

Application Number	14/0518/FUL	Agenda Item	
Date Received	8th April 2014	Officer	Mr Sav Patel
Target Date	3rd June 2014		
Ward	Kings Hedges		
Site	243, 245 And 247 Milton Road Cambridge CB4 1XQ		
Proposal	Erection of detached dwelling with associated garage on land to the rear of no.243, 245 and 247 Milton Road		
Applicant	Mr & Mrs Linstead, Cowie & Furness Nos 243, 245 & 247 Milton Road Cambridge CB4 1XQ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposed development would contribute towards meeting the current housing needs; <input type="checkbox"/> The proposed development has been designed and laid out to complement the approved development and setting without have a detrimental impact on the amenity of the surrounding residents. <input type="checkbox"/> The proposal would make effective and more efficient use of this constrained site in terms of building layout, design and in terms of housing need;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is back-land and is formed from land at the far end of the rear gardens of three properties which face Milton Road. Planning permission (12/1537/FUL) has already been

granted for 13 residential units on a back-land site adjoining the application site.

- 1.2 The area is characterised by low density, mainly detached two storey properties, set back from the highway on large plots. The plot depths are on average 80 metres front to back. Some of the rear gardens along Milton Road (for example 233, 229 and 283 Milton Road) have already been subdivided in a piecemeal fashion to accommodate new, back land dwellings. This is most prevalent on the application site side of Milton Road.
- 1.3 On the opposite side of Milton Road (south-east) is a consistent pattern of two storey semi-detached houses set back from the road.
- 1.4 To the north-west of the site are the two storey dwellings in Woodhead Drive and a three storey block of residential flats in Robert Jennings Close. To the north of the properties on Woodhead Drive is a recent residential development comprising two and three storey properties.

2.0 THE PROPOSAL

- 2.1 The proposal is for a detached, two storey residential dwelling with detached garage. The side elevation of the proposed dwelling would face the rear boundary of no.245 and 247 Milton Road and the rear elevation would face the side boundary of no.249. The garage would be located adjacent to the rear boundary of no.243 Milton Road
- 2.2 The design of the proposed dwelling is of a similar style to that of the dwellings approved on the adjoining site. The approved access (12/1537/FUL) is proposed to be used to provide access to the dwelling.
- 2.3 The application is accompanied by the following supporting information:
 1. Design Report
 2. Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan.
 3. Plans

3.0 SITE HISTORY

Reference	Description	Outcome
12/1537/FUL	Erection of 13 no. dwellings (following demolition of no. 235 Milton Road	APPROVED

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014
Community Infrastructure Levy Regulations 2010
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

5.2 Cambridge Local Plan 2006

3/1 Sustainable development
3/3 Setting of the City
3/4 Responding to context
3/6 Ensuring coordinated development
3/7 Creating successful places
3/10 Subdivision of existing plots
3/12 The design of new buildings

4/4 Trees

5/1 Housing provision

8/1 Spatial location of development
8/4 Walking and Cycling accessibility
8/6 Cycle parking
8/10 Off-street car parking

Planning Obligation Related Policies

3/7 Creating successful places

3/8 Open space and recreation provision through new development

3/12 The Design of New Buildings (*waste and recycling*)

4/2 Protection of open space

5/14 Provision of community facilities through new development

8/5 Pedestrian and cycle network

8/7 Public transport accessibility

10/1 Infrastructure improvements (*transport, public open space, recreational and community facilities, waste recycling, public realm, public art, environmental aspects*)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highway)

6.1 No comments to make.

Landscape

6.2 Supportive subject to condition on hard and soft landscaping.

Head of Refuse and Environment

6.3 No objections in principle subject to condition on construction hours, piling and contaminated land.

Urban Design and Conservation team

6.4 Supports the scheme subject to conditions on materials and bin storage provision.

Streets and Open Spaces

6.5 Has concerns with the removal of T001 and T003. If garage cannot be built without loss of T001 then loss is acceptable provided replacement planting is accommodated. T003 does not appear to need to be removed to accommodate the proposal. Therefore should be retained by condition along with other trees shown for retention.

Fire and Rescue Services

- 6.6 No comments received to date. I shall update the amendment sheet.
- 6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

9 Robert Jennings Close
237a Milton Road
249 Milton Road
320 Milton Road

- 7.2 The representations can be summarised as follows:

- 12 trees to be removed which is not acceptable;
- Loss of natural habitat
- Overcrowding and fail to respect the context of the site
- Intensification of the vehicles leaving and entering the site
- Overshadowing, overlooking, and loss of privacy, and noise levels would increase;
- Construction noise and disturbance from the consented scheme;
- The proposed development should be subject to the conditions contained in planning permission 12/1537/FUL;
- Concerns with safety of access from Milton road;
- Impact from overlooking would reduce value of property;

- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Affordable Housing
3. Context of site, design and external spaces
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations
9. Planning Obligation Strategy

Principle of Development

- 8.2 The application site is located in a sustainable location due to its proximity to local shops and public transport and cycle links into the city centre. Windfall housing sites such as this are permitted by the Local Plan subject to the existing land uses and compatibility with adjoining uses.
- 8.3 The proposed development would complement the existing form and character of development in the area. There are also other examples of back land development along Milton Road, albeit on a smaller scale to that proposed here. Nevertheless, the principle of residential development on ancillary garden land on this side of Milton Road has been established.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policies 3/4 and 5/1.

Affordable Housing

- 8.5 The approved scheme (12/1537/FUL) consisted of 13 residential units. The proposed scheme has been brought forward independently of the approved scheme due to issues of land ownership.
- 8.6 Nevertheless, the proposed unit would result in 14 residential dwellings in this back land location. The trigger for policy 5/5 is for 15 or more dwellings or on site areas over 0.5 hectares. The site area of the approved scheme was 0.49 hectares. The site area of the proposed dwelling site is 300sqm. The combination is 0.52 hectares which triggers the affordable housing policy. However, as previously mentioned the proposal scheme does not form part of the approved scheme even though it will physically link to it.

8.7 This back land location is in multiple ownership and some residents did not want to include their gardens in the development which resulted in the layout that was approved. The current application seeks to include one additional house on what is in my view the only possible other site that could be developed contiguous to the approved site. If a further application comes forward for effectively a 15th house on the development which is very unlikely we would have to consider that house on its own merits. We could not now argue that the 15th house triggers the need for affordable housing. This is because the potential need for affordable housing would have to be 'captured' at the stage when the residential scheme for 13 dwellings was approved (12/1537/FUL). This would have been by identifying other land in the s106 Agreement. Normally this would be other land in the applicant's ownership to avoid the effect of sub-division of sites and that would not have been appropriate here because there are multiple site owners.

Context of site, design and external spaces

8.8 The built form of the area is characterised by mainly two storey detached properties set back from the highway and on generous plots. Some of the existing properties adjacent to the application site; such as no.227 and 283, have subdivided their rear gardens to accommodate additional dwellings. Policy 3/10 (sub-division of existing plots) is specifically related to this form and type of development. It states that residential development within the garden area or curtilage of existing properties will not be permitted if it:

- a) has a significant adverse impact on the amenities of the neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure or noise nuisance;
- b) provides inadequate amenity space for proposed and existing properties;
- c) detracts from the prevailing character and appearance of the area;
- d) adversely affects the setting of Listed Buildings etc.

- e) adversely affects trees, wildlife features or architectural features or local importance located within or close to the site;
- f) prejudice the comprehensive development of the wider area of which the site forms part.

8.9 Having assessed the proposal against the above criteria, only a), b), c) and e) are relevant, as the proposal would not affect the setting of a listed building and would not prejudice the comprehensive development of the wider area.

a) Policy 3/10 (a) – impact on residential amenity

8.10 The proposed dwelling has been laid out to appear as part of the previously approved scheme on this site. The side elevation of the proposed dwelling would be set off the southern boundary by 1.2 metres. The height of the side elevation of the proposed dwelling is approximately 8.5 metres. No bedroom windows are proposed in the side elevation facing towards the rear gardens of no.243, 245 and 247. However, a bathroom window is proposed which is to be obscure glazed. I have recommended that the window opening also be restricted to avoid overlooking.

8.11 In terms of the impact no.249 Milton Road, the rear elevation of the proposed house, which faces the rear section of garden serving no.249, would be located 10.2 metres from the common boundary between the two gardens. Given that the rear garden of no.249 stretches 80 metres, I do not consider that the position of the proposed house, overlooking a section of this garden 36 metres to the rear of the house would create an unacceptable loss and privacy. Therefore, I am satisfied that the impact on no.249 would not be significantly harmful on the residential amenity of the existing occupier.

8.12 The proposed development would also not have any significantly adverse impact on the residential amenity of any future resident in plot 10 of the approved scheme, as there are no principal windows in the side elevation of either dwelling (approved or proposed). I am satisfied that the proposed dwelling would be able to integrate into the site without having a significant adverse impact on the residential amenity of any future or existing residents.

b) Amenity space, access and car parking provision

8.13 The three dwellings are proposed to be subdivided to accommodate the new residential unit would retain a generous amount of garden space. No.243 would retain a 27 metres deep rear garden; no.245 would retain a 35 metre deep rear garden; and no.247 would retain a 35.4 metre deep rear garden. I therefore do not consider the proposal would adversely compromise the amount of private amenity space for the host dwellings.

8.14 The proposed dwelling would benefit would benefit from a 9 metre deep and 12.4 metre wide rear garden area which is considered to be an adequate amount of private amenity space for a detached family dwelling. I am therefore satisfied that the proposed dwelling would comply with this section of the policy.

c) Detracts from the prevailing character and appearance of the area;

8.15 The prevailing character of the area comprises a mix of post-war low density housing some of which have been subdivided to provide plots with back land housing, a new high density housing estate and three storey flat block developments. The built form of the immediate area is characterised by mainly two storey dwellings set back from the adjoining highway. However, there are also some examples of single storey bungalow type dwellings. Also, the recent housing development to the north of Woodhead Drive contains two and three storey housings. The overall character of the area is mixed in age and style.

8.16 The existing properties fronting Milton Road are of varied design and appearance, and the proposal picks up on the 1920/1930's suburban vernacular of Milton Road informed by the local palette of materials and details; tiled hipped roofs, facing brickwork, hung tiles, square bay windows, etc, but used in a more contemporary composition to create a distinctive environment.

8.17 The proposed dwelling has been designed in the same style as those in the approved scheme (12/1537/FUL). The applicant has employed the same architect to ensure the proposed

dwelling is in keeping with the approved housing development in this back land location.

- 8.18 The proposed dwelling has been designed to complement the style and character of the area by incorporating a traditional approach including pitched and hipped roofs and box bay windows. The Urban Design Officer supports the elevational treatment of the dwellings and considers the proposed scale and massing to accord with the prevailing height of surrounding residential development. I am therefore satisfied that the proposed dwelling would be in keeping with the

(d) – Listed Building

- 8.19 There are no Listed Buildings or a Buildings of Local Interest within close proximity to the site.

(e) – Loss of wildlife/trees

- 8.20 The proposal requires the removal of several trees/hedges from the site to accommodate the proposed dwelling. However, according to the applicant tree survey, all the trees proposed to be removed are Category C trees which are trees of low to moderate quality with life expectancy of at least 10 years or trees with stem diameters of less than 150mm. In total eight trees/hedges are proposed to be removed. These comprise the following; Macrocarpa; Leyland Cypress; Scots Pine; Wild Cherry; Yew; Goat Willow; Sycamore; and a Laburnum. The Tree Officer has recommended that trees T001 and T003 be retained. T001 is located within the rear garden of no.241. If the proposed garage would compromise its stability then replacement planting should be accommodated. The tree is not within the application site and therefore the applicant will need to seek an agreement from the landowner to remove it. Nevertheless, I agree with the Tree Officer that any trees that can be retained should be. I have therefore recommended a condition to require replacement planting if T001 and T003 are removed. Overall I am satisfied that loss of the trees (due to their surveyed condition) should not outweigh the benefits of a new dwelling.

(f) – Prejudice the comprehensive development of the wider area

8.21 The proposed dwelling would integrate into and form part of approved housing scheme. The proposed site area is land locked from all sides and therefore there are no further rear gardens available for development, which could be linked to from the application site. On this basis, the proposal would not prejudice the development of adjoining rear gardens for other properties along Milton Road. I am satisfied that the proposed development would represent comprehensive development of available land in this specific location. Nevertheless, each planning application is considered on its own merits.

8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Refuse Arrangements

8.23 The proposal includes a designated bin storage area located on the northern boundary. The proposed dwelling would be provided with three 240Ltr wheelie bins allocated for green waste, dry recyclable and residual waste. This is in accordance with the RECAP Waste Management Design Guide. This is a similar provision to the approved housing scheme. I am therefore satisfied with the proposed bin storage arrangement.

8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

8.25 The County Highways Officer is satisfied with the highway and access arrangements for the proposed development.

8.26 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

8.27 The proposed dwelling includes two car parking spaces (including garage), which is in accordance with the Car Parking Standards.

8.28 The proposed development would also includes at least two secured cycle parking spaces within the garage. This would

reflect the requirements of the Cycle Parking Guide for New Developments.

- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.30 I have addressed some of the concerns raised in the third party representations in the above section of this report. However, I set out below my response to the issues not addressed:

12 trees to be removed which is not acceptable;

- 8.31 Whilst the proposal dwelling would require the removal of several trees as they fall within its footprint, I have recommended a replacement planting condition for T001 and T003.

Loss of natural habitat;

- 8.32 The loss of habitat would not be significant enough to warrant the refusal of this application.

Overcrowding and fail to respect the context of the site;

- 8.33 The proposed development would maintain the low density character of the approved housing development and existing housing estate.

Intensification of the vehicles leaving and entering the site;

- 8.34 The addition of one extra dwelling would not in my view result in a material increase traffic generation such that it would have an adverse impact on the residential amenity. The County Highway Officer has also not raised any concerns with highway safety.

Overshadowing, overlooking, and loss of privacy, and noise levels would increase;

- 8.35 The additional dwelling has been designed and laid out to avoid creating any adverse issue on the residential amenity of the surrounding residents. The dwelling would be set a sufficient distance from the existing dwellings in Milton Road. No primary

or habitable windows are proposed in the side elevation which would face the rear gardens of the host dwellings. Whilst the rear elevation has bedroom windows at first floor level which would face the rear most garden aspect of no.249, I believe it would be difficult to argue this would have adverse impact on the privacy of the existing residents due to the depth of the rear gardens. I do not consider an additional dwelling would materially increase noise levels such that it would warrant refusal.

Construction noise and disturbance from the consented scheme;

- 8.36 Whilst construction can sometimes cause noise and disturbance, it is a temporary phase of development. I have recommended construction hours to mitigate the effects of construction on the surrounding residents.

The proposed development should be subject to the conditions contained in planning permission 12/1537/FUL;

- 8.37 Whilst the proposed development is an extension of the approved housing development, the scheme needs to be considered proportionally and conditions applied accordingly.

Concerns with safety of access from Milton road;

- 8.38 The County Highways Officer has not raised any concerns with highway safety.

Impact from overlooking would reduce value of property;

- 8.39 The effects of development on property values is not a material planning consideration.

Planning Obligation Strategy

Planning Obligations

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicants have indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy and relevant Supplementary Planning Documents. The proposed development triggers the requirement for the following community infrastructure:

Open Space

- 8.41 The Planning Obligation Strategy requires that all new residential developments contribute to the provision or improvement of public open space, either through provision on site as part of the development or through a financial contribution for use across the city. The proposed development requires a contribution to be made towards open space, comprising outdoor sports facilities, indoor sports facilities, informal open space and provision for children and teenagers. The total contribution sought has been calculated as follows.
- 8.42 The application proposes the erection of one four-bedroom house. A house or flat is assumed to accommodate one person for each bedroom, but one-bedroom flats are assumed to accommodate 1.5 people. Contributions towards provision for children and teenagers are not required from one-bedroom units. The totals required for the new buildings are calculated as follows:

Outdoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	238	238		
1 bed	1.5	238	357		
2-bed	2	238	476		
3-bed	3	238	714		
4-bed	4	238	952	1	952
Total					952

Indoor sports facilities					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	269	269		
1 bed	1.5	269	403.50		
2-bed	2	269	538		
3-bed	3	269	807		
4-bed	4	269	1076	1	1076
Total					1076

Informal open space					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	242	242		
1 bed	1.5	242	363		
2-bed	2	242	484		
3-bed	3	242	726		
4-bed	4	242	968	1	968
Total					968

Provision for children and teenagers					
Type of unit	Persons per unit	£ per person	£per unit	Number of such units	Total £
studio	1	0	0		0
1 bed	1.5	0	0		0
2-bed	2	316	632		
3-bed	3	316	948		
4-bed	4	316	1264	1	1264
Total					1264

8.43 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010) and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/8 and 10/1 and the Planning Obligation Strategy 2010 and the Cambridge City Council Open Space Standards Guidance for Interpretation and Implementation (2010)

Community Development

8.44 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to community development facilities, programmes and projects. This contribution is £1256 for each unit of one or two bedrooms and £1882 for each larger unit. The total contribution sought has been calculated as follows:

Community facilities			
Type of unit	£per unit	Number of such units	Total £
1 bed	1256		
2-bed	1256		
3-bed	1882		
4-bed	1882	1	1882
Total			1882

8.45 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/14 and 10/1 and the Planning Obligation Strategy 2010.

Waste

8.46 The Planning Obligation Strategy (2010) requires that all new residential developments contribute to the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council for houses are different from those for flats, this contribution is £75 for each house and £150 for each flat. The total contribution sought has been calculated as follows:

Waste and recycling containers			
Type of unit	£per unit	Number of such units	Total £
House	75	1	75
Flat	150		
Total			75

8.47 Subject to the completion of a S106 planning obligation to secure the requirements of the Planning Obligation Strategy (2010), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 3/7, 3/12 and 10/1 and the Planning Obligation Strategy 2010.

Planning Obligations Conclusion

8.48 It is my view that the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

8.49 The applicants have agreed to enter into a Unilateral Undertaking 'A' where payment of the obligation contributions is made up front. Therefore no monitoring fee is required.

9.0 CONCLUSION

9.1 The proposed development has been designed and laid out to match the existing housing estate, which would enable it to assimilate into the site without having an adverse impact on the residential amenity of the adjoining residents.

9.2 The proposed dwellinghouse within the city would make effective and efficient use of ancillary garden land and also contribute towards meeting the current housing needs for the City.

9.3 I consider the proposed scheme to be of high quality and believe it would have a positive impact on the character of the area in terms of its design and scale whilst contributing towards meeting the current housing needs. On this basis, the proposal is in accordance with policies 3/4, 3/10, 3/12 and 5/1 of the Cambridge Local Plan 2006.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

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.

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.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. Except with the prior written agreement of the local planning authority no construction work or demolition shall be carried out or plant operated other than between the following hours: 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

6. No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary. (a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site. (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology. (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f). (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. (e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA. (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the

closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To avoid adverse effects of pollution (Cambridge Local Plan 2006 policy 4/13).

7. Prior to commencement, a site visit will be arranged with the retained arboriculturalist, developer and LPA Tree Officer to agree tree works and the location and specification of tree protection barriers and temporary ground protection.

The approved AMS and TPP (by Hayden's dated 24/01/2014) will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, 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.

8. No development shall take place until full dimensioned, technical details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure and boundary treatments; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include to-scale, full, technical 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. All drawings should be developed using an up to date topographical survey as a base.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. The trees identified as T001 and T003 on drawing no.3851-D by Hayden's (Dated 21/01/14) shall be retained and appropriately protected during construction work unless details of suitable replacement tree planting, which include species, size and a planting schedule have been submitted to approved in writing by the Local Planning Authority. The replacement planting shall be carried out in accordance with the approved details.

Reason: To protect the visual amenity of the area and to ensure the retention of trees on site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

10. If within a period of five years from the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub planted as a replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/11)

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)