

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

**Report by:** Head of Planning Services

**Date:** 17 June 2015

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<b>Application Number</b>	14/1792/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	21 November 2014	<b>Officer</b>	Mike Ovenden
<b>Target Date</b>	20 February 2015		
<b>Ward</b>	Trumpington		
<b>Site</b>	Glebe Farm Phase 3 Addenbrookes Road Trumpington Cambridge CB2 9NG		
<b>Proposal</b>	Full planning application for residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.		
<b>Applicant</b>	Mr Ben Hunt c/o Agent		

**Application type** Major

**Departure:** No

The above application has been reported to the Joint Development Control Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes

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<b>Summary</b>	The development accords with the Development Plan for the following reasons: 1) The design and appearance of the development will create a high quality scheme to complement the rest of Glebe Farm 2) Market and affordable housing will be provided in an attractively designed development 3) There would be no adverse amenity implications arising from the proposed development that cannot be addressed by condition
<b>Recommendation</b>	APPROVAL

### APPENDICES

Ref	Title
A	Plan Pack

## **1. SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site is approximately triangular in shape, measures 0.83 hectares and lies on the southern edge of Trumpington village immediately to the east of the Glebe Farm development, known for marketing purposes as Novo. That development is nearing completion and will comprise 287 dwellings and incorporate open space, allotment provision and associated landscaping.
- 1.2 Along the northern edge runs a track which provides access to Glebe Farmhouse from Exeter Close and Shelford Road beyond. To the east is a recent development of 13 townhouses (Trumpington Place) and to the south is the Addenbrookes Access Road (AAR).
- 1.3 The site is broadly flat and devoid of planting with the exception of a mature hedgerow running along the northern boundary track and some of the buffer planting along the AAR. The site was formerly in agricultural use but in recent months the site has been used as a materials store in connection with the adjacent Glebe Farm residential development.
- 1.4 This extension to the main Glebe Farm site did not come forward at the same time as the main Glebe Farm development as it is currently under different ownership (Cambridgeshire County Council) and at that time the County Council were considering developing the site as a Household Waste Recycling Centre. The situation has changed in recent years and the site is now proposed for residential development by Countryside Properties, the master developers for the rest of Glebe Farm and Clay Farm.
- 1.5 The application is being brought to the Joint Development Control Committee (JDCC) in accordance with the Scheme of Delegation because of the number of third party objections raised.

## **2. THE PROPOSAL**

- 2.1 The application has been submitted as a detailed proposal (full application) as was the case for the main Glebe Farm development, but this is for a much smaller scheme on land not previously subject to an application for residential development. As this is an application for full planning permission, a separate S106 agreement will be required to make the scheme acceptable in planning terms if permission is granted and this is currently being progressed in parallel.
- 2.2 The development would comprise 30 dwellings (18 flats and 12 houses), including 40% affordable units, and provide on site public open space, a formal central area and less formal areas around the northern boundary, parking and pedestrian and cycling links to existing development. The development would be at a relatively modest density of 36 dwellings per hectare (gross). All vehicular access would be through the main Glebe Farm development and not directly from the Addenbrookes Road (AR). There would be no vehicular traffic via Exeter Close. The access would pass the allotments for the main Glebe development which would be expanded pro rata for this additional development. A planting buffer strip would be carried across

the AR frontage as a continuation of the planting along the rest of the Glebe development.

2.3 The application is accompanied by the following documents:

- Planning Statement
- Design and Access statement
- Landscape design and strategy
- Landscape management plan
- Specification for soft and hard landscaping
- Sustainability Statement
- Energy Statement
- Daylight and sunlight assessment
- Infrastructure statement
- Code for Sustainable homes pre assessment
- Overshadowing studies/sunlight & daylight assessment
- Reptile and bird study
- Drainage strategy
- Lighting
- Noise assessment
- Construction Environmental Management Plan

2.4 Since the original application was registered a number of amendments and additional information have been submitted, these include:

- Provision of cycle & pedestrian route along northern edge of site
- Alterations to buildings to reduce overlooking
- Address issues raised by architectural liaison
- Issues raised by Streets and Open spaces and landscape team
- Highway comments
- Addressing deficiencies in arrangement of cycle parking
- Refinement of drainage details

2.5 Further internal and external consultation regarding the amendments has been undertaken.

### 3. SITE HISTORY

Reference	Description	Outcome
09/1140/FUL	Full application for 286 new mixed-tenure dwellings, associated landscaping, open spaces, vehicular access to the south from the Addenbrookes Access Road, augmented landscape treatment to the north of the Addenbrookes Access Road and all related infrastructure including connection to the Clay Farm infrastructure on highway land to the east adjoining Addenbrookes Access	A/C

	Road.	
11/0955/FUL	Erection of 13 houses, with new access road and footways, car parking areas, cycle stores/sheds and hard & soft landscaping.	A/C
13/0706/FUL	Erection of four dwellings in lieu of plots 240, 241 and 242 (approved by 09/1140/FUL) and minor alterations to car park and plot boundaries.	A/C
13/0773/FUL	Erection of garage to each plot (plots 204-209 inc).	A/C

#### 4. PUBLICITY

4.1	Advertisement:	Yes
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

#### 5. POLICY

##### 5.1 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/2 3/4 3/7 3/8 3/11 3/12 4/13 4/15 5/1 5/9 5/10 5/14 8/2 8/3 8/4 8/5 8/6 8/10 8/11 9/5 Southern Fringe 10/1

##### 5.2 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Cambridge City Council Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Cambridge City Council Supplementary Planning

	Document (February 2012) Affordable Housing (January 2008) Cambridge City Council Planning Obligation Strategy (March 2010) Cambridge City Council Public Art (January 2010)
	<u>City Wide Guidance</u>  Cambridge City Council (2011) - Open Space and Recreation Strategy Cambridge Walking and Cycling Strategy (2002) Cycle Parking Guide for New Residential Developments (2010) Buildings of Local Interest (2005)
	<u>Area Guidelines</u> Cambridge City Council (2002)–Southern Corridor Area Transport Plan

### **Status of Proposed Submission – Cambridge Local Plan**

- 5.3 Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.
- 5.4 For the application considered in this report, the following policy in the emerging Local Plan are of relevance: Policy 17: Southern Fringe Areas of Major Change. Site is allocated for residential development – (site reference R42c).

## **6. CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 Original plans: Concerns related to adoption matters – lighting, tree pits, adoption plan; construction details and require clarification of drawings. Revised plans: Request that highway construction details are not approved as part of planning permission and that applicant is advised that County Council will not adopt street lighting on buildings.

### **Urban Design Team**

- 6.2 Original plans: The application has the potential to create a well-designed final phase to Glebe Farm. The scheme has addressed the concerns raised at the pre application stage. There are some inconsistencies on the drawings relating to plots 23-26 which should be addressed. Suggest standard condition on materials.

6.3 Revised Plans: No design objections.

#### **Policy/Senior Sustainability Officer**

6.4 The overall approach to integrating sustainable design and construction into the design of the scheme, and the proposals related to renewable energy provision are supported.

#### **Drainage Officer**

6.5 Original Plans: Overall surface water and foul drainage scheme is supported, however some of the details of the SuDS features are inconsistent and inappropriate including it being unclear how the proposed rills and access bridges over the swale would work. Further details are required to ensure that this element of the drainage scheme functions correctly.

6.6 Revised plans: Suggest condition requiring final details of open space drainage.

#### **Cycling and walking officer**

6.7 Recommend provision of pedestrian and cycle link to Exeter Close as proposed in the Southern Fringe Area Development Framework. Request detail changes to cycle parking.

#### **Landscape Team**

6.8 The Landscape Team has reviewed the revised documents and agree that the amendments made in the Consultation Feedback Table have been made and address the concerns raised with the original application. The Streets and Open Spaces team will comment on the detail of the allotments.

#### **Environmental Health**

6.9 No objection in principle. The Construction Environmental Manager Plan (CEMP) submitted with the application is acceptable subject to the standard restriction of working hours, rather than those stated in the submitted CEMP document. The standard conditions on piling, mechanical/alternative ventilation, noise insulation, contamination and waste should be attached to any permission.

#### **Housing enabling officer**

6.10 The strategic housing team supports the proposal.

#### **Fire and Rescue**

6.11 Request condition to make appropriate provision of fire hydrants.

#### **Cambridgeshire County Council (Development and Policy Team)**

- 6.12 Request condition requiring submission of a Site Waste Management Plan. The County Council will be seeking developer contributions to mitigate the impact of the additional 30 houses that are outside of the outline planning application for Glebe Farm. 6.14 Further details of the County Council's requirements have been requested

### **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.13 At the moment the end of Exeter Close is gated at the point it enters to Phase 3 site. This should remain gated as it introduces unnecessary permeability for the residents of Exeter Close. Non permeable cul-de-sacs are statistically less likely to be the subject of crime. In terms of the general layout it is fine. I will however point out a lack of surveillance for the car parking area, spaces 1-5. Ideally there is opportunity for through the wall mail delivery which takes away the need for a trades button (this would mean the internal door to the refuse store being moved). The street scenes show a low treatment to the rear terrace with no gate. Considered this treatment should be higher and that a gate should be included.
- 6.14 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. REPRESENTATIONS**

- 7.1 Twelve representations have been received from eleven properties. Of those 10 are objections, 1 is neutral and 1 is in support.
- 7.2 The representations can be summarised as follows:
- Noise and disturbance
  - Overlooking, loss of privacy and overbearing
  - Loss of light and overshadowing particularly during the winter months
  - Should be maximum of two storeys because green field site
  - Add to existing parking problems in Exeter Close
  - Use of turning area at end of Exeter Close would be hazardous
  - Greater use of Exeter Close by pedestrians and cyclist would be unsafe and unnecessary due to provision of pedestrian link to Addenbrookes Road and existing route to Bishops Road.
  - Concern over potential conflict between cyclists and vehicles travelling to/from Glebe Farmhouse.
  - Lighting of this route would be a serious imposition to residents.
  - Concern whether this route would be adequately maintained by County Council
  - While I am supportive to need to provide for cyclists they should not always take precedence over views of local who would be most affected
- 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. ASSESSMENT**

8.1 From the consultation responses and representations received the assessment has been structured under the following headings:

- Principle of Development
- Building design, layout and materials
- Streets, connectivity and access
- Impact on amenity of neighbouring occupiers
- Noise from Addenbrookes Access Road
- Housing mix and typology
- Affordable Housing and clustering
- Lifetime homes
- Sustainable construction and renewable energy
- Car and cycle parking
- Open space and play provision
- Public Art
- Landscaping
- Drainage and flood risk
- Management and maintenance of public realm
- Waste and recycling
- Construction management
- Other issues
- Planning Obligations
- Conclusion

### **Principle of Development**

8.2 The site was identified as suitable for residential development in the Southern Fringe Area Development Framework (2006), Cambridge Local Plan (2006) and remains identified for residential development in the Cambridge Local Plan 2014: Proposed Submission.

8.3 Therefore the principle of the development is acceptable and in accordance with policy 9/5, subject to other material considerations.

### **Building design, layout and materials**

8.4 The proposal is for a mix of two and three storey buildings, some with flat roofs others pitched. Either side of the central formal open space are a terrace of four three storey flat roof dwellings. These have small siting out areas on the side of the open space but their private amenity areas are provided as roof gardens at first and second floor level. To the east and west side of the central green and separated by the highway are three storey flat blocks both private and affordable which have pitched roof and flat roof elements. In the north eastern corner are two pairs of pitched roof two storey houses with lower pitches that acknowledge the scale of dwellings in Exeter Close. This approach is in keeping with the adjacent main Glebe Farm development where the buildings range from two to four storeys in height.

- 8.5 There is one small parking court providing 5 spaces for block A but the parking is mostly integrated adjacent to the highway. The houses have on plot parking.
- 8.6 The materials proposed for the development are similar to those used on the larger Glebe Farm site and at the Clay Farm Abode development. The materials would include buff bricks, split brick detailing, black stained boarding, grey tiles, powder coated window frames, metal work canopies and timber garage doors. This pallet of materials has the potential to tie in well with the larger Glebe Farm site, but would be subject to final agreement through a planning condition. Condition 2 is recommended in this respect.
- 8.7 It should be noted that given the small scale of the development and its relationship to the main Glebe Farm development, the scheme has not been reported to the Cambridgeshire Quality Panel in this instance, in accordance with the terms of reference of the Panel.

### **Streets, connectivity and access**

- 8.8 The only vehicular access to the site would be through the main Glebe housing development. The highway layout within the site bends round to the front of the site and then becomes shared space then runs rearwards. The combination of short straights, raised tables, planting build outs and shared surfaces should achieve an attractive and safe environment for pedestrian, cyclists and drivers.
- 8.9 The development will provide pedestrian and cycle routes to the Addenbrookes road (including an emergency access in common with the rest of the Glebe site) and to Exeter Close. The scheme has been revised to include the track running along the northern edge of the site. This is a single carriageway hard surfaced track which currently only provides access to Glebe Farm House, a private dwelling to the north of the site. However this route has the potential to provide a link between the overall Glebe Farm site and Shelford Road and beyond. This route was identified in the Southern Fringe Area Development Framework (2006).
- 8.10 The provision of the cycling and pedestrian route has generated a mixture of comments in representations, concerned about amenity, safety and potential lighting. The Police Secured by Design advisor has suggested that the route will provide unnecessary permeability. However notwithstanding this it has been discussed with walking and cycling and highways officers who consider that it would be a useful and safe link but one that is unlikely to be heavily used but would help to make the site as permeable to cyclists and pedestrians as possible. The County Council Highways Officer has verbally confirmed a willingness that the route would be adopted by the County Council but it has not been determined whether the route will require lighting as yet. This would need to be subject to further detailed discussions.

### **Impact on amenity of neighbouring occupiers**

- 8.11 In the view of officers, the residential properties most affected by this development are 1 Trumpington Place to the east of the site and Glebe Farm

House to the north. Analysis of the impact on these two dwellings and other properties in the vicinity is discussed below.

## **Properties to the east of the site**

### **Trumpington Place**

- 8.12 1 Trumpington Place would be most affected by the form, siting and orientation of the proposed block C. The rear garden and corner wrap around study window of 1 Trumpington Place will experience some overshadowing during the late afternoon created by the proposed block C. Block C will also create some sense of enclosure to the western outlook of this property. This notwithstanding, in the view of officers, the impact upon 1 Trumpington Place is not so harmful as to justify refusal for three reasons.
- 8.13 Firstly, there are few windows on the side elevation of 1 Trumpington Place. A ground floor dining room window (with two rear facing windows lighting the same room), a narrow window to the stairs at first floor level and the corner wrap around study window. Its principal outlook is north, windows which are unlikely to be affected by the afternoon shadow created by block C.
- 8.14 Secondly, 1 Trumpington Place has a relatively large garden as compared with its neighbours to the west. Its larger size and L shaped configuration means that the impact of block C will not significantly erode the level of amenity enjoyed by current occupants. This is in terms of the afternoon shadow (judged to be within acceptable standards by the submitted overshadowing assessment) and the visual impact of the new buildings to the east.
- 8.15 Thirdly, the eaves level of the northern third of block C are only 9 m, which, given the 9 m separate between the rear elevation of block C and the western flank wall of 1 Trumpington Place, will not result in an unneighbourly relationship. There will not be a harmful visual impact from the proposed siting of block C.
- 8.16 1 Trumpington Place and to a lesser extent 3 Trumpington Place, will also be affected by the proposed plots 23 and 24 to the west. The dwellings on plot 23 and 24 would have first floor side elevation windows serving their second bedrooms, to avoid the overlooking that would result from windows on the rear elevation. These would provide the ability to look obliquely (65 degrees) at 1 Trumpington Place at a distance of 14 m. While this creates potential overlooking it is considered that such oblique views from a bedroom would not give rise to material overlooking or justify refusal of the application.
- 8.17 The proposed plots 23 and 24 are conventional domestic two storey dwellings, the 5.2 m eaves level of which will not create a harmful visual impact for 1 and 3 Trumpington Place. 3 Trumpington Place and the properties beyond to the west are progressively less affected by the development the further they are from the boundary and do not suffer a material loss of amenity.

- 8.18 The residential properties within the inner courtyard of Trumpington Place would not be adversely affected by the development. The proposed southern third of Block C would have a pitched roof (max height 12.5m) and would be approximately 22 m from 6 Trumpington Meadows opposite. At this distance and given the arrangement of windows some of which are proposed to be obscure glazed, no material overlooking or overshadowing would occur.
- 8.19 The properties in the inner courtyard of Trumpington Place would be subject to shadowing later in the day but none to an unacceptable degree. It is the view of officers that while the erection of the new buildings will change the current pattern of shadowing to the front garden and thresholds of these existing properties, the degree of shadowing is not so significant as to create a material loss of amenity to existing occupiers.

### **11 Exeter Close**

- 8.20 The occupier of 11 Exeter Close has objected to the proposal based on loss of sunlight, loss of privacy and the development having an overbearing impact on amenity. The overshadowing Assessment submitted with the application indicates that the property would experience shadowing from afternoon onwards. This would be most significant in winter and least significant in summer. While this represents a material change in comparison to the currently undeveloped site, the property would still receive more than the minimum requirements of direct sunlight.
- 8.21 There are no windows proposed in the development which would create direct overlooking of this property because of the orientation of the proposed plots 25 and 26. With regard to the visual impact created by the pair of semi detached plots 25 and 26, this would not be acute because of the 15m distance to the western flank elevation of 11 Exeter Close. It is noted that plots 25 and 26 would have a low (30 degree) pitched roof and a hipped end to minimise its impact on the property. In summary, it is not considered that the development would have an unacceptable impact on 11 Exeter Close.
- 8.22 The two pairs of semi-detached properties in the north east corner have been designed to minimise their impact on the adjacent existing dwellings. Units 23 and 24 have windows on the ground floor at the back with only a single bathroom window on the first floor rear elevation. These two plots have the bedroom windows on the side elevation to protect the privacy of adjacent properties. Obscure glazing of the bathroom windows can be achieved by condition 3.

### **Other properties**

- 8.23 100 Shelford Road has a relatively long garden, over 60m in depth, so only the end section, which is least useable, will be affected. No significant visual impact will result for the majority of the length of existing garden of this property.
- 8.24 There are no properties to the south or west of the site which would be affected by the proposal. The proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it

is compliant with Cambridge Local Plan (2006) policies 3/4 and 3/7. The proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

### **Properties to the north of the site**

- 8.25 With regard to the impact of the proposal on the properties to the north of the site concerns have been raised regarding the potential overlooking and shadowing of Glebe Farm House from Block A. Given the distance of 20m tapering to 25m from Glebe Farm House to the proposed block A, the impact is not in the view of officers harmful.
- 8.26 The overshadowing resulting from the siting of the proposed block A in relation to Glebe Farm House is not in the view of officers harmful. The applicants Overshadowing Assessment demonstrates overshadowing would occur only in the early morning. The information indicates that in March (and September), Glebe Farm House – the closest in this area to the scheme - would be in shadow caused by Block A at 0800, in partial shadow at 0900 but free from shadow by 1000 for the rest of the day. In mid summer Glebe farm house would be in shadow from Block A early in the morning but be free from shadow by 0800. In mid winter Glebe Farm House would be in partial shadow until 1000 after which the it would be clear of shadowing. Given the relatively large garden size of Glebe Farm House this impact would not significantly erode the current level of amenity enjoyed by its occupants.
- 8.27 The other properties to the north, 18, 20 25b, and 25c would experience shadowing to a lesser degree due to their greater separation from the boundary, the position, orientation and height of the units on the site. In summary, while properties to the north of the site would be subject to transitory shadowing it would be for limited periods of the day and would be acceptable in planning terms.
- 8.28 With regard to overlooking, the gable end of Block A which forms part of its northern elevation (facing Glebe Farm House) is devoid of windows except for a small ground floor bedroom window. Being on the ground floor this would not create overlooking and would be screened by the boundary hedge. There are three windows proposed to the landings of the communal stairs. These windows would be 1300 mm wide and be approximately 14 metres from the nearest point on the boundary and being windows to stairs rather than habitable rooms would not be likely to give rise to material overlooking.
- 8.29 A further two windows are proposed to the living room/dining room. These would be secondary windows 800 mm wide and set 2.8 metres further away from the boundary. This set back would act to limit the field of view. Taken together officers are of the view that material overlooking from Block A would not occur.
- 8.30 The terrace (units 27-30) would be between 14 and 35 metres from the boundary with Glebe Farm House. It is considered that material overlooking from these units would not occur, due to orientation and distance from the common boundary.

### **Noise from Addenbrookes Access Road**

- 8.31 The applicant has submitted a noise assessment report concerning the site. Environmental health officers agree with the noise requirements/targets detailed within the assessment. The report predicts that some of the proposed dwellings would experience sufficiently low levels from the AAR to make it unnecessary to provide mechanical or alternative ventilation to attain reasonable noise levels to permit reading, studying or sleeping even with windows open. Other properties, e.g. those adjacent to the Addenbrookes Access Road, may require mechanical or alternative means of ventilation and achieve low internal noise levels and appropriate levels of ventilation. It is therefore recommended that a scheme be required by condition (23) to provide details of measures to mitigate road noise. If it can be established that plots can ventilate the rooms via windows on quieter facades during the day, then mechanical/alterative ventilation may not be required.

### **Housing mix and typology**

- 8.32 There is a mix of dwelling types proposed on the site. These include two storey and three storey houses, together with flats, both private and affordable in a range of sizes. The breakdown of affordable market dwellings is given below.

	Private	Affordable
1 bed	0	2
2 bed	10	6
3 bed	0	4
4 bed	8	0
Total	18 (60%)	12 (40%)

### **Affordable Housing and clustering**

- 8.33 The proposal would provide 12 of the 30 residential units as affordable units, which equates to 40% of the total number of dwellings and as such meets the requirements for affordable housing provision as set out in the Adopted Local Plan. These would be managed by the Bedfordshire Pilgrims Housing Association (BPHA). The tenure split between rented and shared ownership affordable housing is very slightly less than to the 60/40 split as achieved on the main Glebe Farm development as well as over most of Clay Farm and is given below:

	Rented	Shared ownership
1 bed	2	0
2 bed	3	3
3 bed	2	2
Total	7 (58.3%)	5 (41.6%)

- 8.34 The reason for this slightly lower level of social rented units as opposed to intermediate is because with such small numbers of dwellings it is not possible to reach an exact 60/40 split.
- 8.35 The Affordable Housing SPD looks at clustering in two ways. First, the number of affordable units in any group should fall between 6 and 25 units. As this development provides 12 units the grouping on this site would fall well

within the range required by the SPD. There are no other affordable dwellings on immediately adjacent land which would increase the effective size of a cluster on this site. While the affordable units are put on one side of the site not only are they in a relatively small group but they are dispersed well when viewed in conjunction with adjacent development including the approved main Glebe development.

- 8.36 The SPD also seeks to limit the number of flats served from a common stairwell or lift to 12. In this case the two affordable flat blocks have stairwells that serve 3 or 4 units. Consequently the proposal meets the requirements of the SPD and the proposal is compliant with Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).
- 8.37 The Housing Enabling Officer is satisfied with the level and type of provision. The detail of the Affordable housing scheme will be secured through a Section 106 Agreement.

### **Lifetime homes**

- 8.38 All the dwellings are designed to be lifetime homes compliant. Plot 25 has the potential to be a dedicated wheelchair dwelling with space to provide a parking space of increased dimensions (3.5 x 6m).

### **Sustainable construction and renewable energy**

- 8.39 The applicant is targeting Code for Sustainable Homes level 4 for all homes (market and affordable) and the Design and Access Statement outlines the approach take to sustainability which includes sustainable drainage, orientation for solar gain, dual aspect accommodation to maximise daylighting use of solar glazing and cross ventilation to minimise excessive summer solar gain. The majority of roofs have green roofs, the combination of which with solar panels is supported. The proposed features are supported.
- 8.40 In line with the requirements of Policy 8/16, major developments are required to meet 10% of their energy needs through the use of on-site renewable energy, with the requirement measured in terms of reduction in carbon emissions. To demonstrate how this requirement is to be met, the applicant has submitted an Energy Statement setting out carbon calculations and a feasibility assessment of a range of renewable energy technologies. A hierarchical approach to reducing emissions is being utilised, an approach which is fully supported.
- 8.41 With regards to renewable energy provision, pv panels have been chosen as the preferred technology. Set against energy efficient baseline emissions of 51,403 Kg/CO2/annum, the use of pv panels is predicted to lead to a carbon reduction of 6,877 Kg/CO2/annum, which equates to a 13.4% reduction in emissions. This approach is fully supported.
- 8.42 The applicants have suitably addressed the issue of sustainability and renewable energy and the proposal is in accordance with Cambridge Local Plan (2006) policy 8/16 and the Sustainable Design and Construction SPD 2007.

## **Car and cycle parking**

- 8.43 All 1 and 2 bed units would have one car parking space each and all 3 and 4 bed units would have two car parking spaces in accordance with the Council's adopted maximum car parking standards. With regard to cycle parking the City Council standards require one space for dwellings up to three bedrooms and three spaces for four bedroom dwellings. The development meets or exceeds these requirements for individual dwellings. For example most of the two bedroom units have two cycle parking spaces and all three and four bed units would have four cycle spaces.
- 8.44 The proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Open space and play provision**

- 8.45 As described above the development has at its centre an area of formal public open space. This area would be set down slightly in comparison to adjacent land and would be available for general public use. The formal nature of it would be reinforced by formal feature tree planting around the edge. The proposed Local Area of Play (LAP) would be located in this area. In addition there would be two areas of informal open space along the north boundary. Allotments are also to be provided on site. The table below shows the adopted standards which are expressed as hectares/1000 people, the requirement given the housing mix proposed for the site and the quantum of open space proposed. Based on the housing mix, the development would be estimated to have 79 occupants. Using this figure the requirements and areas to be provided are as follows:

	<b>Standard</b>	<b>Requirement</b>	<b>Proposed</b>
Informal	1.8 ha/1000 people	0.14 ha	0.17 ha
Children & teenagers	0.3 ha/1000 people	0.02 ha	0.02 ha
Allotments	0.4 ha/1000 people	0.03 ha	0.03 ha

- 8.46 The development therefore meets or exceeds the requirement for on site provision of open space. The on site open space will be transferred to the City Council to manage and maintain, consistent with Glebe 1/2. The transfer and maintenance of the open space will be secured through the S106 agreement.
- 8.47 This site is too small to provide indoor or outdoor sports facilities on site and therefore any provision would need to be sought for off site in proximity to the development. This is addressed in the section on planning obligations.

## **Public Art**

- 8.48 Details of public art provision have not been provided as part of this application and will be secured through the S106 agreement. The agreement will require the provision of public art to the value of 1% of capital construction costs in accordance with the City Council Public Art Supplementary Planning Document. The scheme is likely to include the City wide Apple Trees Project.

## Landscaping

- 8.49 This is a fairly small development site with commensurately limited areas for landscaping. However, in addition to the public open space and allotments referred to above, the proposal involves the provision of planting to continue the buffer planting along the route of the Addenbrookes Road (AR) from the main Glebe development up to the eastern edge of this site. This planting will be native species chosen for their ecological benefits and ability to screen and enhance the phase. The planted 'build outs' on the estate road as is winds round to the front of the site help augment this planting as well as providing traffic calming benefits.
- 8.50 Planting within the development would include ornamental planting, hedge planting to separate public and private realm and planting to rear gardens. The landscape team supports the proposal. Further detailed specifications of the allotments will be required by condition 8.

## Drainage and flood risk

- 8.51 The site is identified as being within flood zone 1 which is the lowest flood risk area. The drainage strategy for the site is to ensure that the development does not result in an increase from existing greenfield discharge rates up to the 1:100 year plus 30% potential climate change rainfall event, of 10 litres/second.
- 8.52 The drainage for this development follows the normal SuDS approach of managing surface water run off as close to its source as possible with benefits to flood and pollution control, amenity and wildlife. The development will use green roofs on the majority of dwellings, a shallow retention basin is proposed in the north of the site, permeable paving in private areas such driveways and parking areas, and rain gardens and swales. The sustainable drainage officer supports the scheme subject to agreement of final details of the open space drainage which can be achieved by condition 22.
- 8.53 Foul water drainage is to be achieved through the existing sewer system which has sufficient capacity to accommodate flow from this site.

## Management and maintenance of public realm

- 8.54 Once developed the site will be adopted and maintained as set out in the table below:

Area	Responsible for maintenance
Public Highway	County Council
Allotments and public open space	City Council
Land and parking associated with affordable units	Housing association (BPHA)
Parking areas and short section of non adopted highway	Private ownership

## Waste and recycling

- 8.55 The application identifies the provision and location of storage and collection points. The waste and recycling storage for each dwelling will be within the garages/ gardens and three flat blocks would provide appropriate and accessible bin stores. The scheme will be required to make normal provision of domestic waste/recycling receptacles for flats and houses. Subject to further detail required by condition 21 the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Construction management**

- 8.56 A Construction Environmental management Plan has been submitted and is considered to be acceptable, subject to the restriction normal hours of work, rather than the hours suggested in the submitted CEMP which were for development to commence from 0730 hours Monday to Friday and then cease by 1800 hours Monday to Friday and 1300 on Saturdays. The condition (condition 17) will require development not to begin before 0800 hours.

### **Other Issues**

- 8.57 In common with other fringe sites, including the main Glebe Farm development, the development will be required to provide occupiers with high speed broadband. This will be addressed by condition 9.
- 8.58 Environmental health officers have considered the proposal and have requested conditions relating to contamination, construction hours, Construction method statement, waste management, piling and recycling. These are reasonable requirements as conditioned in the main Glebe development and are covered by conditions 16-21.

### **Planning Obligations**

Approach to seeking S106 contributions

- 8.59 Changes to Local Government Regulations on 6 April 2015 place pooling constraints on developer contributions and limits on new developer contributions that the City Council and local authorities can secure.
- 8.60 Since the provisions of the Community Infrastructure Levy (CIL) came into effect, financial contributions cannot be pooled from more than five developments. Therefore in each case it is necessary to identify specific projects which meet the three tests set out in the Community Infrastructure Levy Regulations (CIL), which will be funded by the financial contributions generated by this development.
- (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.
- 8.61 The Head of Planning Services has been delegated authority to develop the City Council's approach in consultation with relevant Executive Councillors, Opposition Spokes and Scrutiny Committee chairs. An update will be given at

the JDCC meeting. It is anticipated that applications wholly within the City Council's boundary that will be reported to the JDCC will be subject to the interim approach.

- 8.62 The Glebe 3 development will create additional impacts in terms of transport issues and the demand for community facilities in the vicinity in particular. The County Council has also identified a need for extra capacity in early Years and secondary education. The scheme will be required to meet its needs for waste/refuse receptacles for occupiers. Officers will provide an update on the pre Committee Amendment Sheet the specific extra demand created by this development; the nature of the impact which requires mitigation, and the amount of contribution requested.

#### Transport

- 8.63 The junction of Shelford Road and Addenbrooke's Road is considered currently over capacity during the morning and evening peak periods. Much work has already been done by CCC traffic signals engineers to make adjustments to the signal timings and improvements have been achieved but the junction remains over capacity.
- 8.64 However, this development will place additional traffic demands on the junction giving rise to a cumulative impact which requires mitigation. The introduction of an additional control facility into the junction will provide a further increase in junction capacity through enhancing the optimisation of the signals which will contribute to off-setting the traffic impact of this development.
- 8.65 The cost of installing the additional control facility has been identified by CCC traffic signal engineers as £2,000. The County Council therefore requires this contribution to be secured through S106.
- 8.66 Subject to additional evidence to demonstrate the capacity need for the signal improvements which will be reported on the Amendment Sheet, officers are satisfied a S106 planning obligation is appropriate to secure this infrastructure provision and the proposal accords with Cambridge Local Plan (2006) policies 8/3 and 10/1 and the Planning Obligation Strategy 2010 and recent changes to the CIL regulations.

#### Community Facilities

- 8.67 In terms of community facility needs and impact: this development would generate new residents, within a mixture of housing tenures and forms part of the wider Southern Fringe strategic housing allocations. Experience on other strategic growth sites including Cambourne and Orchard Park which have both been subject to lessons learned reports in terms of key issues arising including community development needs, have shown that residents of new developments can have a greater level of needs /range of support required and can often feel isolated /detached from existing surrounding residential communities . Therefore there is a particular need for mitigation in terms of contributing towards the provision of community facilities to help to address these needs and issues. In this instance, the additional impact of this

development would directly be mitigated by a contribution towards elements of the ongoing Clay Farm Community Centre project. This would serve this development directly and which would be in close proximity to the site and since 2010 has been funded by less than five developments as required by the CIL regulations. This scheme is still being developed in terms of some of its emerging components, post the capital construction stage. It includes provision for a community café, the fitting out of which is not included in the capital construction costs for the main project. It is a specific obligation on the City Council within the outline S106 that the café cannot be run as a commercial operation. Officers therefore consider that the £45192 contribution which would have been required under the previous formulaic regime of planning obligations, should directly fund this scheme to mitigate the impact of the development. Further details of this specific project in relation to the scope of works required to mitigate the impact of this development will be provided on the amendment sheet.

### Monitoring

- 8.68 A High Court ruling in February 2015 means that local authorities can no longer seek new contributions towards the monitoring of planning obligations, unless they are necessary to make developments acceptable in planning terms. It would be difficult in light of this ruling to secure specific monitoring contributions through the Section 106 for this development. The remaining contributions are financial requirements.
- 8.69 It is proposed therefore that monitoring costs are not sought through the planning obligation for this development. This assessment relates to this application only and more other more complex developments may be subject to this requirement.

### Planning Obligation Conclusion

- 8.70 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. Officers are satisfied subject to additional evidence being provided that the contributions sought directly mitigate this development and accord with the principles of the Council's interim draft strategy for securing planning obligations.

## **9. CONCLUSION**

- 9.1 The development will make a contribution towards the provision of housing in the Cambridge area. Following amendments made during the course of the application it is considered that it will deliver a high quality development for future residents and has considerable merit, protecting the reasonable amenity of adjacent residents and should be approved subject to the conditions as set out in the report and the completion of the Section 106 Agreement.

## **10. RECOMMENDATION**

**APPROVE** subject to completion of the s106 Agreement by 17 September 2015 and the following conditions:

**Standard time limit**

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.

**Materials**

2. No development of a building(s) shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall show the proposed material, bond, pointing technique and palette of materials (including roofing and cladding) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of a dwelling(s) the subject of the sample panel.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7 and 3/12).

**Obscure glazing**

3. The north elevation stair/landing windows to Block A shall be fitted with obscure glazing. The dwellings in Block C shall be fitted with obscure glazing as shown on drawing PL-013. The bathroom windows to plots 23 and 24 shall be fitted with obscure glazing. The obscure glass shall be installed in accordance with the approved details prior to first residential occupation of the building to which it relates and retained thereafter.

Reason: To retain the amenity of occupiers of adjacent residential properties (Cambridge Local Plan 2006 policies 3/4 and 3/12).

**Hard and soft landscaping**

4. All approved hard landscaping associated with a building plot or apartment block shall be completed prior to the occupation of that building plot or apartment block. All approved planting, seeding or turfing comprised in the approved details of soft landscaping, shall be carried out in accordance with a landscaping phasing plan that shall be submitted to and approved in writing by the local planning authority prior to the occupation. Any trees or plants which, within a period of 5 years from the completion of the relevant phase, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted.

Reason: To ensure landscaping implementation comes forward at an appropriate time and in the interests of the amenity of future residents of Glebe Farm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3 and 9/5).

### **Landscape**

5. All approved planting, seeding or turfing comprised in the approved details of soft landscaping for the Buffer strip around the edges of the site, shall be carried out in the first planting and seeding seasons following the commencement of the development, excluding any enabling development. Any trees or plants which, within a period of 5 years from the completion of landscaping of the Buffer strip, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted. Parts of development that subsequently abut the buffer strip shall ensure that protective fencing in accordance with the relevant British Standard is erected prior to commencement of that phase and that no works, machinery or materials are stored or placed within the Buffer Strip.

Reason: To ensure landscaping implementation comes forward at an appropriate time and in the interests of the amenity of future residents of Glebe Farm (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 4/2, 4/3, 4/4, 9/3 and 9/5).

6. No development shall take place until such time as fencing for the protection of retained trees and hedging has been fully erected. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the local planning authority.

Reason: In the interests of visual amenity and safeguarding the existing hedge that is worthy of retention (Cambridge Local Plan 2006 policies 4/3 and 4/4).

7. Landscape management shall be carried out in accordance with the 'Landscape management Plan GF3 GLEBE FARM CAMBRIDGE' (N00254-PL-L30 REV PL1).

Reason: In the interests of visual amenity (Cambridge Local Plan 2006 policies 4/3 and 4/4).

### **Allotments**

8. Prior to the commencement of development an Allotments Proposal shall be submitted to and approved in writing by the local planning authority. The Proposal shall include the following details:
  - a) A plan of the allotments indicating the range and detailed design of the raised beds planters.

- b) The soil specification which shall be to British Standard or equivalent with structure and texture to allow free drainage and which is suitable for cropping.
- c) The design and appearance of the communal building which shall include the secure storage space for tools, seeds and crops serving the allotments, provision for administration with toilet provision (if not provided separately), to include a composting toilet;
- d) The design and finish for the proposed chain link fence around the edges of the allotment and proposed species and planting specification for the hedge.
- e) Water supply arrangement, including details of the self-filling troughs and the proposed detailed design and location of the stored rainwater and associated pump design.

The allotments shall be fully laid out and made available for public use in accordance with the approved plans prior to the first occupation of the development.

Reason: To ensure that appropriate allotments are provided in relation to the development of the site (Cambridge Local Plan policies 3/8, 9/3 and 9/5).

### **Broadband**

- 9. Prior to the commencement of development, a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment (Cambridge Local Plan 2006, policies 3/7, 3/11 and 3/12).

### **Affordable housing**

- 10. The distribution of affordable housing and the associated tenure mix shall accord with the approved Tenure Mix plan ref no. PL\_018.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge Local Plan policies 3/7, 5/5, 5/10, 9/3 and 9/5).

### **Lifetime Homes**

- 11. All dwellings shall meet the life-time homes standards as set out in "Meeting Part M and Designing Lifetime Homes" published by the Joseph Rowntree Foundation 1999.

Reason: To ensure that new dwellings cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility (Cambridge Local Plan policy 5/9).

### **Code for sustainable homes**

12. No development of a residential building shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor to the local planning authority, indicating the following:
- a) that all dwellings are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.
- All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level as above. Prior to the occupation of any dwelling, a Post-Construction Stage assessment shall be undertaken for that dwelling. Should that assessment indicate that the specified minimum code level as above has not been met, appropriate mitigation to ensure the code level can be met shall be undertaken. Prior to occupation, or in accordance with an alternative timetable to be agreed with the Local Planning Authority, the developer shall take all reasonable measures to submit to the Local Planning Authority a certificate from the Building Research Establishment (BRE) or another certificated third party, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2006 policies 3/1, 9/3 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

### **Renewable energy**

13. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme. No development of any building shall commence until such time as the renewable energy statement for that building has been approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

### **Parking**

14. 5% of all visitor parking spaces provided within the site shall be suitable for, and reserved for, people with disabilities.

Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).

## **Interim parking controls**

15. Prior to the occupation of any dwelling, details of the Interim Parking Management Arrangements (prior to any formal adoption) for the Highway shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) how parking within the development is to be managed and controlled so that it occurs within designated vehicular parking bays;
  - b) how the proposed measures are to be publicised to potential purchasers;
  - c) how the subsequent enforcement of parking that occurs outside designated vehicular parking bays is to be managed;
  - d) what transitional arrangement will be put in place and secured with the Highway Authority to ensure that such arrangements or similar continue.

Prior to the use of any highway for access to a residential property, the submitted Interim Parking Management Arrangements shall be implemented in accordance with the approved details.

Reason: To avoid the proliferation of parking across the site that is uncontrolled and can limit the proper functioning of the site, to ensure that parking management of the site is consistent at an early stage in its development, in the interests of sustainable travel choice and to ensure that the site does not become a parking refuge for commuters (Cambridge Local Plan policies 3/1, 3/7, 8/2 and 8/11).

## **Contamination**

16. 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: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety. (Cambridge Local Plan 2006 policy 4/13).

### **Construction Environment Management Plan**

17. The development shall be accrued out in accordance with the submitted Construction Environment Management Plan except with regard to the hours of development which shall be as set out below:

Except with the prior written agreement of the local planning authority in writing 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 ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge Local Plan 2006 policy 4/13).

### **Detailed Construction Method Statement**

18. Prior to commencement of development of any phase, a Detailed Construction Method Statement (DCMS) pursuant to the relevant phase(s) shall be submitted to and approved in writing by the Local Planning Authority. The DCMS shall demonstrate how the construction of the phase(s) accords with the details of the CEMP, except clause (iii) and shall include the consideration of the following aspects of construction:

- i. Location of contractor offices and parking arrangements, site storage areas/compounds for building materials, plant and equipment.
- ii. Screening and hoarding details.

- iii. Contractor 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.
  - iv. Soil management and storage details.
  - v. Dust management and wheel washing measures.
  - vi. Site lighting.
  - vii. Drainage control measures including the use of settling tanks, oil interceptors and bunds.
  - viii. Access and protection arrangements around the site for pedestrians, cyclists and other road users, including external safety and information signing and notices.
  - ix. Liaison, consultation and publicity arrangements including dedicated points of contact and complaints procedures.
  - x. Consideration of sensitive receptors.
  - xi. Prior notice and agreement procedures for works outside agreed limits.
- Thereafter the development shall be undertaken in accordance with the approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity (Cambridge Local Plan 2006 policy 4/13). Reason: To safeguard the residential amenity of adjacent occupiers (Cambridge Local Plan policy 4/13).

### **Detailed Waste Management Plan**

19. Prior to commencement of development of any phase(s), a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase(s). The DWMP shall demonstrate how the construction of that phase(s) will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
  - i. the anticipated nature and volumes of waste.
  - ii. Measures to ensure the maximisation of the reuse of waste.
  - iii. measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
  - iv. any other steps to ensure the minimisation of waste during construction
  - v. the location and timing of provision of facilities pursuant to criteria ii/iii/iv.
  - vi. proposed monitoring and timing of submission of monitoring reports.
  - vii. the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the approved details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (East of England Plan 2008 policy WM6).

## **Piling**

20. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/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.

Reason: To safeguard the residential amenity of adjacent occupiers (Cambridge Local Plan policy 4/13)

## **Waste/recycling**

21. Prior to the commencement of development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority Surface water details.

Reason: To protect the amenities of future residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (East of England Plan 2008 policy WM6 and Cambridge Local Plan 2006 policy 3/12).

## **Construction details of drainage of open spaces**

22. No development shall commence until construction details of all drainage elements with calculations within adoptable open spaces have been 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 effective functioning of the sustainable drainage scheme (Cambridge Local Plan policy 9/3).

## **Noise and ventilation**

23. Notwithstanding the acoustic report submitted with the application, prior to the commencement of development, a scheme detailing the acoustic noise insulation performance/specification of the external building envelopes to reduce the level of noise experienced in the residential units, while achieving appropriate levels of summer ventilation, (having regard to the building fabric,

glazing, ventilation and internal plant related noise) shall be submitted to and approved in writing by the local planning authority. If the report identifies the need for mechanical ventilation for any of the units full details shall be provided as part of the scheme.

The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: In order to protect the amenity of future occupants of the proposed properties in accordance with the terms of the Environmental Statement (Cambridge Local Plan policy 4/13).

### **Highway construction details**

24. No development shall commence until further details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.

Reason: To ensure appropriate access for waste collection. (Cambridge Local Plan policy 3/12).

### **Fire hydrants**

25. No development of a residential building shall commence until a scheme for the provision of fire hydrants have been submitted and approved in writing by the local planning authority. The approved scheme shall be fully operational prior to the first occupation of the development/phase, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge Local Plan 2006 saved policies 3/7, 3/12, 8/18 and 9/3).

### **Public Art**

26. Prior to the commencement of development a revised public art delivery plan shall be submitted to and approved by the local planning authority. The delivery plan should set out the detailed design of the public art, community engagement, and delivery details including the intended overall budget, budget breakdown, funding source and timing of provision. The works shall then be carried out in accordance with the approved delivery plan.

Reason: To ensure appropriate provision of public art. (Cambridge Local Plan policy 3/7). Approved plans:

## Approved plans

27. The development shall be carried out in accordance with the following approved drawings and technical documents:

- Planning Statement (SW Planning);
- Design and Access Statement including Landscape Design and Strategy (Countryside);
- Accommodation Schedule PL\_009 (Countryside);
- Housing Statement (Countryside);
- Sustainability Statement UK12-19229 (Environ);
- Energy Statement (AES Southern) with Code for Sustainable Homes Pre-Assessment (AES Southern);
- CfSH Ecology UK12-19229 (Environ);
- Reptile and Bird Survey RUK12-19229\_2 (Environ);
- Overshadowing Study 2014-07-28\_SHOG\_TOS\_IS01\_8612\_RevA\_I (GIA);
- Daylight & Sunlight Assessment KDL-0083-REP-001-01 (Kaizenge);
- Transport Statement CIV15168\_240914 (Waterman);
- Drainage Strategy slh16671 (Ardent);
- Lighting Plan 13132-E-5900P1 (AWA);
- Lighting calculations (Dialux);
- Luminaire details (Dialux);
- Noise Assessment UK12-19229 (Environ);
- Construction Environmental management Plan LUK1219229 (Environ).

## Architectural plans and details

PL-001 Context Plan  
PL-002 Location Plan  
PL-003 Existing Site Survey  
PL-004 External Works (levels)  
PL\_010A Site Layout  
PL\_011 Site Plan Ground Floor  
PL\_012 Site Plan First Floor  
PL\_013 Site Plan Second Floor  
PL\_014 Parking Layout  
PL\_015A Land Use  
PL\_016A Public Open Space  
PL\_017A Storey Heights  
PL\_018A Tenure Plan  
PL\_019 Refuse Plan  
PL\_020A Highway Adoption Plan  
PL\_021A Postal Strategy  
PL\_022 Wheelchair Accessible Dwelling  
PL\_023A Hard Landscaping Plan  
PL\_030 Street Scene

PL041 Section AA BB  
PL042 Section CC DD

## PL043 Section EE

PL\_050 3D Site view  
PL\_100A Block A Plans Elevations  
PL\_101A Block B Elevations  
PL\_102A Block C Plans  
PL\_103A Block C Elevations  
PL\_104A HT-5 P23-24 Plans Elevations  
PL\_105A HT-5 P25-26 Plans Elevations  
PL\_106A HT-JL Plans  
PL\_107A HT-JL Elevations

## Landscape Plans and details

N00254-PL-L03-Rev PL6 – Landscape Masterplan to GF3  
N00254-PL-L04-Rev PL5 – Play Area Strategy  
N00254-PL-L05-Rev PL4 – Landscape Elevations to GF3  
N00254-PL-L06-Rev PL5 – No Dig Detail to Plots 1-5 Car Park  
N00254-PL-L07-Rev PL5 – Detailed Landscape Layout to Buffer Strip  
N00254-PL-L08-Rev PL5 – Detail to Public and Private Realm (Sunken POS)  
N00254-PL-L09-Rev PL4 – Tree Protection Layout  
N00254-PL-L10-Rev PL5 – Landscape Proposals to Combined GF2 & GF3 Allotments  
N00254-PL-L11-Rev PL3 – Landscape Layout to GF3 (1 of 2)  
N00254-PL-L12-Rev PL3 – Landscape Layout to GF3 (2 of 2)  
N00254-PL-L13-Rev PL2 – Landscape Elevations to Northern Open Space  
  
N00254-PL-L20-Rev PL2 – Tree Pit Detail (TP1) -Semi-Mature Trees In Soft Areas  
N00254-PL-L21-Rev PL2 – Tree Pit Detail (TP2) -Tree Planting to Buffer Strip  
N00254-PL-L22-Rev PL2 – Tree Pit Detail (TP3) -Tree In Hard Landscaped Areas  
N00254-PL-L23-Rev PL2 – Tree Pit Detail (TP4) -Tree In Soft Area Close To Highways  
N00254-PL-L24-Rev PL2 – Tree Pit Detail (TP5) -Tree Planting to Rear Gardens  
N00254-PL-L25-Rev PL2 – Tree Pit Detail (TP6) -Tree In Hard Landscaped Areas  
N00254-PL-L26-Rev PL3 – Tree Pit Location Plan to GF3  
N00254-PL-L28-Rev PL1 – Details to Allotments  
  
N00254-PL-L30-Rev PL2 – Landscape Management Plan to GF3  
N00254-PL-L31-Rev PL3 – Site Wide Management Responsibilities to GF3  
N00254-PL-L32 Rev PL1 – Soft Landscape Specification to GF3

## Highways / Infrastructure Drawings

CIV-15168-SA-95-0005-H Large car tracking  
CIV-15168-SA-95-0007-B Carriageway dimensions  
CIV-15168-SA-95-0019 Construction details  
CIV-15168-SA-95-0020-B Long wheelbase Fire Tender (emergency access)  
CIV-15168-SA-95-0025 Access road proposals

CIV-15168-SA-95-0026-A Refuse vehicle tracking  
CIV-15168-SA-95-0028 Fire tender vehicle tracking (site)

## Drainage

J471-SK01 Rev. B Surface Water Drainage Strategy (within Drainage Strategy)

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.

Notes to applicant:

## S106

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development. Any asked for by specialists

## Street lighting

From the information provided by the applicant the location of the street lighting to the proposed adopted public highway has not been explicitly resolved. The applicant is asked to note that the Highway Authority will not accept street lighting that is attached to buildings and all street lights must be independent.

## Code for Sustainable Homes

It is recommended that for some units, additional buffer points be identified and held in reserve just in case some of the targeted credits prove difficult to achieve at the construction stage.

## Contact details

To inspect any related papers or if you have a query on the report please contact:

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