

Application Number	15/1369/FUL	Agenda Item	
Date Received	29th July 2015	Officer	Mr Rob Parkinson
Target Date	28th October 2015		
Ward	Arbury		
Site	149B Histon Road Cambridge Cambridgeshire CB4 3JD		
Proposal	Erection of 23 residential units (use class C3) to be arranged in two blocks comprising a mix of studio and 1 & 2 bed flats including 40% affordable housing, two car parking spaces, cycle parking and associated hard and soft landscaping.		
Applicant	C/O Agent United Kingdom		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. It will provide housing in line with the adopted policy allocation and does not prejudice the emerging allocation proposed within the 2014 housing allocation incorporating the same site. 2. The designs are a high quality and appropriate response to the site, and do not prevent delivery of housing in the remaining land of the same adopted allocation site. 3. The proposals provide appropriate amenity for future residents and facilities for disabled persons, and do not cause a detrimental impact on neighbouring residents or businesses.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site is a single-storey dual pitch roof industrial building comprising two commercial units with a forecourt parking area, sited to the west of Masters House (a block of student flats) and the Aldi and Iceland supermarkets and petrol filling station off the access drive next to 3 Long View Terrace on the west side of Histon Road. The neighbouring site to the south is land used by ATS tyres and their depot and delivery building behind their Histon Road workshop; there is no connection to the application site from here.
- 1.2 Neighbouring uses to the west include the site of the former bungalow at 149 Histon Road, since demolished and now the construction site of a new development of 15 flats. To the north are the two-storey detached houses of Nursery Walk, a cul-de-sac accessed from Richmond Road. Further south still is industrial land behind the Murketts Ltd Vauxhall showroom and repairs centre, and beyond that the Histon Road recreation ground.
- 1.3 The site is part of a larger 1.47ha allocation for residential development as housing allocation 5.07 in the Cambridge Local Plan (2006). The site is not within a Conservation Area and there are no listed buildings nor buildings of local interest in the immediate area. The site falls outside the controlled parking zone.
- 1.4 A Tree Preservation Order applies to the whole site and the surrounding allocation site, although the trees formerly on this site have been removed without prior consent; the applicant has said this was a genuine error and offered a replacement planting plan, which the Council Tree Officer has accepted as an appropriate scheme for replacements in this unfortunate circumstance. The replacement planting has not been provided as yet.

2.0 THE PROPOSAL

- 2.1 Full planning permission is sought to demolish the existing industrial building comprising two commercial units and to redevelop the site with 23 dwellings within two blocks of flats, comprising 14. market housing flats (Block A, to the west) and

9. affordable housing flats (Block B, to the east). Landscaping is also proposed along with a shared access using the widened existing drive alongside the north elevation of the current building.

2.2 The application is supported by a range of documents comprising:

- Plans, elevations and sections
- Planning Statement
- Design Report
- Site Waste Management Plan
- Surface Water Drainage Strategy
- Sustainability Checklist and Report
- Environmental Desk Study Report
- Drainage Strategy with amended report
- Environmental Report
- Landscaping plans
- Tree planting scheme
- Transport Statement
- Utilities Statements
- Noise assessment report
- Ecology appraisal
- Bat survey

3.0 SITE HISTORY

There is no relevant history at this application site, but there is planning history on the site at 149 Histon Road to the west which is set out below.

Reference	Description	Outcome
12/0756/FUL	Erection of 6 terrace dwellings along with car and cycle parking and hard and soft landscaping following the demolition of all buildings on site.	REFUSED 24.08.2012 APPEAL DISMISSED
13/0028/FUL	Erection of 15 dwellings (following the demolition of all buildings on site) comprising 6 x studio apartments and 9 x 1 bed flats, along with cycle parking and hard and soft landscaping.	REFUSED 12.04.2013 APPEAL DISMISSED 26.02.2014

14/1254/FUL	Erection of 15 dwellings (following the demolition of all buildings on site) comprising 6 x studio apartments and 9 x 1 bed flats, along with cycle parking and hard and soft landscaping.	APPROVED 02.04.2015
15/1286/FUL	Minor material amendment to application 14/1254/FUL for the proposed conversion of units 12 and 13 to create a 2 X bed unit and the proposed redesign of the ground floor to create an additional unit along with the introduction of external bin and cycle storage.	APPROVED IN PRINCIPLE, awaiting completion of s.106 agreement.

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 3/8 3/11 3/12 4/3 4/4 4/13 4/15 5/1 5/5 5/9 5/10 5/14 8/2 8/3 8/4 8/6 8/9 8/10 8/11 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

<p>Central Government Guidance</p>	<p>National Planning Policy Framework March 2012</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p>
<p>Supplementary Planning Guidance</p>	<p>Sustainable Design and Construction (May 2007)</p> <p>Affordable Housing (January 2008)</p> <p>Planning Obligation Strategy (March 2010)</p>
<p>Material Considerations</p>	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cambridge City Council (2011) - Open Space and Recreation Strategy</p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential</p>

	Developments (2010)
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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 The parking levels are within the adopted 2006 local plan standard maximum threshold but national policy guidance discourages maximum thresholds and instead promotes on-site parking levels similar to those found in the surrounding area, which would involve 60% of households (14 dwellings) being able to have access to a car.
- 6.2 Although the on-street parking of (perhaps) 14 cars on the existing highway network is unlikely to result in significant adverse effect on the local highway safety, there could potentially be an impact on residential amenity.

Head of Refuse and Environment

- 6.3 The development is acceptable subject to conditions to: (i) address site contamination remediation, including using sampling which has not been possible as yet, (ii) provide noise protection to future residents, (iii) provide noise, vibration and

dust strategy details for protection to existing residents during demolition and construction, and (iv) agreeing plant details, especially in respect of the heat recovery and mechanical ventilation units.

- 6.4 The noise assessment report was assessed and has been found acceptable; the location is suitable for residential development as the noise environment can be mitigated against sufficiently, and the activities of residents and the construction will not lead to unacceptable long-term noise for neighbours.
- 6.5 The initial proposals were not clear about the quantum of refuse storage proposed, but amendments have revised this to an appropriate standard.

Urban Design and Conservation Team

Application as submitted

- 6.6 There is potential for this scheme to bypass the policy allocation's expectations for providing on-site public open space and affordable housing or coordinated development between the adjoining sites.
- 6.7 The scale, massing and form is acceptable and avoids an impact with residents at Nursery Walk. Roof mounted PV panels should avoid railings for maintenance and should be screened from view by a set-back. The contemporary materials palette is acceptable and complements the proposals at the adjacent consented scheme to the west. Revisions should look to relieve the mass from Block B's northern elevation, e.g. with recess panels or cladding, and determine finer details by condition.
- 6.8 Further tree planting and screening is needed along the southern boundary to protect resident's amenity from the outlook over the industrial yard. The wider site landscaping needs to be revised to provide private garden spaces, but the balconies provide a successful, generous and useable space. Location of bin and bike stores are acceptable.

Application as amended

- 6.9 The amended proposals address the initial concerns, and they demonstrate an acceptable relationship with the neighbouring site to allow delivery of the housing allocation. To secure appropriate amenity for Block A Flat 5, its amended position on the east side of Block A should be reversed and moved back to the original west-facing side of block A to ensure the occupants have some appropriate landscaped amenity garden space. Other consequential changes to the function of Block A are minor. These revisions should be possible prior to the planning committee meeting and will be presented at that time.

Senior Sustainability Officer (Design and Construction)

- 6.10 The sustainability strategy and renewable energy proposals are acceptable subject to the final energy demands and on-site energy details by condition.

Access Officer

- 6.11 The amended plans with the proposed four wheelchair accessible rooms are acceptable as two flats can be adapted internally to provide hoist connections between bathroom and bedroom.

Head of Streets and Open Spaces (Tree Team)

- 6.12 The previous removal of TPO trees along the southern boundary is unfortunate but can be mitigated by the proposed plan for replacement planting along the boundary. However this does not on its own provide the necessary biodiversity, biomass, green infrastructure or planting enhancements required of a considered landscaping scheme.

Head of Streets and Open Spaces (Landscape Team)

Application as submitted

- 6.13 More boundary planting is needed to the southern boundary; further details are needed for seating, communal areas and boundary treatments. Disabled and visitor parking needs amendments.

Application as amended

- 6.14 Amended proposals are a good progression and further minor revisions needed to the planting scheme can be resolved by conditions.

Head of Streets and Open Spaces (Walking and Cycling Officer)

- 6.15 The application as submitted required visitor cycle parking and wider access paths. These have since been [provided and the scheme is now suitable.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.16 The proposals are to limit the discharge to 5 l/s, provide 66.31 cubic metres of attenuation and utilise permeable paving. Although there was insufficient information submitted to adequately explain the surface water drainage system, the surface water drainage strategy does enable support of the proposal with the imposition of a condition to confirm details and provision.

The Oct.'15 additional information containing surface water storage capacity is acceptable if the final details of the scheme are agreed by conditions.

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.17 The initial proposals did not include a bat survey or habitat survey.

Updated comments are awaited.

Environment Agency

- 6.18 No objections.

Housing Development Officer

- 6.19 The numbers of affordable houses, mix of units, clustering and amended tenure proposals are all within policy guidance and is supported.

Cambridgeshire Constabulary (Architectural Liaison Officer)

- 6.20 Restricted visitor parking makes visitor cars vulnerable if parked off-site, and few visitor spaces are available off-site. Lighting was originally missing, but should be provided.

Cambridgeshire County Council (Education)

- 6.21 Comments are awaited.

Local Lead Flood Authority

- 6.22 Objected to the original proposals because flood information was lacking in respect of 1 in 100 year + climate change flood events and there was no sustainable drainage strategy, nor evidence that peak discharge would be less than the existing site. There was no evidence that flood waters could be contained on site, nor of evacuation routes, nor that flood risk wouldn't be increased.

Updated comments are awaited.

Cambridgeshire County Council (Archaeology)

- 6.23 No objection and no required conditions.

Design and Conservation Panel

- 6.24 The proposals were not subject to Panel review.

Disability Consultative Panel

- 6.25 Disappointed in the original proposal. Main doors needed to be automated. Only two designated accessible units originally was a concern, when policy requires 4 to be provided. Homes should be adaptable to account for age and infirmity, including providing room for a hoist to work between rooms.

Cambridge City Council Community Funding Team

6.26 There are specific projects required for enhancing community facilities in the local area to meet the additional demands placed on them from this development. These projects are at St Augustine's Church & Community Centre, Richmond Rd, and St Lukes Church & Community Centre, Victoria Road. The planning obligation contributions from this development would allow both projects can be fulfilled or substantially completed with the benefit of contributions from other schemes. There is no other funding earmarked for these new potential projects at present which would prevent these contribution being 'pooled' for later use.

Cambridge City Council Recreation Services Manager,

6.27 Confirmation of the expenditure of sports and recreation facility money from s106 planning obligation contributions is awaited, and will be updated at the planning applications committee meeting.

Cambridge City Council Streets & Open Spaces Manager

6.28 Confirmation of the expenditure of informal open space and childrens' and teenagers' play facility money s106 planning obligation contributions is awaited, and will be updated at the planning applications committee meeting.

6.29 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:

- 85 Histon Road.
- Windsor Road Residents Association.
- Adjoining neighbour at the ATS Tyres industrial unit within the Willowpoint development.

7.2 The representations can be summarised as follows:

- The design is inappropriate; it is neither innovative nor reflective of local distinctiveness, and to reference recent developments is improper.
- Car-free development is unrealistic and public transport, cycling and walking is not adequate for the needs of many occupants.
- The overall reduction in number of parking spaces in the area, added to other local developments and transport initiatives which include removal of car parking, results in an unacceptable effect on local parking provision.
- Should not affect the ability of the land to the south to be developed.
- The proposal should not be dependent on expecting the land to the south to provide a link into the application site.
- Scale should not restrict development to the south being of a similar scale.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Affordable Housing
3. Context of site, design and external spaces
4. Public Art
5. Renewable energy and sustainability
6. Disabled access
7. Residential amenity
8. Refuse arrangements
9. Highway safety, access and car and cycle parking
10. Planning Obligation Strategy

Principle of Development

8.2 The main considerations to the principle of redevelopment are: the loss of the existing uses; the density and mix of dwelling types proposed; the subdivision of a wider housing allocation

site in both existing and proposed local plan policy; and, the resulting consequences for affordable housing delivery.

Loss of employment uses

- 8.3 The loss of the industrial building comprising two commercial units and parking area is acceptable given that the site is part of an entirely-residential allocation within the existing 2006 Local Plan (policy 5/1 allocation site 5.07: “Willowcroft”). Policy 5/1 paragraph 5.3 states:

“5.3 A number of sites identified for residential development are currently occupied by other land uses such as industry. Housing is the preferred use if these sites come forward for development, which constitutes a change from their primary lawful use.”

- 8.4 The in-principle loss of industrial land continues to be endorsed in the emerging 2014 Local Plan draft policy R2 which also proposes an entirely residential-led redevelopment.

Density of development

- 8.5 The proposals seek to develop only part of an entirely residential scheme identified by adopted policy allocation 5.07. Although the adopted policy does not specify the number of dwellings to be provided through the allocation, the whole allocation site area of 1.47ha is almost the same area as that proposed in the emerging policy R2, which expects 78 dwellings across a proposed 1.59 ha site, or 49 dwellings per hectare (dph); such figures were derived following a modelling exercise looking at site characteristics, access and expected on-site facilities.
- 8.6 The various calculations of relevant densities are shown in the table below:

	Site area	Number of Dwellings	Density (Dwellings / ha)
This application alone:	0.14 ha	23	164 dph
The adjoining site at 149 Histon Road:	0.11 ha	15	136 dph

This application and the adjoining site:	0.14 + 0.11 ha = 0.25 ha	15 + 23 = 38	152 dph
Adopted allocation 5.07:	1.47 ha	78 expected but not specified	53 dph
Proposed allocation R2:	1.59 ha	78 specified in draft policy	49 dph
Remaining land within allocation R2:	1.34 ha	40 dwellings net	30 dph

8.7 If the scheme were to be delivered in line with the density expected in policy, on a proportionate area basis the pro-rata development on this site is more than three times the density expected by the policy allocation, but this is not inconsistent with the high density of the adjoining approved and implemented scheme at 149 Histon Road to the west. In combination with the site to the west, the two proposals would result in 38 dwellings, providing 49% of the expected housing numbers across only 17% of the allocation site, and all of these units would be flats, the majority only 1-bed.

8.8 However, within this part of the allocation site the high density is not, *per se*, considered problematic. The layout, scale and density of development is compatible with the approved and implemented scheme to the west, and the larger form of buildings to the east. The design respects the neighbouring existing residential area to the north. The car-free nature of the scheme is a response to the sustainable location and the site's highly accessible location in relation to shops and facilities. It would not be desirable for vehicular access to be provided to the remainder of the allocation site from the north, so the higher density of this application site which precludes such an access is acceptable.

Mix of dwelling types proposed

8.9 Policy 5/10 of the 2006 Local Plan states that "On housing development sites of 0.5 hectares or more, or capable of accommodating 15 or more dwellings, a mix of dwelling sizes [i.e. bedroom numbers] and [dwelling] types will be required." Further, policy 5/5 and the Affordable Housing SPD expects

affordable housing units to reflect the overall type of housing in the scheme.

- 8.10 Policy 5/10 reflects the desire to see a range of property styles and types within the city’s housing stock, to create mixed communities and lifestyles. The supporting text paragraph 5.18 goes on to state that: “For this purpose a threshold has been set as it may not be practical to provide a mix on smaller sites. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Cambridge.”
- 8.11 The approved mix of dwellings within this northern third of the allocation site are shown in the table below:

	Studios	1-bed flats	2-bed flats	Houses
This application alone – 23no. dwellings (15/1369/FUL):	5	17	1	0
The adjoining site at 149 Histon Road – 15no. flats (15/1286/FUL, amending 14/1254/FUL):	6	8	1	0
TOTAL of both sites – 38 dwellings:	11	25	2	0

- 8.12 This application proposes 5no. studio flats, 17no. 1-bedroom flats, and 1no. 2-bedroom flat. Although the site area for this application is only 0.14ha, being below the stated threshold, even if the text does not explicitly describe it as being so, the policy is intended to apply to the wider site allocation as a whole. Accordingly, the new development creates a design-led scheme which responds to its context and the proximity of smaller dwellings to the north, and provides a car free scheme in response to access issues, and secures appropriate affordable housing. Whilst a different site layout could provide a different type of dwelling to complement the apartments to the west, the scheme is actually successful in creating a part of the allocation site which is suited to higher density and car-free development with apartment units.

Subdivision of the wider housing allocation site

- 8.13 Policy 3/6 of the adopted Local Plan 2006 is clear that: “The development of a site or of part of a site will only be permitted where it can be demonstrated that due consideration has been given to safeguarding appropriate future developments on the remainder of the site or adjacent sites.”
- 8.14 These proposals come forward in a similar fashion as the land to the west, reflecting the separate ownerships of these parts of the site and the specific access constraints thereof. It would not be desirable to expect the allocation site to depend on the access from the north, so a car-free scheme and a site which does not include vehicle access to the south are considered appropriate. Accordingly the scheme is suited to creating a bespoke development within this part of the allocation and its own identity; in combination with the land to the west this would provide roughly the ‘northern third’ of the allocation site.
- 8.15 It is considered feasible for the remainder of the allocation site to come forward separately to this land, especially if the two ownerships could work in partnership to maximise opportunities in respect of access and housing types; currently the ‘middle third’ is in one ownership (ATS) and the ‘southern third’ being in a different ownership (car showroom), and both parties have expressed an intention to bring forward their sites to the planning policy team.
- 8.16 Nevertheless, there are important and relevant material considerations to take into account when assessing this high density scheme and the uniformity of both the overall dwelling mix and the affordable housing mix proposed.

Firstly, this could create a precedent across the rest of the allocation for unacceptable densities which are out of keeping with the area and which fail to provide a mix of dwellings types and sizes. This however is not considered a significant concern given that site characteristics of this location have determined the design proposed. Planning permission will be needed for the development of the rest of the allocation site and an approval of higher density development on the current application site does not necessarily set a precedent when wider environmental issues are assessed on the adjacent sites.

- 8.17 Secondly as the other parts of the allocation are brought forward the housing mix can be considered further in the

context of higher density development in the north-west quadrant. An appropriate mix remains capable of being delivered and it would be unreasonable to refuse planning permission in this case pending the other sites coming forward.

- 8.18 Whilst it may have been preferable to approach the whole of the allocation site through one application, or at least secure an outline or illustrative masterplan which is endorsed by owners of the remainder of the allocation land, it is considered acceptable to consider this proposal individually. Unfortunately the applicant's masterplan concept fails to show the range of housing types and facilities considered desirable across the allocation, but nevertheless I consider the proposed design unlikely to prejudice delivery of adjoining sites; the scale of development is not unusually large, the amended plans have shown new links through the proposed development which allow convenient non-car access to the local centre to the north, and there is sufficient land across the rest of the allocation to deliver access, open space and dwellings at a density more compatible with the surroundings, even accounting for access and on-site facilities.
- 8.19 In my opinion, the complications that this proposal might cause for adjoining sites creates some challenges, but the reasons for doing so and the opportunities for resolving them, are understandable and are made in response to the site characteristics and the site's surroundings. The ability to deliver the necessary anticipated development on adjoining sites within the same allocation is not irreversibly compromised.
- 8.20 I consider the principle of the development to be acceptable and in accordance with policies 5/1, 3/4, 3/6, 3/7 and 5/10 of the Cambridge Local Plan (2006), and to be in line with emerging allocation R2 of the 2014 submitted Local Plan.

Affordable Housing

- 8.21 It is proposed that 9 of the 23 residential units are affordable. This equates to 40% and as such meets the requirements for affordable housing provision as set out in the Local Plan (policy 5/5). The affordable units being provided are all 1-bedroom flats, which may not strictly mirror the proportionate mix within the overall site but does reflect the current housing demand and is acceptable to housing officers. Recent amendments have

agreed to provide 7 dwellings for social rent and 2 dwellings through intermediate tenures, which ensures the scheme will be policy-compliant in this respect.

- 8.22 Although firm interest from a Registered Provider is yet to be secured, this is thought to be more a consequence of short-term funding program restrictions than through fault of the proposal. All units are proposed within Block B which will encourage management by a Registered Provider, and as the design detailing will be consistent across the scheme it will appear integrated. The detail of the Affordable housing scheme can be secured through a Section 106 Agreement which will include a phased link between providing the affordable housing in Block B in relation to market housing in Block A.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).

Context of site, design and external spaces

- 8.24 The scheme proposes a design-led approach which has been considered acceptable for the adjoining site and is sensible and innovative. Due to the constraints described above (neighbouring uses, access and plot dimensions), the proposal is considered as a scheme of distinct character within the overall allocation, but still needed to show how it could eventually link in with the rest of the allocation site and make links to the surrounding area. Accordingly, the development now includes a north-south pedestrian path between the two blocks which could be linked into when the ATS site is opened-up, providing convenient safe access to shops to the north and possibly access to the Histon Road recreation ground or other public open space on site, for these residents.
- 8.25 The scheme proposes use of the shared access road previously envisaged along the north boundary to link to the site to the west. With some minor tweaks to the plans (which will be presented prior to the committee meeting), this access road is a shared surface scheme which provides safe access, landscaping, surveillance and lighting to resolve previous concerns relating to access along this site, and to provide limited numbers of visitor and loading bays. To further improve safety the driveway from the car park to the flats should include

some form of kerb or upstand so that a visually impaired person can find their way along the route.

- 8.26 Taken alongside the approved proposals to the west, the spaces between buildings are appropriate and the layout is logical and user-friendly. The amended scheme encourages more efficient and effective use of the peripheral land around the buildings by creating private gardens for ground floor flats, whilst the central landscaping space and north-south link allow for communal landscaping which creates identity for the scheme.
- 8.27 The surrounding uses are two-storey houses to the north, on a raised land level, and taller mass of student flats within Masters House to the east, and the supermarkets to the north-east. The western development is the same scale of buildings as is proposed. The current neighbour to the south is the ATS garage. As such the scale of the proposed blocks of flats at 3-storeys is consistent with, and comfortable in relationship to, the context of neighbouring uses.
- 8.28 Unfortunately it does not appear to be in the applicant's control to improve the overall experience of the entrance to the site, at least in relation to either the quality of links to the supermarkets or the unadopted road link to Histon Road via the unsurfaced track between the terraces at 153a Histon Rd and 1 Long View Terrace (opposite Rackham Close). In the past both the Council and Inspectors have both found this to be a difficult entrance experience even for the 15 flats to the west; this proposal will improve the safety and convenience of access to both sites on land within the applicant's control.
- 8.29 The design of the buildings is a high quality response and sits comfortably with the adjoining approved scheme. Techniques include curved corner treatments and vertical timber cladding, and inset wall panels to reduce the sense of mass and scale and give definition to the scheme. Other features such as the roof PV panels are screened behind a parapet wall and are set inside the roof sufficiently to avoid being apparent; the applicant has also confirmed there should be no need for perimeter railings for the maintenance as the scheme will introduce a mansafe system or similar.

- 8.30 Landscaping around the buildings will open-up the setting of the development and prevent a sense of enclosure to the public realm, and the access road can be better defined by trees. There was a row of mixed species of TPO trees along the southern boundary, but these were recently felled by the landowner; a scheme of replacement planting has been proposed in their place, which the tree officer finds acceptable, but this is not sufficient on its own to provide the necessary enhancement to biodiversity and high quality landscaping expected from new developments. However the proposals ensure adequate screening in relation to the industrial land use to the south. Amended plans will fine-tune the landscaping and planning conditions will ensure the landscaping is provided. A condition will ensure the southern path link is available prior to occupation and that the land is not used for purposes that would prevent the future link to the land to the south.
- 8.31 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11 and 3/12.

Public Art

- 8.32 The applicant has indicated two locations where public art works could be installed, either at the site entrance or within the landscaped area to the south of the site with possible link to the rest of the allocation; with seating and screening, the latter would probably be the most favourable location subject to a condition securing the final installation.
- 8.33 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/7 and 10/1 and the Public Art SPD 2010.

Renewable energy and sustainability

- 8.34 The scheme provides a high degree of energy efficiency and sustainable design. The layout has used an orientation of units to take full advantage of natural daylighting and solar gain at Block A, including using balconies for shade on the southern elevation. A condition will ensure the final details are confirmed.
- 8.35 The scheme proposes an intended water efficiency target of 105 litres/person/day use (as per the former Code for Sustainable Homes Level 4 rating), and conditions will secure a water

efficiency strategy with rainwater harvesting for use in the communal landscaping areas.

- 8.36 Renewable energy is proposed to through roof-top photovoltaic panels, set in from the roof so that the parapet wall screens them from views. With a coverage of 74 m² of photovoltaic panels and confirmed angle of 20 degrees from horizontal, the Sustainability Officer is content that 10% energy generation will be provided and the panels will be effective, and confirms final details can be agreed by condition.
- 8.37 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) policies 3/1 and 8/16 and the Sustainable Design and Construction SPD 2007.

Disabled access and accessible housing

- 8.38 Cambridge Local Plan (2006) Policy 5/19 expects 15% of market housing (2 units), and 15% of affordable housing (1 unit) to be designed to be capable of first occupation by disabled persons (inc wheelchairs).
- 8.39 The Access Officer has reviewed the amended plans provided in response to the Disability Panel's comments, and considers the policy will be satisfied as ground floor flats 2 and 3 in Block B can include a hoist route between bedrooms and bathrooms with relatively little physical intervention; flats 1 and 4 in Block A are accessible and have room for wheelchair use even if their bedroom-bathroom connections are more difficult.
- 8.40 In my opinion subject to the landscaping conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/7, 3/12 and 5/19.

Residential Amenity

- 8.41 The closest neighbouring residents are 12 and 11 Nursery Walk, 10.5m and 10m to the north of the closest elevation walls of Blocks A and B respectively, and are separated by their gardens then the 2m high fence and boundary planting adjoining the fence, and the access road. There is also a c. 0.5m change in level which means the development site is lower than those properties. The Master's House student

resident flats to the east are c. 22m from the east flank of Block B, separated by the proposed landscaping and the student flats' car park.

Impact on amenity of neighbouring occupiers

- 8.42 Overlooking of those neighbours to the north is not a detrimental impact; the properties will be shielded by some northern boundary planting, and the lower 2-storey elements will have little frequently-used windows facing north; the higher third storey windows are to the corridors, and are set back 18-20m from the northern neighbours; this same relationship and design techniques have been found acceptable by both the Council and a planning inspector at the adjoining site to the west. There is no significant overlooking to or from the eastern student block due to a generally reduced level of activity on the facing elevation.
- 8.43 The change in levels and boundary treatment between the sites, and the set-back nature of the tallest elements from the common boundary, ensures that the designs do not feel overbearing nor would they create a sense of enclosure. The amended plans and elevations which include new recessed panels and more variety of materials prevent the elevations from feeling overdominant.
- 8.44 The applicant has submitted a shadow study which demonstrates that the distance between neighbours and the different heights within the site will prevent loss of daylight and overshadowing.
- 8.45 The development utilizes the same layout and scale of development that has been brought forward at the adjoining site to the west. It is set back from the northern boundary and the tallest elements are set back further still to avoid overshadowing or sense of overcrowding.
- 8.46 The possible development of the land to the south should not be compromised by overlooking nor an overbearing sense of scale. I have considered the proposal against the approved scheme at 149 Histon Road to the west and consider the two developments to be able to work together successfully, preventing enclosure and overshadowing, and providing a degree of natural surveillance without causing overlooking. .

8.47 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

8.48 Being located next to a car repairs garage and within an industrial area, the application includes a noise assessment looking at the impact for future occupants. The Environmental Protection Officer has found this acceptable to demonstrate appropriate relationship between industrial uses on employment land and this residential development.

8.49 Future residents will be protected through using other recommended amenity conditions to ensure the scheme satisfies Local Plan policy 4/19, such as confirming details of plant and machinery to be used in the development, including heat and mechanical recovery systems locations and designs.

8.50 The site is known to have been fairly heavily contaminated in the past; a remediation strategy can be required by conditions, with specific details required for proposing a suitable solution for the private gardens, to allow vegetable growth if necessary such as using a membrane with clean soil above.

8.51 The separation gap between Blocks A and B is acceptable to provide outlook and light gain to the interior, given the orientation and uses of rooms inside the blocks. The only ground floor windows of concern were facing north-west only 2.5m from the proposed cycle store in the amended permission at 149 Histon Rd, but the interior of the room has been reorganised and the windows in this area changed to be high level, making the outlook to the south more prominent and still receiving light from the north.

8.52 Initially the occupants of Block B did not have a particularly well-lit interior within the kitchens on the south elevation, because the elevation looked only towards the ATS garage, but the recent amendment has introduced high level windows to these six south-facing kitchens.

- 8.53 Other features in the amendments have made the scheme more user-friendly, such as providing a new side door to the bin store which is closer to the entrance, and new canopies over the front doors, and providing a curtilage wall of 1m height along the eastern boundary to the north junction with the access road as a means to give identity as a separate area from the rest of the larger non-residential areas.
- 8.54 The Highway Authority has questioned the car-free approach because national guidance has more recently stated that it discourages maximum levels in local plans and instead endorses an approach which is based upon providing the same levels of access to a car as is found in the surrounding area. The Highway Authority suggests the applicant reassess the scheme in light of the more recent guidance; in keeping with the applicant's research this would involve ensuring at least 60% of households (14 dwellings) are able to have access to a car. Further, the Cambridge Constabulary has expressed concerns that concerns that if residents park off-site they may be in insecure locations and very few places are currently available, but this is not something that can be controlled through this planning application and it does not exacerbate the current parking situation in uncontrolled parking zones.
- 8.55 The development has provided a design which is successful without residents parking on site, and follows the lead from the site to the west, and to provide more parking on site could compromise the design approach. It should be noted that the Highway Authority does not consider that there will be an unacceptable impact in the local area if there is a car useage of 60% of households (at least 14 cars) added to existing off-street parking or accessing the site to drop-off / deliver. As the NPPF suggests the scheme should not be refused on the grounds of highways safety because this is not likely to create a significantly harmful effect on the surrounding local highway network.
- 8.56 An appropriate design should ensure the site access road and the landscaped amenity areas and footpaths do not attract ad hoc 'convenience' parking, and the applicant has confirmed they will use a site management company to control parking, the details of which can be controlled by a parking management plan and conditions.

- 8.57 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

- 8.58 The amended proposals now demonstrate refuse stores which allow for at least 1.5 persons per dwelling so the necessary storage can be accommodated to the Waste Officer's satisfaction. Collection will be possible from the non-adopted shared access road and the turning head is an appropriate construction and solution to serve both this development and the flats to the west.
- 8.59 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety, Car Parking, Cycle Parking and Accessibility

- 8.60 Policy 8/6 cycle parking standards require at least 1 cycle space per bedroom, with appropriate visitor parking. Policy 8/10 allows for a maximum of 1 car parking space on site for dwellings of up to two bedrooms, and expects at least 1.5 visitor spaces per 4 dwellings.
- 8.61 The proposal is 'car free' for residents, which is within the adopted 2006 local plan standard *maximum* threshold of no more than 1 car per up to 2-bedroom property. In this instance the amended plans have proposed two spaces for disabled parking with space for appropriate spacing and clearance around them (although amendments are requested to show disabled bays with a hatched access strip to both sides of the bay) and 3no. visitor and loading / delivery bays are shown alongside the northern perimeter access road. Amended plans and a condition for the access road design should ensure there is no manoeuvring conflict between the parking spaces shown, and these will be presented prior to the Committee meeting within Amendment documents, and will be discussed within the meeting. In summary, there are no highways concerns from the parking provision proposed.

- 8.62 The location is highly accessible to local shops and services and the public transport route along Histon Road, and these proposals improve safety and connectivity of walking and cycle connections within the site perimeter, providing an open environment with lighting and suitable levels of natural surveillance. The adjoining car parking and access roads around the supermarket and petrol filling station are however fairly convoluted and not convenient or particularly safe but this has already been found to be acceptable by a planning inspector for the site to the west.
- 8.63 Cycle parking is proposed for each dwelling within communal secure storage and with appropriate access paths, to the necessary standard. The landscaping proposal includes 3no. Sheffield hoops for 6no. visitor bikes in the central entrance area. The expected amended plans should demonstrate the Block A cycle and refuse stores to have convenient access from the main entrance, as is the case with Block B.
- 8.64 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/2, 8/6 and 8/10.

Sustainable Drainage

- 8.65 The proposals include a sustainable drainage strategy with a 54m³ capacity of attenuation tank beneath the disabled parking spaces, which is an appropriate location. The proposals seek to reduce the impermeable area of the site which is currently entirely hard-surfaced, by introducing soft landscaping and permeable paving, and then dispose of the surface water to the existing sewer system as per the current arrangement, but using a slower run-off rate via storage in the attenuation chamber.
- 8.66 Although the NPPF and NPPG expect a betterment of the situation with proposals which follow the drainage hierarchy, this appears to be an appropriate solution; there will be some natural infiltration via the soft landscaping and permeable surfaces, but given the lack of rapid infiltration capacity due to the underlying clay geology the attenuation should allow for collection and slower discharge to prevent overloading. The chamber attenuation tank is sized to accommodate a 1 in 100 year with climate change flood event, which is expected.

8.67 The City Council Drainage Engineer has confirmed the proposed and amended drainage strategy is acceptable subject conditions to secure the final details of the drainage network and it's management, which should demonstrate a relationship with the contamination remediation plan to demonstrate the proposals will not result in a release of contaminants to the groundwater. A further condition will ensure a water drainage flood evacuation plan can demonstrate flood containment and safe self-evacuation routes.

8.68 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/18 and the expectations of the NPPF and NPPG.

Biodiversity

8.69 The application amendments include a bat and ecology report. Given the former trees were removed from the site before the surveys were undertaken it cannot be conclusively shown that bat roosting didn't used to take place, but the building does not house bats. It is considered necessary for the development to promote and enhance biodiversity, by using conditions to include integral bird and bat boxes within the fabric of the building as well as externally, and use of boundary treatments which include hedgehog gaps. These will be closely related to the landscaping scheme to try and introduce a green infrastructure connection to the woodland and open space to the south.

8.70 In my opinion subject to the conditions the proposal is compliant with Cambridge Local Plan (2006) policies 4/3 and 3/1.

Archaeology

8.71 In June 2015 an archaeological evaluation was conducted at 149 Histon Road to the west for planning application 14/1254/FUL (Historic Environment Record reference ECB4466). This evaluation revealed no archaeological features although artefact evidence of prehistoric occupation was recovered from the subsoil. Based on the above evidence the County archaeologist department felt that the archaeological potential in this site area was low so has no objections or requirements for this proposed development.

8.72 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 4/9.

Planning Obligations

8.73 I am in the process of liaising with service managers to establish whether there are deficiencies in the provision of indoor/outdoor sports facilities/open space/space for children and teenagers' facilities in the local area. The same applies to the receipt of planning obligation contributions for education in the local area. If this can be established then there would be grounds for seeking commuted payments to secure improvements to these facilities / resources. This process will take some time to resolve therefore I would request delegated authority from Committee to conclude discussions with service managers and to negotiate with the applicants and either:

a) Secure commuted payments towards appropriate projects to mitigate the impacts of the development on local infrastructure

Or

b) Accept that it is not appropriate to seek commuted payments towards some or all of the local infrastructure categories in this case because such contributions would not be compliant with the CIL Regulations.

8.74 It is my view that if these deficiencies are evident and the consultation partners can confirm that no more than five contributions would be 'pooled' into the same funding resource for addressing such deficiencies, then the planning obligation is necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the Planning Obligation passes the tests set by the Community Infrastructure Levy Regulations 2010.

Affordable Housing

8.75 The development is required to make provision for affordable housing and I have assessed the proposals for affordable housing above. The detail of the Affordable Housing Scheme can be secured through a Section 106 Agreement. It will be necessary to ensure the planning obligations include

appropriate clauses to ensure the timely provision of affordable housing (i.e. readiness for occupation) in relation to the occupation of market housing. This will ensure the site is not available for further subdivision nor left incomplete if Block A is built first and no Registered Provider is lined up.

- 8.76 Subject to the completion of a S106 planning obligation to secure the requirements of the Affordable Housing SPD (2008), I am satisfied that the proposal accords with Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008).

9.0 CONCLUSION

- 9.1 Given the site characteristics, and the wider opportunities across the rest of the allocation, I consider this to be an appropriate design-led approach and response to site constraints, which is preferable to adhering to a strictly policy-compliant mix of units which could result in a compromised design and lower dwelling numbers in this part of the site.
- 9.2 It is not considered necessary to challenge the lack of comprehensive delivery of the remainder of the allocation if this scheme is to come forward in a manner which is broadly compatible with, and able to improve upon, the adjoining development at 149 Histon Road. I consider the development creates a successful scheme within its own constraints, and ensures it does not unduly compromise the delivery of the rest of the allocation.
- 9.3 The design is successful in following the theme of the approved adjoining development to the west, maintaining a built form that is characteristic to this part of the allocation environment, and reducing the impact on neighbouring residents (e.g. traffic noise and overlooking) whilst providing an acceptable degree of amenity for future residents, accessible and in proximity to facilities.

10.0 RECOMMENDATION

1. APPROVE subject to the prior completion of a S106 Legal Agreement to secure the provision of 40% affordable housing and contributions towards infrastructure provision, 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. 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)

10. There shall be no commencement of the development hereby permitted until surface water drainage strategy has first 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;
- ii. provide an assessment of the site capacity to contain surface flood waters within the site and prevent surface water flooding elsewhere as a result of this development;
- iii. provide details which demonstrate a relationship with the contamination remediation plan to ensure the proposals will not result in a release of contaminants to groundwater;
- iv. provide details of the surface water flood risk events and safe evacuation routes from the site; and
- v. 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.

The development shall be implemented in accordance with details subsequently approved, and shall be made operational upon first use of the development. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent surface water flooding in this site and elsewhere as a result of the development, and to ensure appropriate safety and amenity for residents in the event of flooding (Cambridge Local Plan (2006) policy 8/18 and the expectations of the NPPF and NPPG).

11. 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)

12. 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)

13. 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)

14. 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

15. Prior to the commencement of the development, full details and plans for the on-site storage facilities for waste and 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, or any other means of storage will be stationed to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. Details should include the on-site storage facilities for waste, including waste for recycling and the arrangements for the disposal of waste detailed; these arrangements shall subsequently be provided and shall include provision for a minimum of 50% recycling/organic capacity. The approved arrangements 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. 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, and the details of the design and treatment of the canopies, have first been submitted to and approved in writing by the local planning authority. The details shall include samples of the facing brick and inset brick panels being provided on site. 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)

17. There shall be no commencement of development until 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 have first been 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 unless the LPA agrees to any variation in writing.

Reason: To provide a high quality of design across the development (Cambridge Local Plan (2006) policies 3/4 and 3/12).

18. There shall be no commencement of development until full details of all windows and doors, as identified on the approved drawings, including materials, colours, surface finishes/textures and reveal depth have first been 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 unless the LPA agrees to any variation in writing.

Reason: To ensure a high quality of design across the development (Cambridge Local Plan (2006) policies 3/4 and 3/12).

19. No development shall take place until there has been submitted to and approved by the local planning authority in writing a plan indicating the positions, design, materials and type of boundary treatment to be erected. The details shall include all of the proposed boundaries, including the boundary treatment subdividing the private gardens, those dividing the private gardens from the footpath, and those forming the boundary between the application site and the consented residential development scheme to the west and the existing industrial land to the south, and the cat park to the east. The boundary treatments shall all be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

20. Prior to the commencement of development, with the exception of the demolition of the existing buildings on the site, a renewable energy statement, which demonstrates that at least 10% of the development's total predicted energy requirements will be from on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:
- a) The total predicted energy requirements of the development, set out in Kg/CO₂/annum.
 - b) A schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.

Reason: In the interests of reducing carbon dioxide emissions. (Cambridge Local Plan 2006 8/16).

21. The development shall be constructed to the Energy Efficiency and Design specifications listed within Section 9 of the submitted Sustainability Report (Dated 2015), and shall include the energy efficiency features for residents included therein, which shall be made available for use upon first occupation of the development, and shall be retained thereafter unless any variation is first agreed in advance in writing with the local planning authority.

Reason: To ensure the development optimises the energy efficiency within the development in the interests of sustainability (Cambridge Local Plan (2006) policy 3/1).

22. Development shall not commence until a water efficiency strategy has first been submitted to and approved in writing by the local planning authority, which shall include details of measures to reduce household water consumption and provide rainwater harvesting or similar for use in the communal landscaping areas. The features shall be installed in accordance with the details so approved, and shall be made available for use upon first occupation of the development, and shall be retained as such thereafter.

Reason: In the interests of sustainability and reducing the demands on surface water storage strategy (Cambridge Local Plan (2006) policies 3/1 and 8/16).

27. No development shall commence until the details of the shared access road into, through and connecting to the site to the west have first been submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The access road designs shall demonstrate the following:

- i. a 'shared surface' approach to the design, layout and geometry, and landscaping materials thereof;
- ii. appropriate materials and routes for safe and convenient access by cyclists and visually-impaired pedestrians;
- iii. appropriate provision of visitor and disabled / loading parking bays, which shall be sited to ensure a safe relationship with the junctions of the disabled parking bays provided within the site;
- iv. appropriate landscaping within and alongside the road such as to create a high quality setting to the development whilst allowing vehicles to pass, without necessarily being a full-width access road which could encourage faster vehicle speeds or allow room for ad hoc parking; and,
- v. appropriate lighting.

The development shall be constructed in accordance with the details subsequently approved, and shall be made available and operational on first occupation of any dwelling within the development.

Reason: To provide a high quality of design and landscaped setting to the development, to ensure a safe, convenient and attractive public realm and connections with the site to encourage walking and cycling (Cambridge Local Plan (2006) policies 3/7, 3/11, 3/12, 8/2 and 8/4).

28. No development shall take place until full details of both hard and soft landscape works have first 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 sufficient planting to replace and enhance the biodiversity and biomass lost from the removal of previous protected trees on site; 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. 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)

29. A landscape maintenance and 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. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

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)

30. The windows to all the bathrooms in both blocks of the development hereby permitted shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use (of each relevant dwelling) and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity for future residents, given that many windows are at ground floor level and there is expected to be residential development of adjoining sites to both south and west (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

31. Prior to the commencement of development, a detailed ecological mitigation and enhancement strategy shall be submitted to and approved in writing by the local planning authority, to include the following details:
- i. lighting strategy;
 - ii. bat and swift boxes integrated into the building envelope;
 - iii. bird boxes fitted externally to the development or as may be possible within the landscaping scheme;
 - iv. hedgehog and other access points through the boundary treatments.

The scheme shall be implemented in accordance with the approved details.

Reason: To protect and enhance biodiversity interests (Cambridge Local Plan 2006, Policy 4/3)

32. Before any dwelling within the development hereby permitted is occupied, a scheme for the insulation of any plant and machinery, including mechanical ventilation and heat recovery systems, in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented within each dwelling before the relevant dwelling hereby permitted is first occupied.

Reason: To protect the amenities of neighbouring and future residents (Cambridge Local Plan (2006) policy 4/13).

33. Prior to the first occupation of any of the dwellings, hereby approved, a detailed lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the headgear cowling, the spacing and height of lighting columns), the extent/levels of illumination over the site and on adjacent land and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.

Reason: In the interests of residential and visual amenity (Cambridge Local Plan 2006 policies 3/4, 4/13 and 4/15)

34. Prior to the commencement of development, excluding the demolition of the existing buildings on the site, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the local planning authority. The scheme shall be fully operational prior to occupation of any dwelling, or as agreed in writing with the local planning authority. No development shall take place other than in accordance with the approved scheme.

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

35. There shall be no occupation of the development hereby permitted until a public art feature has first been installed and made available for public appreciation, to be sited within the development in the location shown on the approved site plan or in the elevations to Block B, in accordance with the design details of a scheme to be first submitted to and approved in writing by the local planning authority.

Reason: To provide public art, to contribute to residential amenity and to promote a sense of identity to the development (Cambridge Local Plan (2006) policy 3/7).

36. There shall be no occupation of any dwelling within the development hereby approved until the footpath and amenity space leading to the southern boundary of the development site have first been provided in accordance with the details of the landscaping plan required by this permission, and shall thereafter be retained as such unless any variation is first agreed in writing by the local planning authority.

Reason: To provide a suitable environment for residential amenity and to safeguard the opportunity to create a possible future access to the south to promote accessibility to shops, services and public open space, permeability and community cohesion within the housing allocation land (Cambridge Local Plan (2006) policies 3/6, 3/7, 3/11, 3/12, 5/1 and 8/4).

37. There shall be no occupation of any dwelling within the development hereby permitted until the details of a car parking and site management plan have first been submitted to and approved by the local planning authority, to include details of the arrangements to prevent ad hoc parking within the site and to ensure continued availability of disabled and visitor parking. The site shall thereafter be managed in accordance with the approved details.

Reason: To ensure the site is not subject to parking which might prevent access for visitors and disabled persons, to maintain the safe passage of cyclists, pedestrians and those with restricted mobility, and to maintain the integrity of the landscaping scheme (Cambridge Local Plan (2006) policies 8/2, 8/4 and 3/7).

38. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and maintaining convenient access for pedestrians and cyclists (Cambridge Local Plan (2006) policies 8/2 and 8/4).

INFORMATIVE: The applicant and developer are advised that the Council Environmental Protection Team would expect the contamination assessment required under conditions 3 - 8 to include the following measures:

- o The sampling strategy should also target the proposed landscaped areas.
- o Soil samples should be collected from all locations (and depths) and tested for the wide suite of contaminants presented in table 10.6
- o A photoionisation detector (PID) is used on the site to screen the soil samples for the presence of volatiles. The results should help decide which samples will be tested for VOCs.

Further, in proposing a remediation strategy the proposals should ensure a suitable medium for private garden spaces is possible, which may need to differ from that of communal landscaping.

INFORMATIVE: The site investigation, including relevant soil, soil gas, surface and groundwater sampling should be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling, analysis methodology and relevant guidance. The Council has produced a guidance document to provide information to developers on how to deal with contaminated land. The document, 'Contaminated Land in Cambridge- Developers Guide' can be downloaded from the City Council website on <https://www.cambridge.gov.uk/land-pollution>. Hard copies can also be provided upon request

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.

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

2. Delegated authority to complete a Section 106 Agreement in accordance with paragraphs and 8.73 – 8.76 of my report.

2. In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.