

<b>Application Number</b>	15/1020/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	10th June 2015	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	9th September 2015		
<b>Ward</b>	Abbey		
<b>Site</b>	141 Ditton Walk Cambridge Cambridgeshire CB5 8FN		
<b>Proposal</b>	Erection of 8No. 4Bed semi-detached dwellings, 2No. 4Bed detached dwellings, 3No. 3Bed detached dwellings and 1No. 2Bed detached dwelling with associated car parking, access and landscaping (following expiry of planning permission 11/0596/FUL).		
<b>Applicant</b>	Mr Charlie Hammond 1 Red Place London W1K 6PL United Kingdom		

<p><b>SUMMARY</b></p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The development is identical to that approved under 11/0596/FUL and there has been no changes to Local Plan policy since that determination.</li> <li><input type="checkbox"/> The proposed development would reuse previously developed land to provide housing in a sustainable location.</li> <li><input type="checkbox"/> The proposed design and layout of the residential development is considered to be acceptable in this context and would make a positive contribution to the area and would not have a detrimental impact on the setting of the Green Belt.</li> <li><input type="checkbox"/> The proposed development would not have any significant adverse impact</li> </ul>
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	on the residential amenity of surrounding residents.
RECOMMENDATION	APPROVAL

## 0.0 BACKGROUND

0.1 This planning application is a resubmission of an earlier planning application that was granted planning permission (ref: 11/0596/FUL) on 16 December 2011. The current planning application is identical to the previous permission in terms of the type of development, number of units, design and scale, and layout. The site has already been cleared as part of the site preparation to implement the 2011 permission. However, the applicant was unable to implement the 2011 permission due to complex issues over ground remediation works. It is understood that these issues have not been addressed.

0.2 The report which follows is very similar to that 2011 report, the key changes is at the section on Planning Obligations. Therefore, as the proposal has not changed from that approved in 2011 and there has been no material change to the development plan since then, my recommendation is for approval subject to conditions. I have also recorded that the Health and Safety Executive has confirmed that the site is no longer of interest to them as a hazardous substances installation. This issue has taken some time to resolve.

0.3 In terms of the S106 requirement, the 2011 secure the following obligations:

<b>Obligations</b>	<b>Amount</b>
Outdoor sport facilities	J12,376
Indoor sport facilities	J13,988
Provision for children and teenagers	J16,432
Community development	J25,722
Waste and recycling containers	J1,050
<b>County Council obligations</b>	
Pre-school education	J11,340
Primary education	J18.900

Secondary education	J21,280
Life-long learning	J2,240
Transport	Not required
Public Art	A commuted sum (1%ccc)

0.4 I am in the process of liaising with service managers to establish whether there are deficiencies in the provision of sports facilities/open space/space of children and teenagers and community facilities in the local area. If this can be established then there would be grounds for seeking commuted payments to fund improvements to these facilities. This process will take some time to resolve. Therefore I would request delegated authority from the committee to either:

- a) Secure commuted payments towards appropriate projects to mitigate the impact of the development on local infrastructure such as sports facilities/open space/space of children and teenagers and community facilities in the local area;
- b) Confirm that it would not be appropriate to seek commuted payments towards some or all local infrastructure in this case.

0.5 In relation to commuted sums towards waste/recycling containers, officers have not yet established a mechanism for such payments or clarified that they can be secured under the CIL regulations. It would therefore not be appropriate to seek contributions toward these facilities at this time.

0.6 The County Council has confirmed that contributions towards educations projects cannot be secured.

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

1.1 The application site is a parallelogram shaped parcel of land at the north eastern end of Ditton Walk, beyond the bollards so that access is via Wadloes Road. It measures approximately 120 metres in length and 40 metres wide, with the front and rear boundaries at an angle to the road and the common. The site includes a rectangular section of the former railway track, which is largely clear of trees and vegetation in a dilapidated state and was previously used as a car park. Either side of this 'gap' in the boundary to the common, is extensive tree and mature vegetation cover which continues to the north east along the

former railway until Howard Close. This boundary is marked by 3m chain link fencing. The dwellings opposite the site are set back from the highway. The front boundaries are defined by tall hedges and fencing.

- 1.2 Along the north-east boundary there is some planting in a small strip of land before the buildings of Ronald Rolph Court, which are fairly low close to the boundary. On the land to the south-west is a former training building which has also been empty for some time and beyond that is an oil storage depot. To the south-east, across the street, and beyond Ronald Rolph Court to the north-east, is housing. To the north is the open space of Ditton Meadows stretching across to the River Cam.
- 1.3 The site is not allocated in the Cambridge Local Plan (2006). It is not within a Conservation Area, there is no tree preservation order on the land and the site falls outside the controlled parking zone. A very small corner of the site adjacent to Ditton Meadow is within the Flood Plain.
- 1.4 The Common itself (which does not include the path of the former railway) is part of the Green Belt. Ditton Meadows is a Site of Local Nature Conservation importance, and is currently being considered for inclusion within the Central Conservation Area.
- 1.5 There are 3 Silver Birch trees to the front of the site on the highway verge on Ditton Walk. These are not protected trees.

## **2.0 THE PROPOSAL**

- 2.1 This application seeks consent for the erection of eight 4-bedroom semi-detached dwellings, three 4-bedroom detached dwellings, two 3-bedroom detached dwellings and one 2-bedroom detached dwelling. The buildings are arranged around a central accessway with their front elevations facing southeast, with rectangular gardens to the rear. To the west of the site, there are 3 taller dwellings arranged in a more informal manner, and set in a communal landscaped garden.
- 2.2 The proposed dwellings which address Ditton Walk have an eaves height of 5.3m and an overall ridge height of 8.8m. To the north east of the site, plots 11 and 13 have a ridge height of 11.2m, with plot 14 closest to the Common standing 9.5m in

height. (These measurements include the changes in the amended plans listed in paragraph 2.6). The dwellings are to be constructed in a Bradgate multi cream brick, alpine green natural slate roofs and cedar cladding. Each dwelling has solar thermal panels on their roof planes.

- 2.3 To the west, the development proposes extensive planting within the rectangular section of the disused railway, which separates the site from Ditton Meadows. Either side of the former railway land is defined with a 1.5m post and rail fence.
- 2.4 14 car parking spaces are provided over the whole development with areas of general landscaping. Refuse and bicycle storage is provided within outbuildings in the rear garden of each dwelling.
- 2.5 The application is accompanied by the following supporting information:
  1. Design and Access Statement
  2. Landscape specification
  3. Energy Statement
  4. Sustainability Report including checklist
  5. Ecology Appraisal
  6. Flood Risk Assessment
  7. Supplementary site investigation
  8. Additional site investigation
  9. Environmental remediation strategy
  10. Updated water levels

**Amended Plans** *(these relate to the amendments made under the previous planning permission 11/0596/FUL – no amended plans have been received for the current application)*

- 2.6 Since the original submission, amended plans have been received making the following changes:
  - Omission of stilts to plots 11, 13 and 14 and reduction of overall ridge height by 1.5m.
  - Omission of fourth storey to plot 14 reducing ridge height by 3.25m.
  - Revised landscaping proposals, including decking areas.
  - Inclusion of CGI visuals from Ditton Meadows.

2.7 No amendments plans have been submitted for the current resubmission application.

### 3.0 SITE HISTORY

Reference	Description	Outcome
11/0596/FUL	Demolition of two storey office building and the erection of eight 4-bed semi-detached dwellings, two 4-bed detached dwellings, three 3-bed detached dwellings and one 2-bed detached dwelling with associated car parking, access and landscaping.	APPROVED
09/1158/FUL	Erection of 52 apartments with associated car parking and amenity provision (following demolition of existing 2 storey office building).	Non-determination appeal – 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 Local Plan 2006	3/1 3/4 3/6 3/7 3/11 3/12 4/1 4/2 4/3 4/4 4/6 4/11 4/13 5/1 7/3

	8/2 8/4 8/6 8/10 8/16 10/1
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### 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95</p> <p>Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and Planning (Department of Communities and Local Government)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p> <p>Public Art (January 2010)</p>
	<p><u>City Wide Guidance</u></p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge Landscape and Character Assessment (2003)</p> <p>Cambridge City Nature Conservation Strategy (2006)</p>

	<p>Criteria for the Designation of Wildlife Sites (2005)</p> <p>Cambridge City Wildlife Sites Register (2005)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Cambridge Walking and Cycling Strategy (2002)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</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

**Please note:** Consultations have been carried out in relation to the current application. I have highlighted where consultation responses were the same for the 2011 scheme and underlined or highlighted any new comments made as part of the current application.

### **Cambridgeshire County Council (Highways Development Management) - As 2011 scheme**

- 6.1 Roadway unsuitable for adoption as it lacks maintenance strips. The proposal is likely to generate demand for additional vehicles on the public highway. The applicant must provide supporting information to demonstrate the availability of on street space. The applicant must show dimensions of the proposed car parking spaces which would be 2.5m x 5m with suitable turning space. The garages should have a minimum internal measurement of 6m x 3m with opening of minimum of 2.2m.
- 6.2 The highway authority is satisfied that the proposal will have no significant adverse effect upon the public highway and has requested conditions/informatives relating to no unbound materials of the driveways; no gates; access to be constructed in accordance with CCC specification; no overhanging of public highway; access to be constructed with adequate drainage; visibility splays; manoeuvring areas retained free from obstruction; offence to work on public highway.

### **Head of Refuse and Environment – As 2011 scheme**

- 6.3 The proposed development is acceptable subject to conditions/informatives relating to contamination, construction hours, collection/delivery hours, dust mitigation, piling and vibration, plant noise, waste and recycling, inspection of membrane.

### **Urban Design and Conservation Team – As 2011 and 2015 scheme**

- 6.4 No objections raised but have requested amendments which are the same as those previously requested in the expired scheme. I set these out below:

- Provide an additional window located beneath the 1<sup>st</sup> floor en-suite window to bedroom 1 within Plots 2, 3, 8 and 9, and;
- Provide a window located within the south western facade of the living room within plot 6 to further improve the security of the car parking area for Plots 3 and 4.
- The location of the full height windows to the en-suite bathrooms of Plots 1, 2, 9 and 10 directly adjacent to the shower enclosure (and showerhead) and toilet is likely to result in privacy concerns. The internal layout of the en-suites needs to be reconfigured to afford better privacy for users.
- Plot 12 has no private amenity space. Our review of the plans shows that it would be possible to provide a terrace of similar to the front elevation.
- Generic plans have been submitted for Plots 11 and 13. The ground floor does not indicate the arrangement of the private terraces. It is not clear how these units will access these spaces given their location adjacent to the cycle and refuse stores and the location of entrances.
- The means of accessing the cycle and refuse stores for Plots 11, 13 and 14 need to be confirmed, as shown bicycles and wheelie bins will need to be manoeuvred over the lawns and planting beds.
- Additional footpaths are required to connect the cycle and refuse stores through to the front of the plot.
- Plots 11, 12, 13 and 14 form pavilion units set within landscape and have an informal layout without plot subdivisions. It is not clear how this communal amenity space will be managed or maintained or what the extent of each threshold is.
- The rear garden gates for Plots 9 and 10 lead directly onto the driveway associated with Plot 11. A footpath should be provided to the rear of these plots to connect through to the private drive.
- Clarify the location and arrangement of visitor car parking.

6.5 Condition on sample of materials recommended.

**Senior Sustainability Officer (Design and Construction) –  
As 2015 scheme.**

6.6 The proposed development is acceptable subject to condition on details of carbon calculations.

### **Policy – As 2015 scheme.**

- 6.7 In the light of the removal of the adjacent site from the HSE's list of hazardous installations, the Planning Policy team has no comments to make on the application. As such, the previous comments made in respect of this application in June this year are withdrawn.

### **Access Officer – As 2011 scheme.**

- 6.8 Not satisfied with the roadway has no pavement and has requested the dwellings are built to Lifetime Homes Standards.

### **Head of Streets and Open Spaces (Landscape Team) – As 2011 and 2015 scheme**

- 6.9 Whilst the efforts have been made to reduce the visual impact on the development, the landscape team cannot support the revised scheme due to visual sensitivities of this site and the adverse visual impact the development would have on both Ditton Meadows and the Green Belt.
- 6.10 Other concerns relate to the concept of a communal amenity space; lack of waste strategy; functional issues with access to bikes and bins serving units 11, 13 and 14; no visitor parking; unit 12 has no private amenity space; no gates to serve the rear gardens of units 1 & 2; adjust footpath to serve units 5&7; include paved access to serve unit 6; the rear gardens of units 9 & 10 are accessed via a private drive which could lead to neighbour disputes and access problems if cars parked in driveways; and semi-communal front garden area to units 6, 9 and 10 is not supported.

### **Head of Streets and Open Spaces (Sustainable Drainage Officer) – As 2015 scheme**

- 6.11 The proposed development is acceptable subject to surface water drainage condition.

### **Head of Streets and Open Spaces (Nature Conservation Officer) – As 2015 scheme**

- 6.12 No comments received to date.

## Environment Agency – As 2011 scheme

- 6.13 No objections subject to conditions that were recommended on the previous application.

## Cambridgeshire Constabulary (Architectural Liaison Officer) – As 2011 and 2015 scheme.

- 6.14 I have viewed the layout of the proposal and have the following comments to make:

- Plots 1,2,3,4,7,8,9 & 10 show recessed front doorways. Commenting from a Secured by Design perspective, doors in recesses in excess of 600mm shall be avoided. Also the side gates to plots 1 & 2 need be defined on the site plan.
- Plots 9 & 10 rear gates lead onto the parking space for plot 11 (shown as private drive) which is not ideal.
- Plots 12 & 13 show entry doors off the front elevation. Under normal circumstances active frontage etc. are sort. In this case this probably isn't too much of an issue.
- The parking across the site is generally within view from dwellings site. I would question whether the parking for plots 3 & 4 would be in view.
- The thin linear nature of the site makes it difficult to provide good active frontages and the necessary layout to provide good surveillance of all parking across the scheme.

In view of the linear nature of the site, I feel there is little I can add in terms of recommendations. I am happy that the site is going to be non-permeable, this was an issue for me with a previous application for this site. Should the site be put forward for Secured by Design I would refuse the scheme due to the recessed nature of the entrance doors (plots listed above).

## Cambridgeshire County Council (Education) – As 2015 scheme

- 6.15 The County Council does not require contributions from this development. I set below the reason for this:

Early years education	No contribution sought
Primary school	Insufficient capacity over next 5 years to accommodate increase generated by development.

	However, County cannot seek further contributions as Abbey School has already received 5 pooled contributions
Secondary school	As above
Libraries and Lifelong Learning	The proposal will not put significant pressure local libraries and lifelong learning services. No contribution is required.

### **Cambridgeshire County Council (Archaeology) – As 2011 scheme**

6.16 No objections subject to a programme of archaeological investigation secured by condition.

### **Health and Safety Executive – As 2015 scheme**

6.17 It has now been established that the site, which was formerly occupied by Kuwait Petroleum (GB) Ltd, does not hold any hazardous substances consents, and the current occupier, Certas Energy Ltd has confirmed that they do not require hazardous substances consent under the Planning (Hazardous Substances) Regulations 2015 for the substances which they hold on site.

6.18 In these circumstances HSE has withdrawn the 1,000 metres interim alert distance around the site and there is therefore no need to consult HSE on any proposed developments in the vicinity of the site. The interim alert distance will shortly be removed from the Cambridge City Council entry in the Consultation Zone Library on the HSE Extranet website.

6.19 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

## **7.0 REPRESENTATIONS**

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

- 115 Ditton Walk
- 154 Ditton Walk

7.2 The representations can be summarised as follows:

- Insufficient and inadequate car parking provision within the site;
- Existing concerns with traffic and parking in Ditton Walk;

7.3 The following representations were received on the 2011 scheme:

- The general principle of development is acceptable.
- The large block should be reduced in height so that it would be screened from the Common with tree planting.
- Green spaces need to be nurtured and protected.

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. Renewable energy and sustainability
5. Refuse arrangements
6. Car and cycle parking
7. Disabled access
8. Public Art
9. Third party representations
10. Planning Obligation Strategy

### **Principle of Development**

8.2 The 2011 consent established the principle of the development and that it is in accordance with policies 3/6, 3/10, 5/1 and 7/3. The policy context has not changed and there have been no changes in the site circumstances to lead me to conclude that the principle of development is unacceptable.

## **Context of site, design and external spaces**

- 8.3 The design and layout of the development and landscaping is ostensibly as the approved scheme. Consultees have made the same comments as previously and these have included some suggestions of amendments. I have not taken these forward as the previous scheme was considered acceptable in terms of context of the site, design, layout and external space.
- 8.4 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/2, 3/4, 3/7, 3/10, 3/12 and 4/1.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.5 There were no objections to the approved scheme on the grounds of impact on residential amenity.
- 8.6 The current proposed development will not adversely impact on any of the residential properties to the south. The nearest to the site entrance is located approximately 33 metres from the site entrance on Ditton Walk.

### Amenity for future occupiers of the site

- 8.7 The development provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers. Garden sizes are generous and provide ample space to accommodate refuse and bicycle storage. The taller rear dwellings benefit from a patio area within their immediate threshold, an upper floor balcony, which enjoys an outlook across the common, as well as the communal landscaped area. I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.
- 8.8 The Council's Environmental Health Team have considered the impact of the adjacent commercial uses on the proposed residential development. The developer should undertake a noise assessment to ascertain whether any mitigation measures are necessary, which can be ensured through the imposition of a suitable planning condition. The site has a previous commercial use, therefore the imposition of the

Council's standard contaminated land condition is considered necessary.

### **Renewable energy and sustainability**

- 8.9 The applicant has submitted a sustainability report and calculated the likely Co2 emissions in accordance with the Council's SPD. The conclusions are acceptable and the same as the 2011 scheme.
- 8.10 In my opinion 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.

### **Refuse Arrangements**

#### **As with the 2011 scheme:**

- 8.11 Refuse storage is provided within the generous rear gardens for plots 1 to 10 and 12. Plots 11, 13 and 14 have an integrated bin store on the ground floor. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Car and Cycle Parking**

#### **As with the 2011 scheme:**

- 8.12 The development provides 1 car parking space for each dwelling which is compliant with the Council's maximum car parking standards. I note concerns from the County Council that this provision may lead to an increase in pressure for off street car parking elsewhere in the locality. The Highways Authority consider that supporting information should be provided to demonstrate the availability of other on street car parking. There does not seem to be a significant pressure for on street car parking, so I do not feel this needs to be demonstrated in a report. In my view the 14 car parking spaces proposed is adequate to serve the development. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **Disabled access**

### **As with the 2011 scheme**

8.13 Disabled access will be compliant with Part M of the Building Regulations. WC accommodation has been designed suitable for disabled users. In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

### **Public Art**

8.14 The development is not appropriate to secure public art on the site.

### **Third Party Representations**

8.15 The issues raised in the representations received for this application have been addressed in paragraph 8.12 of my report.

## **9.0 CONCLUSION**

9.1 In view of the 2011 scheme, the proposed development will result in a positive improvement to the former railway land, which defines the edge of Ditton Meadow. The rear dwellings will not in my view be overly intrusive from the common itself and an attractive frontage will be created along Ditton Walk. APPROVAL is recommended.

## **10.0 RECOMMENDATION**

1. That delegated authority be granted to enable officers to either:
  - a) Secure commuted payments towards appropriate projects to mitigate the impact of the development on local infrastructure such as sports facilities/open space/space of children and teenagers and community facilities in the local area;
  - b) Confirm that it would not be appropriate to seek commuted payments towards some or all local infrastructure in this case.

2. **APPROVE** subject to completion of any necessary s106 Agreement and the following conditions:

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

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

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

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

3. 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. No unbound material shall be used in the surface finish of the driveways within 6 metres of the highway boundary of the site.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety

10. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 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. 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)

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. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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 nearby properties (Cambridge Local Plan 2006 policy 4/13)

14. Before the development/use hereby permitted is commenced, a scheme for the insulation of the building(s) and/or plant in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

15. 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 walk distances for residents including the specific arrangements to enable collection from the kerbside or within 5m 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.

Reason: To protect the amenities of nearby residents /occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

16. Prior to the commencement of the first use the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

17. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no fences, gates, walls or other means of enclosure forward of the principal elevation shall be erected within the curtilage of the dwellinghouse(s) without the granting of specific planning permission.

Reason: To protect the visual amenity of the neighbourhood and in the interests of highway safety (Cambridge Local Plan 2006 policies 3/4 and 8/2).

18. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

19. No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety.

20. 2.0 x 2.0 metres visibility splays shall be provided as shown on the drawings. The splays are to be included within the curtilage of the new dwelling. One visibility splay is required on each side of each access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety.

21. The access shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

22. The manoeuvring areas shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety.

23. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

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

24. Prior to occupation of the development 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. (East of England Plan 2008 policy ENV7 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

25. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

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

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

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

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

28. 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)

29. 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 in writing 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 associated 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 + 30% an allowance for climate change. The submitted details shall:
- i. 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; and
  - ii. 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 to secure the operation of the scheme throughout its lifetime.
  - iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no dormer windows shall be constructed to plots P11, P13 and P14 other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties.  
(Cambridge Local Plan 2006 policies 3/4 and 3/14)

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected to plots P11, P13 and P14 unless other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site. (Cambridge Local Plan 2006 policies 3/4 and 3/14)

32. Prior to the occupation of the dwellings hereby approved, the communal garden to the north west of the site, within the former railway land, shall be provided in accordance with a landscaping scheme to be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order that the proposed landscaping, which is an essential part of the development, is provided in accordance with an approved landscaping scheme, Cambridge Local Plan policy 3/4 and 4/1.

**INFORMATIVE:** 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.

**INFORMATIVE:** Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m<sup>3</sup> or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

**INFORMATIVE:** Demolition/Construction noise/vibration report

The noise and vibration report should include:

- a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.
- b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

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

**INFORMATIVE:** To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

Membrane Inspection: Officers will need to inspect at key points of the remediation process such as the installation of the cut-off wall and the gas membrane. Officers require a minimum of 2 working-days' notice prior to the works being undertaken on site.

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

**INFORMATIVE:** To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

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Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

**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).