arising from this development upon the economy of South Cambridgeshire or levels of commuting are not considered to be a matter that justifies refusal of this application.
- 9.22 A number of third party representations refer to the policy wording which suggests the site should be developed as 'primarily residential', with the suggestion that the scheme should be mixed use. Officers acknowledge the use of the word 'primarily' (defined as mainly, for the most part) and the proposals could be considered non-compliant with this part of the policy as the scheme proposes a solely residential development within the allocated part of the site (south of the Business Park Road). However, the proposal does include a café use immediately to the north of the business park road and various open spaces across the site. Noting the specific provision within the policy, officers acknowledge that the location of the café outside of the "policy" defined site amounts a non-compliance with the policy criteria. The application, does nevertheless include provision for non- residential use and for this reason, the objectives of the policy for primarily residential use are considered to be met through the enlarged site boundary (than the Local Plan allocation). Conflict with policy SS/8 on this basis for the reason above is not therefore considered to be material.
- 9.23 *9)Small scale shops and other town centre uses to serve the needs of the village and adjoining Business Park. Provide for convenience shopping needs with a store of up to 500 m2 (gross floorspace) within a 600 metre walk of the great majority of homes. A retail assessment will be submitted with the first planning application to demonstrate that the quantity of town centre uses proposed will support the needs of the development whilst not*

having a significant adverse impact on the vitality and viability of other centres including Cambourne village centre.

- 9.24 The development of Cambourne West (application reference S/2903/14/OL as amended by S/1775/19/NM) includes 1.04ha of retail uses and will provide 1500sqm of retail floor space (as secured by the discharge of condition 6 of the outline consent). Additionally the Site is also within walking distance of the retail uses within the wider Cambourne village (Coop within Lower Cambourne, Morrisons to the east of the site). Noting the extent of the allocation, and the satisfactory provision of retail floorspace to service this part of the site allocation in the plan, given ongoing structural changes across the retail sector, officers do not consider there is any specific need arising from the additional residents for additional on-site provision to be required for this site.
- 9.25 *10)If necessary to expand the capacity of the school, to provide land to enable the expansion of Cambourne Village College*
- 9.26 Cambridgeshire County Council (Education, Library, Strategic Waste) have been consulted on the application and requested a contribution of £933,098.00 towards the Secondary School facilities and this is considered reasonable and necessary to mitigate the impact of the proposed development on the education provision. The applicants have agreed to this contribution. The scheme is considered compliant with this criteria.
- 9.27 *11)Community needs for other services and facilities being provided in accordance with policies and standards set out in Chapter 9 including Policy SC/4*
- 9.28 The application proposes a new café facility within the business park and additional Section 106 contributions will be secured to mitigate the impact of the development on existing community facilities. The contributions will go towards improvements to the community building, the sports centre extension and swimming pool and community development staff. The scheme is considered compliant with this criteria.
- 9.29 *12)Development will provide for the additional travel demands generated. Coordination will be required with other developments on the A428 corridor to deliver the necessary improvements. The development will need to address, but is not limited to, the following (subject to detailed strategy development and to the transport assessment of development proposals):*
- a. Any measures necessary to ensure that a bus journey between Cambourne West and the junction of the A428 and the A1303 is direct and unaffected by any congestion suffered by general traffic;*
 - b. High quality segregated bus priority measures on the A1303 between its junction with the A428 and Queens Road, Cambridge;*
 - c. Direct, segregated high quality pedestrian and cycle links to west Cambridge, Papworth Everard, Caxton and Bourn;*

d. The impact of the proposals on the junctions of the A428 with the A1303 and the A1198 will be assessed in detail and contributions towards or direct funding of improvements to the junctions may be required;
e. Delivery or funding of any measures required to mitigate the traffic impact on Bourn, Caldecote, Toft, Comberton and Barton;
f. A Smarter Choices package including residential, school and workplace travel planning;
g. Vehicular access to be provided through an enhanced route through the Business Park, one or more access points from the Caxton Bypass, and via Sheepfold Lane;
h. Bus prioritisation measures, including a bus link from one of the roundabouts on the Caxton bypass through the Cambourne West site, linking through to Great Cambourne by the Cambourne Business Park;
i. Creation of high quality segregated cycle and pedestrian routes within the new settlement

- 9.30 The application is supported by a Transport Assessment and the Cambridgeshire County Council (CCC) Transport Assessment Team have been consulted on the application. This considers the additional trips envisaged from this part of the site allocation alongside the much larger West Cambourne scheme and existing background traffic.
- 9.31 The transport officers are of the view that the local junctions in Cambourne within CCC's network will operate in a satisfactory manner in future years with the proposed development added. There is sufficient spare capacity that if the impacts were found to be above that currently being predicted in the assessment modelling, there would not be a significant impact on the local network.
- 9.32 The transport team confirmed agreement with the conclusion of the Cambourne Business Park Road Transport Note (Stantec) dated May 2023. This document details the reasons why the new link road should be a bus, cycle and pedestrian only link and will enable the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme.
- 9.33 The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of the development compared to the Bourn Airfield scheme (£5714 per dwelling which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).
- 9.34 The transport assessment team confirmed agreement to the costs associated with providing the link through the Business Park which will serve the Cambourne to Cambridge scheme and as such the contribution request could be reduced by £523,000.00. This resulted in a final contribution request of £939,784.00. This financial contribution will go towards funding the Cambourne to Cambridge scheme which will mitigate the traffic impact on surrounding villages. The Applicant has confirmed agreement to this financial contribution.

- 9.35 In respect of part f), the County Council have requested a condition which secures a detailed travel plan which encourages sustainable modes of transport for travel to and from the site.
- 9.36 In relation to part g), above which required an enhanced route through the business park considerable local comment has been made, including from Cambourne Community College and the Town Council, including objections to this application on the basis that the proposals omit the provision of an all vehicles linkage between Cambourne West and the Business Park. The approved access and circulation plan approved as part of the outline consent for the Cambourne West development shows a 'potential future link from the Business Park'. The proposed development includes a bus, pedestrian and cycle connection link through to Cambourne West. The route would not be open to private motor vehicle traffic. Instead, the focus is on enhancing access by sustainable transport means, reducing the mode share "penalty" between private car use and public transport, cycling and walking alternatives which acts as a disincentive to car users considering more sustainable travel patterns. The inclusion of an additional private motor vehicular route between the Business Park and Cambourne West would be contrary to the objectives of national and local planning policy which seek to minimise the use of the private motor vehicles and encourage the shift towards more sustainable transport modes. The existing access arrangements between Cambourne West and Cambourne have been assessed by the Cambridgeshire County Council Transport Assessment Team and Highways Development Management Engineers and are considered sufficient to serve the development.
- 9.37 Policy SS/8 is clear that there is a requirement for there to be a link between the Business Park Road through to Cambourne West. Whilst the policy wording itself does not state that this access requirement is for an 'all vehicular' link the supporting text at paragraph 3.53 suggests that the Business Park access road is to provide all mode access including that for the car. Parts 12 (a), (c) and (h) focus on high quality bus travel and prioritisation. Moreover, the Cambourne West outline application was determined without the need for an enhanced route through the Business Park and as set out in the officers committee report for the outline application 'the proposed level of connectivity between Cambourne and Cambourne West is considered acceptable without that route'.
- 9.38 The third party objections highlight concerns about the impact of the restricted link on private car users, including parents taking their children to and from school. The transport assessment team have confirmed that there is no technical need for the link to be open to private car use. In seeking to encourage more sustainable travel patterns, in part as a response to growing concerns around climate change, the prioritisation of more sustainable travel means is considered to be a relevant material planning consideration. Whilst contrary to the provisions of policy SS/8, officers consider that supporting more sustainable means of travel around Cambourne by prioritising bus and cycle pedestrian access over private car

use amounts to a material planning consideration that weighs significantly against the requirement of this part of policy SS/8.

- 9.39 In response to part h), a bus route is proposed through the Business Park to Cambourne West, with new stops to be introduced. The business park road will form part of the Cambourne to Cambridge route. The proposals are considered to promote public transport use both to and from the centre of Cambourne and to Cambridge, St Neots and Huntingdon.
- 9.40 Lastly, in respect of part i) a segregated pedestrian and cycle routes are provided through the site to increase permeability and encourage active travel. During the course of the application amendments have been made to the cycle routes to ensure appropriate desire lines for cyclists commuting through the Business Park to Cambourne West and surrounding areas. The scheme also includes pedestrian and cycle paths within the proposed development and pedestrian and cycle connections through the surrounding woodland towards Cambourne West to the west and to Lower Cambourne to the south. The scheme is considered compliant with this criteria.
- 9.41 *13) Sustainable design and construction measures which will exceed the minimum standards set out in Policies CC/3 and CC/4 in recognition of the opportunities to exceed those standards afforded by strategic scale developments*
- 9.42 An energy statement has been submitted to support the application. The details have been assessed by the Council's sustainability officer and are considered acceptable. The results of the submitted energy statement show that 184 private and shared ownership units achieve an average of 63% carbon reduction and the 72 affordable units achieve an average of 104% carbon reduction over the Part L 2013 baseline. Overall a site wide 72% carbon reduction is achieved compared to the baseline case, the results therefore offer a significant improvement above the Local Plan policy CC/3 requirement of 10%. The proposed water use is a maximum of 99 litres per person per day which exceeds the policy requirement of 110 litres per person per day. Noting the Written Ministerial Statement and the current focus on water scarcity locally, including recent and pending appeal schemes for larger developments where water supply considerations have been material, officers consider that the current proposals should be required to reduce water consumption as far as possible – and below the 110litres per person per day. The scale of the current proposals, the allocation of the site for development in the 2018 Local Plan and likely build out rate mean that the proposals are considered to be acceptable, noting the potential risk of deterioration plus the measures for improved water efficiency proposed within the parameters of the site layout, the potential magnitude and impacts on the risk of deterioration will need to be balanced against other benefits arising from the proposals as part of the final planning balance to be struck.

- 9.43 *14)Satisfactory provision being made for the provision, management and on-going maintenance of sustainable surface water drainage facilities to control the risk of flooding on site and which will reduce the risk of flooding to areas downstream and upstream of the development.*
- 9.44 A Flood Risk Assessment and Drainage Strategy have been prepared to support the application. The submission successfully demonstrates that surface water from the proposed development can be managed through the use of a combination of permeable paving, swales and geo-cellular storage. LLFA comments have reviewed the information and confirmed the details are acceptable subject to conditions.
- 9.45 *15)Satisfactory arrangements being made for foul drainage and sewage disposal, to be explored and identified through a Foul Drainage Strategy;*
- 9.46 A Flood Risk Assessment and Drainage Strategy have been prepared to support the application. In terms of foul water drainage, this development site is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable. A foul water drainage condition is recommended by officers. Subject to the recommended conditions, officers are satisfied that the proposal would be acceptable.
- 9.47 *16)Satisfactory arrangements to control traffic noise from the A428 and A1198 which do not involve the use of acoustic fences and walls such as gently contoured landscaped soil bunds;*
- 9.48 This requirement relates to the Cambourne West development and proposals within close proximity to the A428 and A1198. Therefore, this is not considered to be a relevant consideration in relation to the current application.
- 9.49 *17)Planning permission will only be granted where there are satisfactory legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the scheme acceptable in planning terms;*
- 9.50 Details of the management and maintenance of the access road, landscape and open spaces are proposed to be secured by conditions 10 and 24. Relevant obligations will also be included with the Section 106 agreement.
- 9.51 *18)Satisfactory arrangements being made concerning site accesses, haul roads, construction traffic routes, storage compounds, use of plant and machinery, working days and hours, and retention of construction spoil on site.*

9.52 Appropriate conditions including a CEMP, phasing plan, traffic management plan and construction hours will be imposed to ensure the impacts of the development during construction are mitigated. The scale and quantum of development proposed is unlikely to lead to significant adverse impacts requiring for example a haul road. Concerns expressed by third parties in respect of the impact of the construction operations on the operation of sensitive machinery and apparatus in the adjacent building has been the subject of further specific technical submissions. Officers are satisfied that the potential impact caused during the construction phase (see below) can be resolved by the use of conditions.

Conclusion on the principle of development.

9.53 The primarily residential development proposed is taking place on a part of the site allocated under policy SS/8 of the Local Plan for development. This includes the parcel of land earmarked for “primarily residential” use within the business park. The criteria associated with the Local Plan allocation have been considered above. Noting the specific areas where the proposals depart from requirements within the policy – notably concerning the re-provision of employment space from the business park to Cambourne West and the construction of an all vehicle linkage – officers are satisfied that there are material planning considerations that justify these criteria not being met so that overall, the principle of development of the site for the proposed purposes is acceptable.

9.54 **Housing Provision**

Density

9.55 Policy H/8 of the Local Plan states that housing developments will achieve an average net density of 30 dwellings per hectare (dph) in Rural Centres, Minor Rural Centre villages, and Group villages; 40 dph in urban extensions to Cambridge and in new settlements. The net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.

9.56 The site measures approximately 9.64 hectares (including the business park road). The provision of 256 dwellings equates to a density of 26.56 dwellings per hectare. Excluding the business park road (main site area) the proposals equate to an overall density of 31 dwellings per hectare. The housing is proposed to be distributed across the site appropriately with a higher density proposed along the business park frontage and adjacent to the commercial buildings and a medium density is proposed within the semi urban and green edge character areas. The proposal is considered to comply with policy H/8 of the South Cambridgeshire Local Plan 2018.

Housing Mix

Affordable Housing

9.57 The proposed development includes 40 per cent affordable housing equating to 102no. affordable dwellings. This complies with Policy H/10 of the Local Plan which requires 40 per cent of the total number of dwellings be provided as affordable housing on sites of 11 dwellings or more. The tenure split consists of 71% rented and 29% intermediate homes, equating to 72 affordable rent units and 30 shared ownership units. The affordable housing mix has been assessed by the Council's Housing Strategy team and the scheme is considered to provide a balanced mix of units which is policy compliant.

9.58 Market Housing mix

<u>Policy Requirement</u>	<u>Market (number of units and p</u>
30% 1 or 2 bedroom homes	46 (30%)
30% 3 bedroom homes	46 (30%)
30% 4 bedroom homes	47 (30%)
10% flexibility	15 (5 bedroom units) (10%)

9.59 As set out above the mix of market housing is considered acceptable and compliant with policy H/9.

9.60 In terms of the distribution of affordable housing, Policy H/10(1.c) of the Local Plan requires affordable housing to be provided in small groups or clusters distributed through the site. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for large mixed tenure residential developments 200 units or over, there should be maximum clusters of 25 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development.

9.61 The proposed layout of the site creates a number of separate groups of affordable units dispersed across the site. All of the proposed clusters of affordable units are below the maximum number of 25 units. The affordable units have been designed to ensure they are not distinguishable from the market housing in terms of their external appearance.

9.62 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution and appearance of the affordable units within the site is acceptable.

Self and Custom Build Homes

9.63 The application includes 3 custom build plots. Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to include self and custom build plots. Whilst this policy does not specify a numerical value or percentage of the overall development which is required to be self or custom build, the emerging Greater Cambridge Local Plan requires 5% of the overall number of units to be self or custom build for schemes of 20 units or more. This would equate to a requirement for 13 units to be self or custom build. The proposed 3no.

build units is lower than that which would be required under the emerging joint local plan. However, given that the current Local Plan 2018 does not provide a specific numerical value for the number of units that are required to be self or custom, this level of provision is considered acceptable and in accordance with policy H/9. A condition has been imposed (condition 38) to secure further details of the custom build strategy for the three identified plots (L3,L4,L5). Subject to the imposition of this condition the development is considered to meet the requirements of policy H/9.

M4(2) compliant units

- 9.64 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard. 41% of the units (105 dwellings) are proposed to meet M4(2) standards, this exceeds the policy requirement of 5%. Four of the units are proposed to be M4 (3) compliant. The proposal is in accordance with policy H/9.

Residential Space Standards

- 9.65 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed Nationally Described Space Standards (2015) or successor document. The proposal will meet the prescribed national space standards in line with Policy H/12.
- 9.66 **Design, Layout, Scale and Character**
- 9.67 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.68 The site is an open and undeveloped area of the business park largely laid to grass with the exception of the temporary car park arrangement in the north east corner of the site. The proposed site layout is a result of an extensive pre application process which has seen the layout evolve.

Business Park frontage

- 9.69 Along the business park road the proposals consist of a mixture of detached, semi detached and terrace properties. Noting the third party comments, the objective of this more regular arrangement of buildings is to reflect the greater formality created along the business park road by existing large floorplate "office blocks." The townhouses are designed to incorporate two storey elements between the three-storey forms to express the roof form and create a rhythm along the frontage. The three-storey element of these houses have pitched roofs with flat roofs proposed to the lower two-storey elements which also include a roof terrace area above. To the rear of the dwellings that front onto the business park an area which has been referred to as 'the backs' within the submission package is proposed. Within

this area a rear access arrangement is proposed and this seeks to serve a functional purpose by enabling servicing to both the dwellings fronting north and south. This rear access arrangement also creates a practical landscaped space for future occupants in terms of access to gardens and a social space for interaction with neighbours.

Apartment blocks

- 9.70 Across the development three blocks of apartments are proposed, two blocks at four storey and one block at three storey. The four storey apartment buildings have been located at landmark points, adjacent to the existing commercial development at Cambourne Business Park, this helps to provide a transition between the larger scale commercial development to the north / east and the proposed residential development. Apartment block A is located immediately adjacent to the public square and South Cambridgeshire District Council Hall, it has been positioned to provide enclosure to the public square and to form a vista stop. Apartment block B is positioned on the eastern edge of the development set back from the business park road. The building has been designed to take account of the adjacent commercial buildings to the east and winter gardens have been introduced to mitigate any noise impact on future occupants. Apartment block C is the three storey building which is proposed to be located in the south west corner. The building has been designed to fit in with the immediate surroundings and the lower density area within the scheme. A reduced mass has been achieved by dividing the building into separate parts within differing plan depths. Dual pitched roofs have also been included to reduce the height and massing of the building.

The Backs

- 9.71 The Backs is a private shared surface area that is designed to serve the houses facing onto the business park and the dwellings that front onto the central park. The inclusion of the backs enables the development to achieve a car free frontage along the business park frontage. The backs design ensures there is convenient access to the properties from the rear and the inclusion of roof terraces as well as rear upper floor windows offers passive surveillance of this space.

The Central Park

- 9.72 A mix of two and a half and three storey detached and semi detached units are proposed around the central park. The dwellings have been positioned to ensure there is a strong sense of enclosure around the park space. Varied roof forms (gables and eaves fronted roof forms) are proposed, and these contribute to the scheme achieving a strong sense of rhythm along the edges of the park.

Mews streets

- 9.73 The mews streets located to the east and west of the central park. Two and two and a half storey detached and semi detached units are proposed with materials and detailing that reflect the appearance of the dwellings to the north and south of the park. The mews streets have been designed to create vista terminations and carefully considered street corners. Features such as corner windows and contrasting brick detailing have been introduced where considered appropriate. The dwellings within the mews streets have on plot car parking proposed between the units and are accessed via a shared surface.

The Courtyards

- 9.74 The southern edge of the development adjacent to Lower Cambourne is lower density with dwellings centred around open courtyard spaces at two storeys in height. These units have been designed to achieve a less formal and more rural character with larger gardens.
- 9.75 Noting third party comments, overall officers consider that the proposed layout, configuration and building heights are considered to be reflective of the immediate surrounding characters with tallest buildings (2no 4 storey apartment blocks) appropriately positioned adjacent to the commercial uses (SCDC officers to the north and the east boundary of the site). The density and building heights then reduce to the south of the site to ensure the scheme integrates positively with Lower Cambourne. The applicants have taken on board the advice from the quality panel members and officers through a pre application process and officer consider that the proposed materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context. The proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6 and SC/9 and the NPPF (2023).

Landscape

- 9.76 In terms of the landscape details within the site the green infrastructure provided as part of the development comprises approximately 1.19 hectares of open space within the site. These areas consist of three key spaces; the central park, the orchard and the main square. The development seeks to create a network of connected public spaces for the local community but ones that also function as part of the development and enrich the site and associated character areas. The proposed landscape strategy seeks to be in keeping with the green infrastructure that exists across Cambourne and create green routes not only within the site but to other green routes that surround the site on the east, west and southern boundaries.
- 9.77 Soft landscaped frontages are provided on most properties and the dwellings are afforded with private gardens and amenity space.

9.78 A Local Equipped Area of Play (LEAP) is proposed to be located in the centre of the site while a Local Area of Play (LAP) is proposed adjacent to the main square and a foraging route between the square and the central park. Planting is incorporated along streets within the development, street furniture is incorporated into the layout and play equipment into the areas of play. The application has been subject to formal consultation with the Council's Landscape Officer who raises no objection to the proposal subject to conditions.

9.79 Officers consider it reasonable and necessary to impose a condition requiring a detailed scheme of hard and soft landscaping, boundary treatments and street furniture to ensure the final detailing aligns with the amended Landscape Strategy Plan and contributes positively to the quality of the development and integrating the proposal with its surroundings. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1, NH/2, NH/4 and NH/8 of the Local Plan.

Trees

9.80 The application is supported by an Arboricultural Impact Assessment and Tree Survey produced by Geosphere. None of the trees on site are subject to a Tree Preservation Order (TPO) and the site is not within a designated Conservation Area. Therefore, the trees are not afforded any additional protection.

9.81 The proposals involve the removal of four category B trees, two category C trees, tree removals of groups of trees along the edge of the site will be required to enable the provision of the new connections and a number of other trees will require pruning. The submitted AIA has highlighted the mitigation measures that will need to be followed to ensure development conserves the trees on the site and the inclusion of replacement tree planting will ensure the site is enhanced. The details of the species and quality will be secured by condition. The proposals introduce 318 new trees as part of the development.

9.82 The application has been subject to formal consultation with the Council's Trees Officer who raises no objection. Officers consider it reasonable and necessary to impose conditions requiring the replacement tree planting details and a requirement for the tree protection methodology to be implemented to ensure appropriate protection of retained trees. Subject to these recommended conditions the proposal would accord with Policies HQ/1(b) and NH/4 of the Local Plan.

Carbon Reduction and Sustainable Design

9.83 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.

- 9.84 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by Policy CC/1 of the Local Plan.
- 9.85 Policy CC/3 'Renewable and Low Carbon Energy', requires that proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 9.86 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 157 – 164 of the NPPF are relevant.
- 9.87 An energy statement has been prepared to support the application (Qoda, December 2022). The scheme is proposed to be gas free and deliver the Council's first Net Zero Carbon Council rented properties, these units have been designed to Passivhaus principles through a fabric- first construction, use of air source heat pumps, mechanical ventilation and pv panels. The private units are also proposed to be gas free and served by air source heat pumps. The proposed development will reduce carbon emissions by 72% site wide compared to the Part L 2013 baseline, which significantly exceeds the minimum 10 per cent as required under Policy CC/3 of the Local Plan. The proposed development will also achieve a minimum water efficiency equivalent to 110 litres per person per day as required under Policy CC/4 (the submitted information/ specification advises a maximum water usage of 99 litres/person/day- this is secured by condition 23). The application proposes for 100% of houses to have active EV chargers provided. Also, of the car parking spaces serving the apartment blocks, 50% of these spaces are proposed to have active chargers and the remaining 50% passive chargers.
- 9.88 The information submitted has been assessed by the Councils Sustainability officer and considered the development to be acceptable subject to a condition which ensures the scheme is carried out in accordance with the submitted energy statement. Noting the commentary earlier in this report in relation to water efficiency the proposed development is considered to comply with policies CC/1, CC/3P, CC/4, CC/7 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 9.89 The NPPF states new development should contribute to enhancing the natural environment through biodiversity net gain. The Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain

in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off setting. This approach accords with Policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides protection of Protected Species, Priority Species and Priority Habitat.

- 9.90 The application as submitted was accompanied by a Preliminary Ecological Appraisal which identified foraging bats, great crested newts, reptiles and possible impacts on nearby statutory protected sites due to increased visitor pressures. As originally submitted the Council's Ecology Officer objected to the application due to insufficient information. During the course of the application the applicants have submitted evidence of participation in the Natural England District Level Licensing Scheme, bat surveys for spring and summer months, a detailed analysis of the lighting issues which has demonstrated that a truly sensitive lighting strategy can be installed to remove any risk of impact to commuting bats.
- 9.91 In respect of Biodiversity Net Gain the report submitted has provided an updated baseline assessment and recommended that an offsite solution will be required to meet the 20% net gain target set out by the applicant. The Biodiversity Net Gain will be secured via planning condition and the Section 106 (legal) agreement which will also require the details of the management/ monitoring for a 30-year period.
- 9.92 In consultation with the Council's Ecology Officer and Natural England, subject to appropriate conditions, officers are satisfied that the proposed development complies with the NPPF, policy NH/4 of the Local Plan (2018), the Biodiversity SPD 2022, and 06/2005 Circular advice.
- 9.93 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 9.94 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

Water Management and Flood Risk

- 9.95 The application site is in flood zone 1 (low risk) and is therefore considered as having low probability of flooding. Small areas of the site are identified as being at risk from surface water flooding. The application is supported by a Flood Risk Assessment and Drainage Strategy and, as amended, Flood Risk Assessment and Drainage Strategy (Create Consulting Engineers Ltd. February 2023). The Assessment considers the impact of the development

in respect of flood risk and provides a drainage strategy for the development. The Assessment confirms that the site is in flood zone 1 and therefore the sequential test is not required and the principle of residential development is acceptable from a flood risk perspective.

- 9.96 In terms of surface water drainage. the submission sets out that surface water from the proposed development can be managed through the use of a combination of permeable paving, swales and geo-cellular storage. In addition, water efficiency measures are proposed which are in excess of current Local Plan policy requirements, and are welcomed by Council officers. These can be secured by planning conditions.
- 9.97 The application has been subject to formal consultation with Anglian Water, the Environment Agency and the Lead Local Flood Authority. Following the submission of a revised Flood Risk Assessment and Drainage Strategy, no objection is raised subject to conditions. The Lead Local Flood Authority have recommended conditions to secure a detailed surface water drainage scheme which complies with the submitted drainage strategy (Create, Feb 2023), details of management/ maintenance, management of surface water during construction and submission of a completion survey to demonstrate the drainage infrastructure has been delivered in line with the approved details.
- 9.98 In terms of foul water drainage, this development site is in the catchment of Uttons Drove Water Recycling Centre which currently does not have capacity for the flows. However, Anglian Water has applied and is working to agree a new permit to address the exceedance. The proposed connection as set out in the submitted FRA and drainage strategy is acceptable. A foul water drainage condition is recommended by officers.
- 9.99 The applicants have suitably addressed the issues of surface water management and flood risk having regard to policies CC/7, CC/8 and the NPPF. The enhanced water efficiency measures proposed (over and above policy CC/4) are in officers view justified in this case. Noting the wider considerations relating to the risk of deterioration of watercourses across Greater Cambridge discussed above, officers consider that in this case, the potential level of increase to that risk arising from the status, size and character of the development would not justify refusal of the application having regard to policy CC/7. The potential impact upon the objectives of Policy CC/7 will nevertheless need to be considered as part of the planning balance.

Highway Safety and Transport Impacts

- 9.100 HQ/1 states that proposals must 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.

- 9.101 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.102 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.103 The application is supported by a Transport Assessment (Stantec, December 2022), Residential Travel Plan (Stantec, December 2022), Cambourne Business Park Transport Note (Stantec, June 2023).
- 9.104 The proposed access to the development site is via the Cambourne Business Park road which is a privately owned access road. The nearest adopted public highway is situated at the roundabout at the entrance of the private road to the Business Park. As the existing access road is a private road and is not built to adoptable standards the Local Highway Authority have confirmed they will not be seeking to adopt any part of the application site. The Local Highway Authority have recommended a pre commencement management and maintenance condition to ensure the estate roads are managed and maintained to a suitable and safe standard. A traffic management plan and a condition to secure the details of the design/ layout of the proposed link through Cambourne Business Park has also been recommended.
- 9.105 The Transport Assessment Team comment that they raise no objection to the proposal subject to a mitigation package in regard to a contribution towards the Greater Cambridge Partnership Cambourne to Cambridge Better Public Transport Scheme. The transport assessment team have requested a financial contribution towards the Cambourne to Cambridge project which reflects the scale of the development compared to the Bourn Airfield scheme (£5714 per dwelling, which would equate to a total contribution of £1,462,784.00 from the proposed 256 unit scheme).
- 9.106 The transport assessment team have confirmed agreement to the costs associated with providing the public transport and cycle link through the Business Park which will serve the Cambourne to Cambridge scheme and as such during the course of the application the contribution request has been reduced by £523,000.00. Resulting in a final contribution request of £939,784.00.
- 9.107 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with the NPPF.

Cycle and Car Parking Provision

9.108 Cycle Parking

9.109 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

9.110 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

9.111 The application proposes 808 cycle parking spaces in total. 1 cycle parking space per bedroom. For the dwellings the cycle parking spaces are proposed to be located within stores within the rear gardens and within the garages. All dwellings proposed along the Business Park frontage are proposed to have on plot visitor cycle parking in the form of sheffield stands. The proposed blocks of flats also have one cycle parking space per bedroom which are proposed to be located within communal stores at ground floor level. General public visitor cycle parking spaces are also proposed for the café use, within the public square and within the park/orchard spaces.

9.112 Car Parking

9.113 Policy TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points.

9.114 The application proposes 2 car parking spaces per dwelling in accordance with policy TI/3. The car parking for the houses are proposed to be located on plot (to the side, rear and occasionally front of the dwellings). A number of spaces are proposed within garages or carports for the larger units. The car parking for the apartments are proposed to be located to the rear of the blocks, Each flat has an allocated car parking space and additional car parking spaces are proposed on a flexible basis (to be allocated by the housing department). A total of 20 visitor car parking spaces are proposed across the development which includes the existing 6 spaces which are proposed to be retained to serve the proposed café use.

- 9.115 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 9.116 The application proposes for 100% of houses to have active EV chargers provided. Also, of the car parking spaces serving the apartment blocks, 50% of these spaces are proposed to have active chargers. Given specific sensitivities associated with apparatus within a neighbouring building to the site, restrictions on the location of EV chargers along the eastern boundary to the site are considered necessary following technical studies undertaken by the applicant. This will be managed by the use of planning condition numbers 39 and 40.
- 9.117 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Residential Amenity

- 9.118 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust. The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Impact on amenity of neighbouring residential properties

- 9.119 The nearest neighbouring residential properties to the proposed development are located within the Lower Cambourne development to the south of the application site beyond the dense tree belt. The closest proposed property would be approximately 55 metres within Akerly Drive. Given this extensive separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking or visual enclosure.

Amenity for future occupants

9.120 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS 2015) or successor document. The applicants have submitted an accommodation schedule which demonstrates that all of the proposed properties would meet or exceeds the NDSS and is in accordance with South Cambridgeshire Local Plan 2018 policy H/12.

Garden Size(s)

9.121 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment. Each property would benefit from a private garden area or balcony which would meet or exceed the recommendations of the Council's District Design Guide.

9.122 All dwellings are proposed to have a private rear garden that meet or exceed the Council's District Design Guide in terms of sizes.

9.123 The proposed flats each have private balconies or wintergardens which meet or exceed the minimum standard. Furthermore, there is a significant quantum of public open space present within walking distance of flats both within the application site and nearby to the application site.

9.124 Overall, each plot within the development is considered to be provided with a reasonable amenity space that is not significantly compromised by the proposed layout or existing development adjacent to the site. The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with Local Plan Policy HQ/1 and the District Design Guide SPD (2010).

9.125 **Open Space and Recreation**

9.126 SC/6 'Indoor Community Facilities' and SC/7 'Outdoor Play Space, Informal Open Space and New Developments' require all housing developments to contribute towards indoor community facilities and outdoor playing space (including children's play space, sports facilities) and informal open space.

- 9.127 There is a minimum but no maximum standard for this provision. This is reinforced by the NPPF, which highlights the importance that access to open space has to the health and wellbeing of a community.
- 9.128 Policy SC/7 sets out the requirements for outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards:
- Outdoor sports – 1.6 ha per 1,000 people;
Formal children's play space – 0.4 ha per 1,000 people;
Informal children's play space – 0.4 ha per 1,000 people; and
Informal open space – 0.4 ha per 1,000 people.
Allotments and community orchards – 0.4 ha per 1,000 people.
- 9.129 In respect of sports provision Cambourne Town Council has the ambition to deliver a swimming pool and sports centre extension for Cambourne. To date there has been pooling of contributions towards this project from the Cambourne West development at a figure of £4,801,301.99 (indexed from 1st Qtr 2017) and an agreed figure from Bourne Airfield. However, there remains a funding gap to deliver this project and evidence has been provided by the Town Council in the form of a detailed costing estimate provided by the Town Council's quantity surveyor which has indicated there remains a funding shortfall as the total cost for delivering the 6 lane swimming pool project is £7,510,000.00 and a further £2,401,000.00 is required to deliver the sports centre extension (to include studios, stores and a two court badminton court).
- 9.130 The contribution request of £523,035.45 has been calculated in proportion to the amount secured from the Cambourne West development. The delivery of this project is high on the priority list for the Town Council and the community. A swimming pool would go towards meeting the wider needs of the district as presently many residents have to travel to the surrounding districts for swimming. This would also make Cambourne more sustainable as less of its residents would have to travel to visit swimming pools in the neighbouring districts. The contribution is considered fairly and reasonably related in scale and necessary to make the development acceptable in planning terms in accordance with policy SC/4 and SC/7 of the South Cambridgeshire Local Plan 2018. The applicant has agreed this contribution and this will be secured through the Section 106 agreement.
- 9.131 In terms of formal children's play space, a total of 0.23ha is the amount required to be considered policy compliant. 0.11ha is provided on site meaning a shortfall of 0.1157ha.
- 9.132 In respect of informal children's play space 0.234ha is proposed which slightly exceeds the amount required by policy SC/7.

- 9.133 0.71ha of informal open space is proposed which is an overprovision of 0.47ha when compared to the amount required by policy SC/7.
- 9.134 0.13ha of allotments and community orchards are proposed on site which is an under provision of 0.11ha.
- 9.135 In terms of the provision of open space, the scheme would exceed the overall amount required by policy SC/7. The total amount required is 0.94ha, the total amount proposed is 1.18ha. On balance the under provision in formal children's play space and allotments/ community orchards is counteracted by the over provision of informal open space and informal children's play space. Additionally, officers acknowledge that the site is within close proximity to various formal play spaces that are within a short walking distance from the site (Cambourne Eco Park- 400m to the east of the site, School Lane- 400m to the south within Lower Cambourne and various other formal play spaces planned within Cambourne West).
- 9.136 Overall, officers are satisfied that, having regard to the wider site context, the proposed development provides a sufficient quantum of onsite open space to achieve the objectives of the Local Plan. The layout of the development incorporates a range of open spaces including a Locally Equipped Area of Play (LEAP), Local Area for Play (LAP) and other incidental open spaces. As set out above through the provision of onsite open space and offsite contributions towards community facilities and sport provision, the proposal would, in officers view, accord with Policy SC/7 of the Local Plan.
- 9.137 **Planning Obligations (S106)**
- 9.138 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 9.139 The applicant has indicated their willingness to enter into a Section 106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF and negotiations have commenced between the LPA, applicant and County Council.
- 9.140 Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

- 9.141 Policy NH/6 of the Local Plan deals with Green Infrastructure and sets out that all new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.
- 9.142 Draft Heads of Terms (HoTs) of the Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) have been agreed in principle between the parties. The planning obligations to be secured from the proposed development includes a 'policy compliant' package of affordable housing provisions.
- 9.143 Where contributions are required by Local Plan policies and/or have been sought by consultees, these are summarised below. All sums are provisional and will be finalised in the S106 Agreement. Contributions will be cost indexed from the date of the consultee request where applicable.
- 9.144 Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (see para. 55 of the NPPF 2023).
- 9.145 Table 1 sets out the obligations sought with a brief description of the details for the obligation and why it is required and whether agreement has been reached on the obligation.

Table 1- Heads of Terms

Obligation sought	Relevant details	Comments	CIL reg 122 comments
Housing			
40% of the for sale element of the residential development to be affordable housing.	On-site provision of 40% of the for sale element of the residential development to be affordable housing. Tenure mix proposed to be 71% rented and 29% intermediate. There will be a mix of unit sizes. (Policy H/10)	Agreed.	Housing provision necessary to meet the needs of the new population generated by the development. On-site provision. Policy H/10 requires a minimum of 40% affordable homes on sites of 11 dwellings or more.
3 x Custom build plots	The application includes 3 custom build plots.	Agreed.	Policy H/9 of the South Cambridgeshire Local Plan 2018 requires proposals which consist of 20 units or more to include self and custom build plots.

Education, Libraries and Waste			
Financial contribution towards additional capacity at Cambourne Library.	£37,760 requested by County towards additional capacity at Cambourne Library. Contributions sought by County Council. Triggers for contributions to be agreed with County Council.	Agreed.	Library facilities necessary to meet the needs of the new population generated by the development. Off-site provision. Scale determined with reference to County Council guidance and local plan policy SC/4.
Early years, Secondary, SEND and Post-16 Education Facilities	£421,757 towards Early Years Places in Cambourne £933,098 towards Secondary School facilities serving the development Contributions sought by County Council. Triggers for contributions to be agreed with County Council.	Agreed.	Education provision necessary to meet the needs of the new population generated by the development. On-site or off-site provision, to be agreed. Scale determined with reference to County Council guidance and multipliers and policy SC/4.
Contribution towards St Neots Household Recycling Centre	£46,336 towards St Neots Household Recycling Centre	Agreed.	Waste recycling contributions have been identified as necessary to meet the needs of the new population generated through the development, in accordance policy SC/4. The money would be spent on infrastructure related directly to the site and the development.
Transport			
Contribution towards the Cambourne to Cambridge project.	£939,784.00.	Agreed.	Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they

			have maximised opportunities for sustainable travel.
Open space, Sports and Recreation			
Off-site sports provision	Contribution to off-site sport provision in line with Local Plan requirements in the sum of £523,035.45 Swimming pool and Sports Centre Extension. Contribution figure calculated on a pro rata basis as agreed as part of the Cambourne West application. Additional evidence of the cost of the project has been provided.	Agreed.	Off site sports facilities are necessary to meet the needs of the new population generated by the development. Off-site provision to include sports hall and swimming pool improvements.
Informal open space and public realm	Provided on site.	Agreed.	Quantum in accordance with policy SC/7.
Play space provision	On-site provision. Obligation to manage and maintain by a management company in accordance with an approved management scheme.	Agreed	Formal play facilities are provided on site and the site is very well connected to other play spaces included as part of the Cambourne West development. The provision is considered to be in accordance with policy SC/7.
Indoor community space	Contribution to off-site community building provision via a contribution to an extension to The Hub community facility (evidence has been provided to demonstrate there is a funding gap related to this project). Amount: £248,503.17	Agreed.	Community meeting space necessary to meet the needs of the new population generated by the development. Scale determined with reference to policies SC/4 and SC/6.
Community development	£62,240.64 staff and management costs.	Agreed.	To meet the needs of the new population

(including young people provision)	General community engagement, stakeholder involvement. Identifying and addressing community needs. Events and meetings with new residents. Enabling access to services.		generated by the development. Scale determined with reference to policy SC/6.
Burial space	Contribution towards burial plots within Cambourne £210 per dwelling- £53,760.00		Burial plots required to meet the needs of the new community. Off-site provision. Scale determined with reference to policy SC/4.
Health			
Ambulance	The Ambulance Service has requested a contribution, but this has not yet been justified to the Council's or Applicant's satisfaction.	Not agreed.	Does not meet the CIL tests at this stage, awaiting further response from the Ambulance service.
Biodiversity			
Biodiversity net gain - delivery and management	On-site provision of 20% biodiversity net gain is almost certainly unachievable. The Heads of terms will include a S106 obligation which requires the applicants to produce a scheme that delivers a minimum 20% net gain (combination of on site enhancements and off site). - A condition will also be imposed to prevent occupation taking place until the strategy for achieving 20% net gain has been approved in writing and the 30 years management/ monitoring details are agreed.	Agreed in principle.	Biodiversity mitigation necessary to offset the impact of the development.
Public art			
Public art	Public art is proposed to be provided on site (within the Square).	Agreed in principle.	Local Plan policies seek to secure public art as an integral part of development. On-

			site provision. Scale determined with reference to policy HQ/2 and SC/4.
Other			
Section 106 monitoring	A contribution towards the costs of monitoring the planning obligations is required.	To be agreed.	Contribution directly related to achieving the implementation of the planning obligations.

9.146 The planning obligations set out above are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Indoor community facilities

9.147 When the Cambourne West (S/2903/14/OL) contribution towards community facilities is Indexed from the 1st Qtr of 2017 a figure of £2,281,181.43 towards community facilities was secured. Therefore, based on this amount a pro rata contribution of £248,503.17 is requested from this application towards off site community facilities in order to satisfy the policy requirement of policy SC/6 and ensure adequate provision is made to meet the needs generated by the development.

9.148 Cambourne Town Council has put forward community facility projects which the additional funding would go towards. The Town Council have appointed a quantity surveyor who has provided a detailed cost breakdown of delivering these community facility improvement projects. One of the projects is an extension to the Hub Community centre (either the addition of a first floor or a side extension plus first floor). The other project referred to is the improvement and extension to the Lower Cambourne Cricket Pavilion. The community needs and facilities are required to ensure the development is in accordance with the eleventh criterion of policy SS/8.

9.149 *11. Community needs for other services and facilities being provided in accordance with policies and standards set out in Chapter 9 including Policy SC/4.*

9.150 It is considered appropriate for Cambourne Town Council to decide which of these two projects the community facility contribution is spent on. The Town council has a strong record of delivering successful community facilities and also has a good understanding of which projects are the priority based on what the social needs of the Cambourne community are.

Off site sports provision

9.151 As set out in paragraphs 9.129-9.130 above Cambourne Town Council has the ambition to deliver a swimming pool and sports centre extension for Cambourne and officers consider these requests to be fairly and reasonably related in scale and necessary to make the development acceptable in planning terms in accordance with policy SC/4 and SC/7 of the South Cambridgeshire Local Plan 2018.

9.152 Community development (including young people provision)

9.153 The Local Plan sets out a requirement for a Community Development Strategy for larger sites including Cambourne West (Chapter 9: 8:203). A community development contribution is sought to support new residents to build a strong resilient community. The calculation and figure provided by the sustainable communities team is based on staffing arrangements for one day per week for five years plus management and oncosts. The staff will be responsible for general community engagement, stakeholder involvement, identifying and addressing community needs. Support is needed to help people to settle and start the groups, clubs and activities found in more established neighbourhoods. This could include support to help establish good communication and information for new residents, establish new community groups, organise community activities, and support the growth of new sports clubs and community groups. The financial contribution is required to meet the needs of the new population generated by the development in accordance with policy SC/4 and SC/6. A contribution request of £62,240.64 towards community development staff is requested. Community development workers have been crucial in the development of Cambourne and there would be a further requirement for specialist workers to satisfy the requirements of policy SC/4.

9.154 Impact on adjoining commercial premises

9.155 Paragraph 193 of the National Planning Policy Framework (December 2023) states that decisions should ensure new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development in its vicinity, suitable mitigation should be provided before the development has been completed.

Electromagnetic fields/ interference, Noise and Vibration

- 9.156 The nearest neighbouring building within the Cambourne business park is Building 1030 (ZEISS House) which is located to the east of the site and there is approximately 18metres between the proposed east elevation of apartment block B and the flank wall of the ZEISS House building. Building 1030 is currently occupied by ZEISS, a technology company which operates in the optics and optoelectronics industries. The manufacturing and testing of the companies products takes place within ZEISS House.
- 9.157 Representation were received from the current occupants of ZEISS House, raising concerns that the approval of this development would result in unreasonable burdens on their business which would potentially require them to relocate their business elsewhere as the operations taking place within ZEISS House are sensitive to noise, vibration and electromagnetic interference.
- 9.158 Following the publication of the committee report on 4th October 2023, a further representation was submitted by the occupants of the neighbouring building (ZEISS House, Building 1030) re-iterating the concern over the potential adverse effects of the development. The letter was supported by technical information (electromagnetic field impact assessment, noise and vibration technical notes), as such the application was recommended for deferral to give officers sufficient time to undertake a further review of the additional technical information.

EMF matters

- 9.159 Since the deferral of the application officers have engaged with the applicants, representatives of ZEISS and technical specialists. The applicants appointed an electromagnetic field consultant to carry out modelling and to provide an expert opinion on the likely impacts of the proposed development on the sensitive operations taking place within ZEISS House. The technical experts representing the applicants and the third party have engaged at meetings and via technical notes. Following the submission of modelling and technical reports the experts are in agreement that the proposed substation to serve the new development should be relocated to a position more than 30m from the eastern site boundary and that low voltage cabling and all electrical vehicle charging/ infrastructure should be located more than 30m from ZEISS House. These measures are required to provide sufficient protection and assurance to the existing sensitive business operations taking place at ZEISS House.
- 9.160 The applicants have submitted a revised plan showing how the substation can be relocated to a position which is beyond 30m from the site boundary and condition 39 is recommended to secure the details of the precise location of this infrastructure and the associated electrical cabling. To further address concerns around EMF fields, condition 40 removes permitted development rights for the installation of electric vehicle charging points within 30m of ZEISS House.

9.161 Overall, subject to the imposition of conditions 39 and 40 officers are satisfied that the impacts of the proposed development will be mitigated and in accordance with NPPF paragraph 193 the proposals will not place unreasonable restrictions on the existing operations taking place at ZEISS House. Officers are satisfied that the proposed development can be integrated effectively with the existing businesses and officers consider that subject to the recommended conditions the proposals are in accordance with Paragraph 193 of the National Planning Policy Framework (2023) and South Cambridgeshire Local Plan policies HQ/1 and SC/10.

Noise levels during construction

9.162 In relation to the potential noise impacts of the proposed development on the sensitive operations at ZEISS House, both the acoustic consultants representing the applicants and the third party have agreed that the construction of the development has the potential to generate noise levels that could cause disruption to testing and producing processes taking place at ZEISS House. A mitigation and monitoring strategy is accordingly required to ensure the development meets the requirements of paragraph 193 of the NPPF.

9.163 The third party acoustic consultant has submitted a technical note which advises of the noise levels (when recorded from the ZEISS House test bed) that they consider should not be exceeded during the construction process. The note states that the most sensitive machinery used within Zeiss House has installation requirements that define “allowable” noise levels (referred to as the “Zeiss Installation Requirements”) through a range of octave bands.

9.164 The applicants have carried out surveys of the existing noise levels within ZEISS House and when measured from the test bed it was found that the ambient noise levels within the test bed already exceeded the target levels and it was not possible for the applicants to test external noise impacts against these limits. Noise impacts of the external works could instead be measured and monitored relative to either the Zeiss Installation Requirements or the ambient noise levels within the Zeiss House test bed area, whichever is the higher for that octave band.

9.165 The applicants have also carried out trial construction works which involved the use of the equipment/ plant most likely to generate the highest degree of measurable noise levels. The noise levels were recorded at the site boundary, the façade of ZEISS House and at the test bed area. The purpose of the trial construction works was to determine if the impact of construction works will exceed either the Zeiss Installation Requirements and/or the ambient noise levels when measured within the Zeiss House test bed area, whichever is the higher.

9.166 The highest sound level recorded at the façade of Zeiss House was 88.2 dB when recorded at the façade of the building, however, this noise level

was not audible from the test bed (the level did not exceed the ambient noise level of 49.8 Db). This survey result suggests that the various building elements of Zeiss House, including the internal and external walls and air gaps, provides a noise level reduction of approximately 38dB as a minimum.

- 9.167 A separate noise measurement was also taken during the use of different plant equipment (a pecker) with simultaneous noise levels being recorded at the application site boundary and at the facade of Zeiss House. In this instance, the use of the pecker resulted in a sound level measurement at the application site boundary of 83.0 dB and when measured at the facade of Zeiss House, these same works generated a noise level of 77.1 dB LAeq,T.
- 9.168 Given that the evidence submitted demonstrates that a sound level of 88.2 dB when measured at the façade of ZEISS House was inaudible above the ambient noise levels within the test bed area, this evidence submitted supports officers view that appropriately worded conditions are capable of addressing the third party concerns about the impact of noise during construction on the operations within ZEISS House.
- 9.169 The applicants have proposed a noise monitoring strategy within the submission which has been shared with the advisors to ZEISS House. That document which includes indicative locations for the monitoring equipment and yellow, amber and red alert levels/ triggers is considered an appropriate starting point to mitigate potential adverse impacts through appropriate conditions.
- 9.170 Condition 42 is therefore recommended to secure a precise and detailed monitoring strategy based on the information within the submitted strategy document prior to any works commencing on site, this will be submitted to and agreed in writing with the Local Planning Authority. An informative is also recommended to advise the applicants to continue to work collaboratively with ZEISS on the final details of this strategy document.

Vibration levels during construction

- 9.171 In relation to vibration matters the consultants representing the applicants and the third party have agreed that the construction of the development has the potential to cause vibration levels that could result in disruption to testing and producing processes taking place at ZEISS House. Therefore, both parties are in agreement that a mitigation and monitoring strategy is required to ensure the development meets the requirements of paragraph 193 of the NPPF.
- 9.172 The occupiers of ZEISS House have advised that to ensure disturbance to its processes does not occur, construction works carried out on the application Site should meet the Installation Design Standards for vertical and horizontal vibration of the most sensitive machinery within Zeiss House, when measured on the test bed plinth.

- 9.173 Trial construction works have been carried out by the applicants to provide evidence that the construction works would not exceed the maximum vibration levels when measured from the test bed. The trial works found that all typical construction works were able to be carried out on Site without the Zeiss Design Standards being exceeded with the exception of the use of a “pecker” which caused marginal exceedances. As such due to these results the applicants have confirmed the construction methodology will be refined to ensure the use of the pecker is not required which will enable the ZEISS Design Standards to be adhered to throughout the construction process.
- 9.174 The applicants have also included a vibration monitoring strategy within the submission document which includes indicative locations for the monitoring equipment and yellow, amber and red alert levels/ triggers.
- 9.175 Based upon the conclusions from the preliminary testing and through engagement with the applicants and ZEISS House occupiers, officers consider that a condition (Condition 43) would be required to secure a precise and detailed monitoring strategy based on the information within the submitted strategy document prior to any works commencing on site. An informative is also recommended to advise the applicants to continue to engage with ZEISS on the final details of this strategy document which will be submitted to fulfil the requirements of the recommended condition 43.
- 9.176 No other comments were received from any of the other occupiers of the Cambourne Business Park in relation to the proposals. Subject to the imposition of the above conditions and noting the concerns expressed by the occupiers of ZEISS House, the impact of the development on neighbouring uses is considered to be capable of acceptable mitigation and the development is considered acceptable and in accordance with the requirements of South Cambridgeshire Local Plan 2018 policies HQ/1, CC/6, SC/10 and the National Planning Policy Framework Paragraph 193.

Noise impacts on the future occupants of the development

- 9.177 The proposed development would introduce a four storey apartment block adjacent to Building 1030. The proposed apartment block would not have any openable windows on the eastern elevation (adjacent to Building 1030) and this is secured by planning condition (number 37). A car parking court (23 car parking spaces) is proposed to the rear of this apartment block. As existing there is a tree lined pedestrian and cycle link which runs along the east of the application site along the Zeiss boundary, this is proposed to be retained as existing and the proposed development will provide connections to this existing footpath.
- 9.178 The immediate surrounding area consists of employment uses within the Cambourne Business Park with the nearest other commercial building being Building 1020 which is a two storey office block which is approximately 19metres to the east of the Zeiss building (Building 1030). It is

acknowledged that the application site is located within close proximity to an established employment site.

- 9.179 The application is accompanied by a noise assessment which identified that the dominant noise from the application site originates from the existing business operations associated with Building 1030. The submitted noise assessment identified that Apartment Block B as the area most likely to be impacted by noise from this source and appropriate mitigation would be required to create an acceptable living environment for future occupants.
- 9.180 The applicants engaged with the Council's Environmental Health Officers both at pre application stage and during the course of the application. The proposed design of the scheme clearly indicates that the scheme has considered noise matters during the design process through engagement with the applicants appointed acoustic consultant. The scheme includes the installation of a 2.1m acoustic fence (to the engineers specification) along the eastern boundary adjacent to Building 1030, winter gardens are proposed to serve the upper floor units at the rear of the apartment block (adjacent to Zeiss) and the applicant has confirmed within the submission that the windows facing towards the commercial building (on the east elevation) will be fixed shut. A noise insulation and mitigation scheme condition has been recommended by the Council's Environmental Health officer to ensure the noise levels experienced internally and externally by future occupants are acceptable. This condition will also require the applicants to submit details of the building fabric, glazing and ventilation systems within the proposed noise insulation scheme.
- 9.181 Subject to the imposition of condition 12 (noise insulation/ mitigation scheme) officers are satisfied that the proposed development complies with policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018 and the amenity of future occupiers will be protected.

Broadband

- 9.182 Policy TI/10 requires that infrastructure be installed to create access to broadband internet for future occupants. It is therefore considered reasonable and necessary to impose a broadband condition on any consent granted to fulfil the requirement of this policy.

Air Quality

- 9.183 The Council's Environmental Health Officer has commented that they raise no objections to the proposals in respect of air quality, bar the requirement to mitigate, manage and monitor dust during construction. This has been addressed through the recommended Demolition Construction Environmental Management Plan condition.

Crime

- 9.184 The Designing Out Crime Officer commented on the schemes reasonable levels of natural surveillance, lighting, cycle storage, footpath locations, parking courts, boundary treatments and access arrangements to apartment blocks. During the course of the application the applicant provided responses to various queries. The details of lighting, cycle storage and boundary treatments are proposed to be conditioned to allow further information to be provided at the detailed design stage. In respect of the proposed footpath locations the proposed routes are considered important features within the scheme as they increase the permeability of the site to the open spaces and the wider area. Therefore, the proposed connections are considered acceptable.

Lighting

- 9.185 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users. The application has been subject to formal consultation with the Council's Environmental Health Team, who in their comments raise no objection subject to an artificial lighting impact assessment and a requirement of the DCEMP secures details of lighting during construction to protect the amenity of neighbouring properties. The impact of lighting on the ecology of the area, noting the comments for the Councils Ecologist has been considered above (para 9.90). Subject to the imposition of conditions 14 and 31 the development is considered acceptable in accordance with policy SC/9.

Refuse/ Waste

- 9.186 A refuse strategy has been submitted with the application which demonstrates that there is adequate space for bin storage for each plot and that there is a bin collection point or communal bin collection point for all properties.
- 9.187 The proposed bin capacity calculations are based on the recommendations of the Greater Cambridge Shared Waste Service Developer Guide (November 2021). The submitted refuse strategy also includes details of the drag distances (for residents and crew members), reverse distances for the refuse vehicle and vehicle tracking. The proposed arrangements are considered acceptable and in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.

Cambridgeshire Fire and Rescue

- 9.188 Should consent be granted, the Fire and Rescue authority require a condition to be added to any consent to require details of the number and location of fire hydrants on site.

Contaminated Land

- 9.189 The Council's Scientific Officer (contaminated land) has reviewed the submitted Geo-Environmental Report by Enzygo dated October 2022. The contaminated land officer has confirmed there is no evidence of environmental constraints that would warrant further investigation or assessment of potential contamination risks. Therefore, the development is considered acceptable subject to a condition which requires works to stop and a remediation strategy to be submitted if unsuspected contamination is found during construction. Subject to this condition the development is considered to be in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Public Art

- 9.190 Public art is proposed to be provided on site within 'the square'. The submission documents highlight a budget of £25,000 has been allocated to the public art provision. Final details of the proposed public art delivery plan and strategy will be secured by planning conditions.

Planning Balance and Conclusion

- 9.191 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.192 The assessment in this report above has concluded that in respect of the principle of a primarily residential development on this site, the proposed use is acceptable, noting the specific provisions of policy SS/8 of the Local Plan and the third party representations received. The detail of the application proposals and site layout have evolved through an extensive pre application process with officers and consultees, reviews by the Cambridgeshire Quality Panel and amendments submitted during the course of the application. A collaborative process has taken place and the development is supported.
- 9.193 The scheme would provide a high-quality environment for future occupants. The site layout does not provide an all motor vehicle link through the business park and instead promotes active transport modes by providing a pedestrian, cycle connection and the link which will serve the Cambourne to Cambridge bus route in the future. The applicants are committed to achieving a 20% Biodiversity Net Gain and the development will deliver the Council's first Net Zero Carbon Council rented properties, with all affordable

units being designed to Passivhaus principle standard through a fabric- first construction, use of air source heat pumps, mechanical ventilation and PV panels.

- 9.194 The proposal would deliver 256 dwellings, including 102 affordable dwellings (40%), along with open spaces and a new café facility. The proposal overall would provide a high-quality scheme that would make a strong and positive contribution to the local and wider context of the site and to the character of the area. In addition, the scheme will secure approximately £3.3million in Section 106 contributions which will go towards key services and facilities within Cambourne including education, community and sports facilities and transport infrastructure.
- 9.195 The impacts of the proposed development on neighbouring properties, including the adjoining commercial premises at ZEISS House, subject to the conditions and safeguards identified, would not have a significant and unacceptable impact upon the conditions of nearby residents or businesses. Having specific regard to submitted information the application is considered to comply with the requirements of relevant local and national planning policies
- 9.196 The development does not fully meet the criteria of Policy SS/8 and in respect of Policy CC/7, there is a wider issue facing the Greater Cambridge area associated with the risk of deterioration to the water environment from continued groundwater abstraction to supply existing and new users with potable water. Having regard to the planning balance in this case, for the reasons set out above officers consider that the benefits of the scheme as set out above and subject to the S106 and planning conditions required to mitigate adverse effects identified, significantly outweigh those matters outlined in this report which weigh against the proposals, including the concerns expressed by those writing in to oppose the development. The planning balance in this case falls in favour of approval of the application, subject to the recommended planning obligations and conditions.

10.0 Recommendation

10.1 Approve subject to:

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

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

Conditions

Standard time

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

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

Approved plans

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

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

M4 (2) compliance

- 3 Notwithstanding the plans hereby approved, 105 of the dwellings shall be constructed in accordance with the submitted details to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ/1).

M4(3) compliance

- 4 Notwithstanding the plans hereby approved, four of the dwellings shall be constructed to meet the requirements of Part M4(3) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Local Plan policy HQ1).

Travel Plan

- 5 No occupation of any dwelling, hereby permitted, shall take place until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall also set out how the provisions of the Plan will be monitored for compliance and how evidence of compliance will be submitted to the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Materials

6. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of

buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include external features such as private cycle stores, weatherboarding, roof tiles, windows, pre-cast stone cill, brise soleil, doors and entrance canopies, external metal work, rainwater goods, balustrades, balcony details, soffits, furrow detailing, edge junction and coping details. Development shall be carried out in accordance with the approved details. Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area South Cambridgeshire Local Plan 2018 policy HQ/1).

Brickwork sample panels

7. No brickwork above ground level shall be laid until a sample panel(s) minimum 1.5mx1.5m has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning [projecting headers, hit and miss, decorative brick quoining] mortar mix, design and pointing technique. The sample panel shall be inspected and approved in writing by the Local Planning Authority prior to any brickwork above ground level commencing. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel shall be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with the approved details. Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area (South Cambridgeshire Local Plan 2018 Policy HQ/1).

Detailed design of the structure within the square

8. Prior to the installation of the proposed structure/ pergola within the public square, the details of this and all the proposed electric connections within the public square shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the design and appearance of the structure does not detract from the character and appearance of the area South Cambridgeshire Local Plan 2018 policy HQ/1).

Cycle parking

9. Each phase of the development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with that phase of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the secured cycle parking. The facilities shall be provided in accordance with the approved details and shall be retained as such.
Reason: To ensure appropriate provision for the secure storage of bicycles (South Cambridgeshire Local Plan 2018 Policy TI/3).

Hard and soft landscape details

10. No development above ground level, shall commence until details of a hard and soft landscaping scheme (in general accordance with the approved landscape drawings dated Mach 2023) have been submitted to and approved in writing by the Local Planning Authority. These details shall include: a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, fitness equipment, bridges, platforms, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. pumping stations, drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant; b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; 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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation c) boundary treatments (including the areas that about the allotments and pumping stations and acoustic barriers) indicating the type, positions, design, and materials of boundary treatments (hard or soft) to be erected. d) landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The development shall thereafter be carried out in accordance with the approved hard and soft landscape plans.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity (South Cambridgeshire Local Plan 2018 policies HQ/1)

DCEMP

11. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction: a) Demolition, construction and phasing programme. b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures. c) Construction / Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless an extension to these time to enable specified activities to occur has first been agreed in writing with the Local Planning Authority in order to better align planned activities on the Site with ongoing

operations at Zeiss House. d) Delivery times and collections / dispatches for construction / demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, Bank of Public Holidays, unless an extension to these time to enable specified activities to occur has first been agreed in writing with the Local Planning Authority in order to better align planned activities on the Site with ongoing operations at Zeiss House. e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails. f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate. h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition – Greater Cambridge supplementary planning guidance 2020. i) Use of concrete crushers. j) Prohibition of the burning of waste on site during demolition / construction. k) Site artificial lighting including hours of operation, position and impact on neighbouring properties. l) Drainage control measures including the use of settling tanks, oil interceptors and bunds. m) Screening and hoarding details. n) Access and protection arrangements around the site for pedestrians, cyclists and other road uses. o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures. p) External safety and information signing and notices. q) Implementation of a Stakeholder Engagement / Residents Communication Plan, Complaints procedures, including complaints response procedures r) Membership of the Considerate Contractors Scheme. Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

Noise assessment

12. No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme that is required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of: a) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation; b) mitigation to reduce the level of noise experienced externally and internally. Once approved the scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

Reason: to protect the amenity of future occupiers in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Noise assessment (ASHPs)

13. Prior to the installation of any Air Source Heat Pumps (ASHPs) a noise impact assessment, noise insulation/mitigation scheme and servicing and maintenance schedule / programme for the ASHPs shall be submitted to and approved in writing by the local planning authority. The noise assessment, insulation/mitigation scheme and servicing and maintenance schedule / programme shall mitigate and reduce noise impacts to future occupiers of properties internally and externally in private amenity areas (gardens, balconies, terraces, patios) from ASHPs, both individually at each property where they are installed and cumulatively. The ASHPs shall be installed and maintained in accordance with the approved details and schemes. The Air Source Heat Pump/s or other equivalent mechanical plant / equipment scheme as approved shall be serviced regularly in accordance with the manufacturer's instructions to ensure that the requirements of this condition are maintained. Reason: To avoid noise from giving rise to significant adverse impacts on health and quality of life and to mitigate and reduce to a minimum potential adverse impacts on proposed and existing noise-sensitive uses resulting from noise and secure acceptable living conditions in accordance with paragraphs 135 f), 180 e) and 191 a) of the National Planning Policy Framework (NPPF), Policies CE/10 and CE/26 of the Cambridge East Area Action Plan (February 2008) and Policies 13 and 35 of the Cambridge Local Plan 2018 / Policies SS/3, HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Artificial lighting

14. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.
Reason: To protect the amenity of nearby properties (South Cambridgeshire Local Plan 2018 policy HQ/1).

Unexpected contamination

15. If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer

has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority Reason – To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely 2 without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Surface water strategy

16. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Land North Of Lower Cambourne Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers (ref: B) dated SG/VL/P21-2322/02 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.
Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Management and Maintenance (drainage)

17. Details for the long term maintenance arrangements for 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 the 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 the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 169 and 171 of the National Planning Policy Framework.

Surface water management during construction

18. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence. Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties

within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Development completed in accordance with approved strategy

19. Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority. Reason To ensure the effective operation of the surface water drainage scheme following construction of the development.

AMS and TPP

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

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

Tree protection

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

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

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity (Local Plan policies HQ/1 and NH/2).

Tree replacement

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

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

Energy strategy compliance

23. The development hereby permitted shall be carried out in accordance with the energy strategy and water efficiency specification set out in the Energy Statement and Part O Overheating Assessment, Qoda (13.12.2022), with the affordable rented units constructed in line with Passivhaus principles and the market and shared ownership units built to the enhanced fabric and energy specifications provided. All units shall achieve potable water use of no more than 99 litres/person/day. The energy and sustainability strategy shall be fully implemented and thereafter maintained in accordance with the approved details prior to the occupation of any dwelling.

Reason: In the interests of reducing carbon emissions and to make efficient use of water (South Cambridgeshire Local Plan 2018, policies CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD).

Management and Maintenance of streets

24. No development above ground level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1 and the NPPF (2023) paragraph 114.

Traffic Management Plan

25. No demolition or construction works (including any Enabling Works) shall commence on site until a Traffic Management Plan (TMP) has been submitted to and agreed in writing with the Local Planning Authority. The TMP shall be a stand-alone document separate from the Construction Environmental Management Plan. The principle areas of concern that should be addressed within the TMP are: i. Movements and control of muck away lorries. ii. Contractor parking; including details and quantum of the proposed car parking and methods of preventing on street car parking. iii. Movements and control of all deliveries. iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway. v. Routing arrangements for all construction vehicles that will service the site. No demolition or construction works hereby permitted shall be carried out other than in accordance with the approved TMP.

Reason: To ensure that the interface between site traffic and other users of the adopted public highway is appropriately managed in the interests of highway safety, and that any increase in large vehicular traffic that the site will generate during the construction period is appropriately managed in accordance with the NPPF(2023) paragraph 114.

Details of the link between Cambourne West and the Business Park

26. Prior to any works above slab level the detailed design of the proposed link (footpath, cycleway and busway) from the existing Cambourne Business Park Road through to the Cambourne West development shall be submitted to and approved in writing by the Local Planning Authority. The agreed design shall then be fully implemented to the satisfaction of the Planning Authority prior to the first occupation of any residential unit.

Reason: In the interest of good design and to ensure the scheme connects to the wider transport network within Cambourne West, for the effective operation of the highway in accordance with policy HQ/1.

Phasing Plan

27. Prior to the commencement of development a Development Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include the broad sequence of providing the following elements and a mechanism for the Plan's review and amendment:
- a) Development Parcels
 - b) Delivery of infrastructure including all accesses, primary roads/routes within the site, footpaths and cycleways, including timing of provision and opening of links into and around the site
 - c) location of the site compound and material storage areas throughout the development.

The development shall thereafter be carried out in accordance with the approved phasing plan.

Reason: To clarify how the site is to be phased to protect the amenity of existing uses within the business park and ensure that infrastructure

provision and environmental mitigation is provided in time to cater for the needs and impacts arising out of the development, in accordance with policy SC/3 of the South Cambridgeshire Local Plan 2018.

Fire Hydrants

28. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No phase of development shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme. Reason: To ensure an adequate water supply is available for emergency use in accordance with South Cambridgeshire Local Plan 2018 policy TI/8.

Biodiversity Net Gain

29. Prior to the first occupation of the development hereby permitted, a scheme demonstrating a biodiversity net gain of not less than 20% shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- Confirm the baseline biodiversity assessment of the site (utilising Defra Biodiversity Metric 4.0) and the baseline assessment of the approved layout together with the approved detailed landscaping scheme for the site.
 - Identify the proposed habitat improvements on-site and where applicable, off-site.
 - Include an implementation, management and monitoring plan (including the identified responsible bodies) for a period of 30 years for both the on and off-site enhancements as appropriate.

The scheme shall thereafter be implemented in accordance with the approved implementation, management and monitoring plan.

Reason: To provide ecological enhancements in accordance with the NPPF 2023 para 180, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

Construction Ecological Management Plan (CEcMP)

30. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- A) Risk assessment of potentially damaging construction activities.
 - B) Identification of “biodiversity protection zones”.
 - C) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - D) The location and timings of sensitive works to avoid harm to biodiversity features.

E) The times during construction when specialist ecologists need to be present on site to oversee works.

F) Responsible persons and lines of communication.

G) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

H) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Sensitive lighting design (biodiversity)

31. Prior to the first occupation of the development a “lighting design strategy for biodiversity” features or areas proposed to be lit shall be submitted to and approved in writing by the local planning authority.

The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting within the biodiversity features or areas identified in the strategy be installed without the prior consent from the local planning authority.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Enhancement features

32. Prior to the commencement of development above slab level a scheme of ecological enhancement features shall be submitted to and approved in writing by the local planning authority. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable in accordance with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The installation of the boxes and biodiversity enhancements shall be fully implemented within an agreed timescale unless otherwise agreed in writing by the Local Planning Authority.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Woodland edge management strategy

33. No dwelling hereby approved shall be occupied until a scheme for the management of the woodland edge that forms the southern and western boundaries of the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the means of management and the frequency of maintenance. The approved scheme shall thereafter be implemented in accordance with the approved details.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Local Plan policies HQ/1 and NH/2).

PV panels

34. Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.

Reason: To ensure that the appearance and locations of the PV panels are appropriate in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.

Broadband

35. Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

Public Art Delivery

36. Prior to the commencement of development above slab level a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the Local Planning Authority. The PADP shall include the following:
- a) Details of the public art
 - b) Details of how the public art will be delivered, including a timetable for delivery;
 - c) Details of the location of the proposed public art on the application site;
 - d) The proposed consultation to be undertaken;

- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

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

Reason: To accord with the provisions of South Cambridgeshire Local Plan 2018 policy HQ/2.

Apartment block B (east elevation windows)

- 37 Notwithstanding the approved plans, all windows on the east facing elevation of apartment block B which are proposed to serve habitable rooms (as shown on drawing reference: 114-PS-405) shall be non-opening and fixed shut. The development shall be retained as such thereafter.

Reason: to protect the amenity of future occupiers in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

Custom Build housing

38. Notwithstanding the approved plans, prior to any above ground works a Self-Build and Custom Build housebuilding strategy for the plots identified as L3, L4 and L5 shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
- i) A proposed strategy for marketing the Custom Build plots (L3, L4 and L5) to the eligible purchasers (such purchasers to have first registered their interest for the same with South Cambridgeshire District Council pursuant to the Self and Custom Build Housebuilding Act 2015).
 - ii) Details to demonstrate that the proposed Custom Build Plots are consistent with the definition of Self- Build and Custom Housebuilding.
 - iii) A Custom Build configurator document to demonstrate that various options will be offered to future purchasers:
 - External façade finishes (brick palettes, patterns/ textures, timber or boarding finishes options, glazed brick options, front door options, roof tile options).
 - Customisable internal layouts and floor plan options for the selected house types.
 - Sustainability upgrade options (such as PV panel upgrades, integrated shading/ blinds)
 - Hard and soft landscaping options for each unit (choices of planting, trees, hard surfaces).
 - Options for the internal specifications (choices for interior finishes, storage options).
 - Kitchen and bathrooms designs/ layout and locations within the property.

iv) The mechanism for releasing the reserved plots back to market housing in the event of a lack of demand for a Self Build or Custom plot(s).

The development shall thereafter be carried out in accordance with the approved custom build housing strategy.

Reason: To ensure the development meets the requirements of South Cambridgeshire Local Plan 2018 policy H/9.

Substation location/specification and electrical cabling location/specification

39. As indicatively shown on drawing reference 114-PPS-113a Rev A, and as referred to in the Electro Magnetic Interference Mitigation Strategy document produced by Carter Jonas and dated 20th December 2023, no below ground works shall commence until the precise location and specification of the proposed substation to be located to the south of Apartment Block B, and the cable runs to serve the substation to the south of Apartment Block B, Apartment Block B itself, Plots D7,8,9,10,11 and the Electric Vehicle charging points associated with Apartment Block B have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plans and specifications.

Reason: To ensure appropriate locations and designs for the substations are achieved in accordance with the NPPF paragraph 193.

Removal of PD rights for electric vehicle charging infrastructure within 30m of ZEISS House

40. Notwithstanding the provisions of Schedule 2, Part 2, Class D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no charging points or associated cables for electric vehicles shall be installed within 30m of the western façade of ZEISS House (as illustrated by the purple dashed line on drawing 114-PPS-113a Rev A) without the granting of specific planning permission.

Reason: In the interests of protecting the existing business operations taking place at ZEISS House, in accordance with NPPF paragraph 193.

Vibration monitoring strategy

41. No development shall commence until a detailed vibration monitoring strategy which follows the principles set out within the Construction Vibration Mitigation Strategy, prepared by Carter Jonas, dated 20th December 2023 has been submitted to and approved in writing by the Local Planning Authority. The detailed strategy shall include details of how the vibration impacts of construction works on the Site shall be managed and monitored to achieve compliance with the Zeiss Vertical Installation Requirements (mm/s RMS), as detailed within Table 1 of the Carter Jonas

Construction Vibration Mitigation Strategy dated 20th December 2023, applicable when measured on the test bed contained within Zeiss House and therefore adjusted to reflect the agreed monitoring locations.

The approved strategy shall also detail where monitoring equipment is to be installed, the specification of the monitoring equipment to be used, the precise methodology for monitoring the construction activities (with appropriate warning limits being set) and details of the duration for which monitoring equipment shall be in operation on the Site during the relevant construction activities.

The construction of the development hereby approved shall thereafter be carried out in accordance with the approved vibration monitoring strategy.

Reason: To protect the existing business operations taking place at ZEISS House in accordance with South Cambridgeshire Local Plan 2018 policies SC/10, SC/14 and NPPF paragraph 193.

Noise monitoring strategy

42. No development shall commence until a detailed noise monitoring strategy which follows the principles set out within the Construction Noise Mitigation Strategy, prepared by Carter Jonas and dated 20th December 2023 has been submitted to and approved in writing by the Local Planning Authority.

The detailed noise mitigation strategy shall include a detailed construction noise impact assessment of the planned construction activities to be carried out on the site and shall detail how the noise impacts of construction works on the Site shall be managed and monitored to achieve compliance with the Zeiss Installation Requirements, as detailed within Table 1 of the Carter Jonas Construction Noise Mitigation Strategy dated 20th December 2023, applicable when measured in the test bed area within Zeiss House and therefore adjusted to the agreed monitoring locations.

The approved strategy shall detail where monitoring equipment is to be installed, the specification of the monitoring equipment to be used, the precise methodology for monitoring the construction activities (with appropriate warning limits being set) and details of the duration for which monitoring equipment shall be in operation on the Site during the relevant construction activities.

The construction of the development hereby approved shall thereafter be carried out in accordance with the approved Noise Monitoring Strategy.

Reason: To protect the existing business operations taking place at ZEISS House in accordance with South Cambridgeshire Local Plan 2018 policies SC/10, SC/14 and NPPF paragraph 193.

43. In order to ensure the installed substation apparatus and cabling alignments comply with the details approved pursuant to condition 39, the Local Planning Authority will be given a minimum of 72 hours' notice of when the following works are due to be completed to enable inspection of the works on site.

-Substation transformer installation

-Cable installation from substation to Apartment Block B and house plots D7 to D11, as indicated on drawing 114-PPS-113a (Rev A).”

Reason: To ensure appropriate locations and designs for the substations and cable details are achieved in accordance with the NPPF paragraph 193.

Informatives

Public Right Of Way Officer

-Public Bridleway No. 2, Cambourne must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

-No alteration to the bridleway's surface is permitted without our consent (it is an offence to damage the surface of a public right of way under s 1 of the Criminal Damage Act 1971).

-Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

-The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

-The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network.

-The applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-andparking/roads-and-pathways/highway-licences-and-permits/>

Sustainability

In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Parts O and F of Building Regulations. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.

Pollution Control

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.

Continued collaborative working and engagement with ZEISS.

The applicants are advised to continue positive engagement with the occupants of Building 1030 (ZEISS House) throughout the discharge of condition and construction process.