

Application Number	15/0363/FUL	Agenda Item	
Date Received	6th March 2015	Officer	Elizabeth Thomas
Target Date	5th June 2015		
Ward	West Chesterton		
Site	Land At 21 To 23 Milton Road Cambridge CB4 1UY		
Proposal	Erection of 10 dwellings to be arranged within two blocks comprising 5 x 1 bed flats and 1 x 2 bed flat at the front with 4 x 4 bed semi-detached dwellings at the rear along with 5 x car parking spaces, cycle parking and hard and soft landscaping		
Applicant	Elleric Limited		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The principle of residential development is acceptable <input type="checkbox"/> The new building will enhance the street frontage <input type="checkbox"/> The development will provide a reasonable amount of amenity for future occupiers and will not have adverse impact on residential amenity in the area.
RECOMMENDATION	APPROVAL with conditions

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is situated close to the southern end of Milton Road and runs along the east side of Westbrook Drive.
- 1.2 To the south and north of the site are semi-detached dwellings which front Milton Road and to the west is the Westbrook Centre which is a large scale office complex. The wider area is undergoing rapid change including the redevelopment of the Cambridge City football club ground and 1 Milton Road where

student accommodation blocks are under construction. The adjacent dwellings generally have long gardens which extend the full depth between Milton Road and the Westbrook Centre, but the exception is 19 Milton Road which has a shorter garden and is bounded to the side and rear by the application site. The site shares a boundary with 17 Milton Road.

- 1.3 There are no specific designated planning constraints affecting the site. However, there are surrounding constraints. 9 to 19 Milton Road are designated Buildings of Local Interest (BLI's). 19 Milton Road is adjacent to the proposal site. The site is also situated adjacent to a designated district and local centre.

2.0 THE PROPOSAL

- 2.1 The proposal is for the erection of 10 dwellings to be arranged within two blocks comprising 5 x 1 bed flats and 1 x 2 bed flat in a block on the Milton Road frontage and four 4 bed semi-detached dwellings at the rear facing Westbrook Drive. Five car parking spaces to serve the development and cycle parking/bin store to serve the flats sit between the two blocks. The houses have private garden space and flats five and six have roof level terraces/gardens. Hard and soft landscaping areas serve the other four flats.
- 2.2 There has already been a previously approved scheme on this site under reference 06/1286/FUL for the erection of 12 residential units comprising 12 residential units (10no 2 bed and 2no 1 bed), which was permitted.
- 2.3 The proposed scheme has been slightly amended to correct the proposed rear boundary line of proposed semi-detached plots 1 to 4 with 17 Milton Road.

3.0 SITE HISTORY

Reference	Description	Outcome
06/1286/FUL	Erection of 12 residential units.	A/C
10/0218/EXP	Extension of time for implementation of 06/1286/FUL for erection of 12 residential units.	Refused. (Appeal Dismissed)

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

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

5.3 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 Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

	<p><u>City Wide Guidance</u></p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Air Quality in Cambridge – Developers Guide (2008)</p> <p>Roof Extensions Design Guide (2003)</p> <p>Buildings of Local Interest (2005)</p>
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5.4 Status of Proposed Submission – Cambridge Local Plan

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.

For the application considered in this report, there are no policies in the emerging Local Plan are of relevance.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection to the principle of the proposal. Residents may seek to park on surrounding streets and although the impact of additional parking demand on these streets is unlikely to result in any significant adverse impact upon highway safety, there is, however, a potential impact upon residential amenity which the

Planning Authority may wish to consider when assessing this application.

The Transport Statement identifies the need for Corridor Area Transport contributions. The scale of the development is not of a scale that it could contribute meaningfully to any useful scheme in the vicinity and so no transport contribution is sought by the Highway Authority.

Refuse and Environment

- 6.2 No objection subject to conditions relating to contaminated land, construction hours, construction delivery hours, piling, airborne dust and noise insulation (traffic noise impact)

Urban Design and Conservation Team

6.3 Scale and massing

The Milton Road block rises to 2.5 storeys (with second floor accommodation located within the roof space). The height of the block is equivalent to the ridge height of Nos. 17-19 adjacent (approximately 8.6m) and is set approximately 3m away from the gable end of No. 19 Milton Road. The second floor is set back 2.4m behind the front parapet and forms a roof terrace to Plot 6. The rear 2 storey element of the block extends 7m back into the site and has the appearance of a subsidiary 'extension'.

The town house units (Plots 1-4) are 2.5 storeys (approximately 8.1m) in height and include flat roofs on the Westbrook Drive (front) elevation and pitched roofs on the rear. The second floor accommodation is setback 1.5m behind the front parapet and creating a roof terrace to the master bedrooms. Single storey flat roofed 'extensions' are proposed to the rear of the units and accommodate the lounge areas of the ground floor living spaces.

The proposed scale and massing of the flat block and town houses is acceptable in design terms and have the potential to relate well to the scale of the existing adjacent semi-detached houses on Milton Road.

Elevations and materials

The proposal takes a contemporary approach to the proposed elevation treatment. The projecting bay windows, chimneys and brick gable ends are supported and replicate, to some extent, the proportions of the surrounding semi-detached houses.

Proposed materials are included on the submitted drawings and comprise of pre-patented zinc cladding to the bay windows and 2nd floors, weathered buff facing brickwork and dark grey PPC Velfac composite windows. Natural slate tiles are also proposed for the rear pitched roof elements of the townhouses. The proposed materials are acceptable in design terms and should be conditioned should the application be approved. Further details of the treatment of the window heads and cills, parapet coping and rainwater downpipes and gutters needs to be provided as part of the discharge of conditions.

The 2nd floor levels of both the flat block and townhouses are clad in pre-patented zinc cladding. The junction between the cladding and brick gables needs to be clarified. Setting back the cladding would allow the 2nd floors to read as recessive elements and emphasise the appearance of the brick gables. This detail can be conditioned should the application be approved.

The proposed chimneys are supported in design terms and help articulate the roofline. It is not clear if the chimneys will be functional (i.e. accommodate vents/flue extracts from kitchens and bathrooms). The positioning of vent extracts on the front elevations should be avoided.

It is not clear if the PV panels will protrude above the roofline (and therefore be potentially visible from street level) or laid flat.

Landscape and amenity

The proposal includes private roof terraces for Plots F5 and F6 at second floor level. The terraces are large and form usable amenity spaces for these units. No private amenity space is provided for Plots F1-F4 (1 bed flats).

Gardens are proposed at the rear (south) of each of the townhouses and measure approximately 6m wide x 8m deep and form adequate and usable amenity spaces.

A 1m high brick wall is proposed on the Milton Road and Westbrook Drive frontages of the flat block. The brick wall boundary treatment should continue in front of the townhouse further along Westbrook Drive so as to enclose and define the thresholds of these units.

Cycle and refuse storage

Cycle and refuse storage is proposed within the rear gardens of the townhouses within designated enclosures and is acceptable in design terms.

The proposed width of the footpath to the rear garden of Plot 4 (1.1m wide narrowing to 1m) is too narrow. Paragraph 3.7.1 of the Cambridge Cycle Parking Guide for New Residential Developments (Feb 2010) states '*...where cycle parking is provided to the rear or side of private dwellings, the access way should preferably be 1500mm wide or a minimum of 1200mm, over a distance of no more than 10m*'. The width of the footpath should therefore be increased to 1.2m as a minimum.

The footpath between Plots 2 and 3 measures 1.5m narrowing to 1.2m and is acceptable in design terms.

Planning Obligations

The UDC team consider that a contribution towards the delivery of the Mitcham's Corner Opportunity Area Masterplan should be sought.

Conclusion

The scale and massing and elevation treatment of the flat block and townhouses have the potential to relate well to the existing adjacent semi-detached houses. The following amendments and further clarification of information is required before we could fully support the submitted application:

- Further details of the junction and setback of the pre-patented zinc cladding needs to be provided;

- Clarify that the proposed PV panels will not protrude above the roofline of the flat block;
- Continue the low brick boundary wall in front townhouses so as to enclose and define the threshold spaces, and;
- Increase the width of the footpath to the side of Plot 4 to accord with the City Council Cycle Parking Guide.

Conditions are recommended in relation to a sample panel, non-masonry walling systems and windows/doors

Landscape

- 6.4 No objections subject to conditions to control detailed landscaping proposals.

Policy (Senior Sustainability Officer Design and Construction)

- 6.5 Approach taken to sustainable development is supported. The use of photovoltaic cells and solar panels is predicted to result in a reduction in carbon emissions in excess of the 10% requirement.

Drainage

- 6.6 Support subject to condition relating to surface water drainage.

Anglian Water

- 6.7 Overall Anglian Water considers the water utility connections needed for the site are possible. There are assets owned by Anglian Water or those that are subject to an adoption agreement. An informative is recommended. The preferred method of surface water is SUDS in accordance with building regulations and a condition regarding surface water management is requested.

Ministry of Defence

- 6.8 No safeguarding objections.

Cambridgeshire Constabulary (Architectural Liaison Officer)

6.9 No objection to what is proposed

Cambridgeshire County Council (Archaeology)

6.10 Site lies in an area of high archaeological potential.

6.11 County archaeology do not object to the development, but request a condition for a programme of archaeological investigation secured through the inclusion of a negative condition.

6.12 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

17 Milton Road – (Objection and comment)

7.1 Object and comment on the grounds of:

- Not respecting character or context of the area
- Overdevelopment impacting on excessive traffic, noise and light pollution
- Inadequate parking
- Light pollution
- Overlooking
- Incorrect boundary line
- Water course running along the site

25 Metcalfe Road – (Neutral)

7.2 Comment on the following:

7.3 A public drain runs along the side of the Westbrook Drive; Anglian Water have records.

7.4 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. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations

Principle of Development

8.2 The principle of development is acceptable the site is primarily surrounded by residential development and use. The site is in a sustainable location, which is within easy walking, cycling or public transport distance to everyday services and facility needs.

8.3 The proposed development is therefore considered compatible with adjoining uses. In my opinion, the principle of the development is acceptable and in accordance with policies 3/1 and 5/1 of the Cambridge Local Plan (2006).

Context of site, design and external spaces

Response to context

8.4 The proposed development should simulate sensitively into its immediate surrounding context as the modern design compliments existing surrounding character and includes features such as chimney details and the alignment of windows. The perspective views of the proposal in the Design and Access Statement show a well integrated and formed design with aesthetics that have complemented characteristics from the surrounding and immediate vicinity.

8.5 The scale and massing of the overall proposed building forms is in keeping as the forms of the three main blocks of the proposed buildings match a similar footprint to the semi-detached properties that already exist on Milton Road. The

UDC team has not raised any concerns regarding the relationship of the development to the adjacent Buildings of Local Interest.

Movement and Access

- 8.6 The proposed development demonstrates good integration with the existing pattern and form of development as the front of the three proposed blocks face Milton Road and Westbrook Drive all of which provide a principle elevation, which relates to clear existing routes.
- 8.7 There is a clear presumption in favor of walking, cycling and public transport through the easily accessible links and sustainable location adjacent to a designated district and local centre as discussed in the principle of development section above in this report.
- 8.8 The proposed vehicle parking arrangement on the site is well integrated within the centre of the site, which helps to break up the form of the development and maintain the diverse spacious context west of Milton Road.

Layout

- 8.9 The layout of the proposed scheme follows a similar pattern and form of development as the existing semi-detached dwellings west of Milton Road in so far as the proposed shape and footprint form is similar to that existing in adjacent residential plots.
- 8.10 The principle of development will create a contemporary approach to the existing historic and diverse new development along this stretch of Milton Road, subsequently creating active fronts with natural surveillance, which should achieve functional, safe and enjoyable use.

Scale and Massing

- 8.11 The Milton Road block rises to 2.5 storeys (with second floor accommodation located within the roof space). The height of the block is equivalent to the ridge height of Nos. 17-19 adjacent (approximately 8.6m) and is set approximately 3m away from the gable end of No. 19 Milton Road. The second

floor is set back 2.4m behind the front parapet and forms a roof terrace to Plot 6. The rear 2 storey element of the block extends 7m back into the site and has the appearance of a subsidiary 'extension'.

- 8.12 The town house units (Plots 1-4) are 2.5 storeys (approximately 8.1m) in height and include flat roofs on the Westbrook Drive (front) elevation and pitched roofs on the rear. The second floor accommodation is setback 1.5m behind the front parapet and creating a roof terrace to the master bedrooms. Single storey flat roofed 'extensions' are proposed to the rear of the units and accommodate the lounge areas of the ground floor living spaces.
- 8.13 The proposed scale and massing of the flat block and town houses is acceptable in design terms. I concur with the view of the UDC team that the development has the potential to relate well to the scale of the existing adjacent semi-detached houses on Milton Road. I consider that the proposed development will create a positive impact on the area and street scape and the active frontage that will be created will add to the sense of changing place of Milton Road.

Open space and landscaping

- 8.14 The proposed landscaping is integral to the proposed development as there is amenity and landscaping surrounding the site with some units benefiting from private roof terraces. There is no private amenity space provided for plots F1 to F4 (1 bed flats) but there is some landscaping/amenity space to the front of the building that may be used. Jesus Green and Midsummer Common are within a few minutes walking distance from the site. This is considered adequate to meet the needs of plots F1 to F4 (1 bed flats).

Elevations and Materials

- 8.15 The proposal takes a contemporary approach to the proposed elevation treatment. The projecting bay windows, chimneys and brick gable ends are supported and replicate, to some extent, the proportions of the surrounding semi-detached houses.
- 8.16 Proposed materials are included on the submitted drawings and comprise of pre-patinated zinc cladding to the bay windows and

2nd floors, weathered buff facing brickwork and dark grey PPC Velfac composite windows. Natural slate tiles are also proposed for the rear pitched roof elements of the townhouses. The proposed materials are acceptable in design terms and can be controlled by condition.

- 8.17 The 2nd floor levels of both the flat block and townhouses are clad in pre-patinated zinc cladding. The junction between the cladding and brick gables needs to be clarified. Setting back the cladding would allow the 2nd floors to read as recessive elements and emphasise the appearance of the brick gables. This detail can be conditioned should the application be approved.
- 8.18 The proposed chimneys are supported in design terms and help articulate the roofline. It is not clear if the chimneys will be functional (i.e. accommodate vents/flue extracts from kitchens and bathrooms). The positioning of vent extracts on the front elevations should be avoided. I have recommended a condition relating to ventilation grilles etc.
- 8.19 The submitted drawings (Proposed Flats Plans & Elevations drawing 355 P- 02 Rev P4) shows 'self-weighted PV panels' on the flat roof of the flat block, it is not clear if the PV panels will protrude above the roofline (and therefore be potentially visible from street level) or laid flat. I have recommended a condition to control the appearance and position of solar panels.

Public Art

- 8.20 The scheme does not incorporate any public art. In my view given the scale of the development it is not necessary to secure public art in order to make the development acceptable in this case.
- 8.21 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.22 The application should not have any detrimental impact on neighbouring amenity because the four proposed semi-

detached dwellings are set 8 metres away from the rear side boundary line of number 17 Milton Road. There are also landscaping features proposed to help with screening which will enhance existing planting in gardens which already screens the site.

- 8.23 The proposed first floor rear windows of the four proposed semi-detached dwellings will contain fixed screens to ensure views are not direct into the rear gardens of Milton Road they will be obscured to the west of the site. I have recommended the conditions suggested by the Environmental Health officer regarding construction impacts.
- 8.24 The Highways officer has raised the potential for off street parking to have an impact on amenity given the limited car parking on site. In my view given the scale of the scheme and the proximity to local facilities and public transport the potential for this is low. I have recommended an informative regarding car clubs.
- 8.25 In my opinion 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.

Amenity for future occupiers of the site

- 8.26 I consider the proposed development can accommodate for adequate amenity for the units proposed. The four proposed semi-detached dwellings will contain rear gardens and roof terraced facing Westbrook Drive. Flat 5 and 6 will contain their own roof gardens. Flat 1 to 4 will not have any specific amenity space provided. However, as previously discussed there is some landscaping in front of the proposed flat building and Jesus Green and Midsummer Common open space is within easy walking distance. I have recommended conditions in relation to contaminated land remediation.
- 8.27 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.28 A bin store is proposed adjacent to the flat block. This accommodates the bins and is accessible by refuse vehicles. Each house has space for bin storage in the rear garden and the occupiers will move the bins to the street edge on collection day.
- 8.29 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.30 The Highways officer has not identified any highway safety issues associated with the development. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.31 The proposed cycle parking arrangements are acceptable. The proposed development can accommodate 4 cycle parking spaces per semi-detached dwelling and 8 cycle parking spaces for 6 flats (which includes 5 flats at 1 bedroom and 1 flat at 2 bedroom). The detail of the cycle parking will need to be established via condition.
- 8.32 The proposed development can accommodate for 5 parking spaces which is appropriate given the highly accessible location. A car club informative is recommended.
- 8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.34 I have addressed the majority of issues raised in my assessment. I have considered the outstanding matters accordingly:

Light pollution

I do not consider the proposed development to create detrimental light pollution to surrounding neighbouring

properties as the size of windows and the relationship of the proposed buildings to existing properties are of adequate spacing and distance for the locality and surrounding relation to context.

Incorrect boundary line

This has been noted and addressed with a subsequent amended drawing to correct the south boundary line.

Water course running along the site

Anglian Water and the Drainage officer have noted this in their comments and I have recommended a surface water condition.

Planning Obligations

- 8.35 As a result of the Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government) developer contributions on small-scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This also applies to all residential annexes and extensions. The proposed development falls below this threshold (826sqm) therefore it is not possible to seek planning obligations to secure community infrastructure in this case.
- 8.36 The UDC team has requested that a contribution towards the delivery of the Mitcham's Corner Opportunity Area Masterplan. In my view the scheme is of a scale where this is not reasonable.

9.0 CONCLUSION

- 9.1 The proposed development will enable a well-integrated scheme that should assimilate within the street scene in a complementary way. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to 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. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development or (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

a) Include details of the volumes and types of material proposed to be imported or reused on site

b) Include details of the proposed source(s) of the imported or reused material

c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.

d) Include the results of the chemical testing which must show the material is suitable for use on the development

e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. 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)

10. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on 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)

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

12. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy4/13

13. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

14. Prior to the commencement of development, with the exception of below ground works, full details of all windows and doors, as identified on the approved drawings, including design, materials, colours, surface finishes/textures shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

15. Prior to the commencement of development, with the exception of below ground works, full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the non-masonry walling systems/cladding panels/other external screens is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

16. Prior to the commencement of development, with the exception of below ground works, full details of the junction between the cladding and the brick gables shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

17. Prior to the commencement of development, with the exception of below ground works, full details of all ventilation grilles shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

18. Prior to the commencement of development, with the exception of below ground works, full details of the appearance and position of photovoltaic cells/solar panels shall be submitted to and approved in writing by the local planning authority. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details.

Reason: To accord with Policy 3/4 and 3/12 of the 2006 Cambridge Local Plan.

19. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; 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 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.

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)

20. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

21. Prior to the commencement of development/construction, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall not be altered without prior approval.

Reason: To protect the amenity of future residents. Cambridge Local Plan 2006 policy4/13

22. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall:

1. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

2. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

23. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

INFORMATIVE: New development can sometimes cause inconvenience, disturbance and disruption to local residents, businesses and passers by. As a result the City Council runs a Considerate Contractor Scheme aimed at promoting high standards of care during construction. The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor Project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: Anglian Water has assets close to or crossing the site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

INFORMATIVE: The applicant is encouraged to ensure all future tenants/occupiers of the flats are aware of the existing local car club service and location of the nearest space.