

Application Number	15/1848/FUL	Agenda Item	
Date Received	20th October 2015	Officer	Michael Hammond
Target Date	24th December 2015		
Ward	West Chesterton		
Site	58 Arbury Road Cambridge CB4 2JE		
Proposal	Erection of two storey house following demolition of existing garage.		
Applicant	Mr D Evans 58 Arbury Road Cambridge CB4 2JE		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would not harm the amenity of neighbouring properties. - The proposal would not detract from the character of the area. - The proposal would provide a high quality living environment for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site, no.58 Arbury Road, is comprised of a two-storey end-of-terrace property situated on the east side of Arbury Road and situated on the corner of the private road which runs to the Havenfield retirement flats. The site has a rear garden with a single-storey garage at the end of the garden. To the north-east of the site lies the Havenfield retirement flats which is comprised of a large three-storey building and associated hardstanding for parking. The surrounding area is residential in character and properties are generally two-storeys in height.

1.2 There are no planning constraints.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of a two-storey dwelling and the sub-division of the garden of no.58 Arbury Road.
- 2.2 The proposed dwelling has been designed with a sloping mono-pitched roof measuring 6.2m at its highest point at the ridge and 2.5m to its lowest point at the eaves. The proposed dwelling has been designed with two-bedrooms on the first-floor and a rear garden of approximately 11m². There would be space for waste storage and cycle parking, and one designated car parking space.
- 2.3 The proposed dwelling would be designed in brick on the ground-floor and render on the first-floor with a slate roof.

3.0 SITE HISTORY

Reference	Description	Outcome
C/85/0356	ERECTION OF DOUBLE GARAGE (SECTION 53 DETERMINATION).	Permitted.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

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 that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

Environmental Health

- 6.2 No objection, subject to conditions.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.3 No objection, subject to condition.

Landscape Team

- 6.4 No comments received to date.

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:

MAS Environmental, 14 South Road, Impington	1 Havenfield
3 Havenfield	4 Havenfield
7 Havenfield	8 Havenfield
10 Havenfield	14 Havenfield
17 Havenfield	18 Havenfield
20 Havenfield	21 Havenfield
23 Havenfield	24 Havenfield
26 Havenfield	28 Havenfield
31 Havenfield	32 Havenfield
34 Havenfield	35 Havenfield
36 Havenfield	37 Havenfield
40 Havenfield	41 Havenfield
42 Havenfield	44 Havenfield
45 Havenfield	46 Havenfield
48 Havenfield	52 Havenfield
53 Havenfield	54 Havenfield
55 Havenfield	56 Havenfield
57 Havenfield	59 Havenfield
61 Havenfield	62 Havenfield
63 Havenfield	64 Havenfield
66 Havenfield	67 Havenfield

7.2 The representations can be summarised as follows:

- The proposed building is not in keeping with layout of the surrounding area.
- Loss of light/ overshadowing
- Disruption to and blocking of access to Havenfield private driveway during demolition and construction.
- Loss of single pavement access from demolition/ building.
- Increase in parking pressure on Havenfield car park from future occupiers of proposed dwelling.
- Noise and disturbance during construction.
- The applicant does not have permission from the owner of the private road to interfere with the private access/ road.
- Loss of large fir tree.
- The proposal is not in keeping with the character of the area.

- No dimensions are detailed on the block plan.
- The proposal does not have right of access to public sewers for drainage purposes.

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. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Third party representations
8. Planning Obligations (s106 Agreement)

Principle of Development

8.2 The provision of extra housing within the city is supported in the Cambridge Local Plan (2006). As policy 5/1 points out, proposals for housing development on windfall sites will be permitted, subject to the existing land use and compatibility with adjoining uses.

8.3 The principle of developing the site for residential purposes is considered acceptable and conforms to the provisions set out in the development plan. However, while residential development is broadly supported, it must comply with considerations such as impact on the appearance of the area and impact on the amenity of neighbouring properties. These, and other relevant issues, are assessed below.

8.4 As the proposal is for the subdivision of an existing residential plot, Local Plan policy 3/10 is relevant in assessing the acceptability of the proposal. Policy 3/10 allows for the subdivision of existing plots, subject to compliance with specified criteria. However, in this instance, Section d, e and f of the

policy are not relevant as the proposal would not adversely affect the setting of a listed building (d), would not adversely affect trees, wildlife features or architectural features of local importance (e), and would not prejudice the comprehensive development of the wider area (f).

8.5 Residential development within the garden area or curtilage of existing properties will not be permitted if it will:

a) have a significantly adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and generation of unreasonable levels of traffic or noise nuisance;

b) provide inadequate amenity space, or access arrangements and parking spaces for the proposed and existing properties;

c) detract from the prevailing character and appearance of the area.

8.6 I consider that the proposal complies with the three criteria set out in policy 3/10 for the reasons set out in the relevant sections of this report.

Context of site, design and external spaces (and impact on heritage assets)

Response to context

8.7 The residential properties in this area are typically two-storeys in overall height although there is a degree of variance in terms of roof forms, materials and layout of dwellings.

8.8 The row of terraced properties which the application site backs onto are two-storeys in scale and designed with predominantly pitched roofs. There is no uniformity in terms of materials as some properties are rendered whilst others are formed in brick. The roofs of these dwellings are tiled but there is variation in the colour of these tiles.

8.9 Nos. 72-78 Arbury Road are distinctively different in terms of their architectural characteristics to that of the application site, in that the buildings are set further back from the road with

larger front gardens and are diverse in consideration of the materials and roof forms of these nearby dwellings.

- 8.10 To the north-west of the site there are residential properties along Maio Road which meanders around to the rear of nos. 72-78 Arbury Road. These properties are relatively similar to one another with regards to their overall scale, form and design. The most noticeable difference between the application site and these properties along Maio Road is that some of these surrounding properties are set perpendicular to the general building pattern along Arbury Road, in that the active frontage is orientated facing to the south-east rather than the west.
- 8.11 The retirement flats of Havenfield are situated immediately adjacent to the application site. This building is an anomaly in terms of its relationship the character of the area as it is three-storeys in height, has an irregular form and layout and is by nature far more dense than the residential properties in the surrounding area.

Movement and Access

- 8.12 The main entrance to the proposed dwelling would be situated on the south side of the dwelling, facing onto the private access road. One car parking space and bin and bike storage would be positioned on the north-east side of the site which has a relatively legible and straightforward access out towards Arbury Road. I consider this arrangement to be appropriate for this development.

Layout

- 8.13 It is acknowledged that objections have been received in relation to the layout of the proposed development and how the sub-division of the plot is out of keeping with the character of the area. I do not agree with these objections. The proposed dwelling would be the first case of residential sub-division of this row of terraced properties. However, I do not consider that there is a consistent layout and grain of development in this area. The Havenfield flats represent a development which is alien in terms of its relationship to the surrounding properties, and there is a degree of variance in the built form when studying aerial mapping from the layout of dwellings along Maio Road. The proposed dwelling would be situated over 40m from the nearest

public viewpoint along Arbury Road and so I do not consider the proposed residential sub-division would appear out of context or significantly detract from the character of the area in this respect.

Scale and massing

- 8.14 The proposed dwelling is subservient in terms of its overall height and footprint compared to that of the dwellings in the surrounding area. The main bulk of the dwelling has been shifted away from the boundary with the Havenfield flats to the north-east by way of a steeply sloping mono-pitched roof which appears to have been proposed so as to help prevent the dwelling from harmfully overshadowing or visually enclosing these flats.
- 8.15 The overall scale and massing proposed is utilitarian as opposed to ornamental in nature as it is designed to read unassertively from the oblique public views that it is visible from and to avoid harm to neighbour amenity. In the context of the site and lack of visibility from public viewpoints, I consider the approach to scale and massing to be sensible and not harmful to the character of the area.

Open Space and Landscape

- 8.16 The proposal includes a rectangular 11m² area of garden land for future occupiers which would benefit from surveillance from the ground-floor living area and first-floor bedroom windows which overlook this space. It is indicated on the plans that a hedgerow would be sited along the boundary of the site adjacent to the Havenfield flats. Whilst the principle of this boundary treatment is supported, a condition has been attached to ensure that this boundary treatment is implemented and maintained correctly, as recommended by the Landscape Team.
- 8.17 It is acknowledged that a concern has been raised with regards to the potential loss of the large fir tree on the site. However, as this tree is not protected and could be removed without the need for any consent to be obtained from the local planning authority, I do not consider it reasonable to resist the loss of this tree. Furthermore, the tree is not highly visible from the street

scene and so I do not deem this tree to have a significant contribution to the character of the area.

Elevations and Materials

- 8.18 The proposed dwelling is unique in terms of its form as it is designed with a steep sloping mono-pitched roof with an in-set dormer extension coming out from this roof. It is noted that there is some variance in terms of roof forms in this area as there are hipped, pitched and flat roofs. Whilst, I appreciate that this proposed roof form is distinctive in that there are no other mono-pitched roofs in the vicinity of the site, I do not judge this unusual roof form to be harmful to the character of the area. As previously stated, the proposed dwelling would not be prominent from the street scene and so I regard there to be scope for a unique design form in this location.
- 8.19 The proposed dwelling has been designed with the main habitable windows facing out towards the south-west which would maximize the levels of sunlight reaching these windows. The elevation that would be most visible from the street would be designed with a relatively consistent window rhythm and generally appears residential in character. The less aesthetically pleasing features of the proposal such as the cycle and bin store and parking has been positioned to the rear of the dwelling and will not be visible from public viewpoints. Overall I consider the proposed elevation and orientation of functional spaces to be acceptable.
- 8.20 The proposed dwelling would be designed in a combination of brick, render and slate. As there is not a uniform palate of materials in this area, I do not consider the varied approach to materials to be harmful to the character of the area.
- 8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.22 The main consideration is the impact on the neighbouring properties at nos.58-62 Arbury Road and the communal space of Havenfield flats.

Impact on nos.58-62 Arbury Road

- 8.23 Nos.58-62 Arbury Road are three terraced properties situated to the south-west of the application site. These properties generally have rear ground floor and first-floor windows which face out towards the application site. At its closest point, the proposed dwelling would be over 15.5m away from the rear of no.62 which is the closest of the three dwellings to the application site.
- 8.24 As the proposed dwelling is set subservient to the much larger built form at Havenfield to the east, the proposed dwelling is unlikely to overshadow these neighbouring properties in the morning hours. Furthermore, at 6.2m with a sloping roof, the proposed mass and scale is not considered to be likely to adversely overshadow the rear gardens of these neighbours as the period of overshadowing will be for a small portion of the day and will not be so significant as to warrant refusal.
- 8.25 The distance from the main outlooks of properties along this neighbouring terrace and the relatively modest scale is also considered to be sufficient as to prevent any harmful levels of visual enclosure.
- 8.26 The proposed dwelling would have views across the rear gardens and rear elevations of these neighbouring properties from the proposed first-floor windows. However the distance from wall-to-wall of over 15.5m is considered to be satisfactory so as to prevent any harmful loss of privacy for the rear windows of these neighbouring properties. The views across the rear gardens of these neighbours would be similar to the existing mutual sense of overlooking between the gardens of these properties.

Impact on Havenfield Flats

- 8.27 It is acknowledged that there have been several concerns regarding the loss of light that the proposed dwelling would cause onto the communal living area for residents of this flat. This communal living area is a sizable open plan room which benefits from two large windows which face out towards the south-east. The communal room also has a large window facing

out towards the south-west and a smaller window set further along the south-west elevation.

8.28 The proposed dwelling would be set approximately 6m from the large south-west facing window of the communal area. The proposed dwelling would be 2.5m in height to the eaves at its closest point to this neighbouring and it would gradually increase in height to 6.2m. This 6.2m ridge would be sited roughly 13.5m from this adjacent window.

8.29 Having visited the site and taking these neighbour representations into account, I do not consider the proposed dwelling would adversely overshadow this neighbouring communal room. The communal room benefits from substantial levels of light reaching this room from the south-east facing window. These windows will not be impacted by the proposed development. The south-west facing window will still benefit from light reaching this window at midday as the proposed dwelling is sited further to the south-west of this neighbouring window. There will inevitably be a degree of overshadowing cast over this south-west facing window and smaller window of the Havenfield flats in the afternoon hours. However, given that the overall height is at 2.5m at its closest point to this boundary and is set 6m from these windows, I do not consider the levels of overshadowing will be so significant as to warrant refusal. Furthermore, as the main bulk has been set 13.5m away from this window, I consider this will help ensure that the residents of the Havenfield flats retain an acceptable level of direct sunlight for this room.

8.30 For the same reasons, as set out in the preceding paragraph, I consider the proposal will not visually enclose this neighbouring property. The proposal has been carefully designed so as to shift the main mass and height of the dwelling away from these neighbouring windows. In addition to this, neighbouring communal space is a double aspect room and is set away from the building outline of the proposed dwelling. As a result, I do not consider the proposed dwelling would harmfully enclose this neighbouring room.

8.31 No windows are proposed on the north-east or side elevations facing towards these neighbouring flats and so the privacy of these neighbours will be retained.

- 8.32 A construction hours condition has been attached to ensure that all construction/ demolition works are only carried out during reasonable hours of the day. A considerate contractors informative has also been attached.
- 8.33 The proposal would provide one car parking space for future occupiers and this in accordance with the maximum parking standards of the Local Plan (2006). I consider this level of parking to be reasonable and unlikely to exacerbate the levels of on-street parking along Arbury Road and surrounding areas to such an extent as to significantly harm neighbouring amenity. The site is well served by bus routes and cycle routes into the city, and is within 250m of the Arbury Road/ Milton Road Local Centre, which reduces dependency on private car to be necessary for this development
- 8.34 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

- 8.35 The proposal would provide a two-bedroom dwelling in a suburban location with one car parking space and a small private garden. The site is situated within walking distance of the Arbury Road/ Milton Road Local Centre and would have a secure space for cycle storage. The site would be well served by public transport links which would enable ease of access to the city centre and to the wider area. All habitable rooms would have large windows which would provide acceptable outlooks.
- 8.36 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

- 8.37 The proposal would provide a bin storage area behind the proposed parking space. There appears to be adequate room to move bins past this parking space as the parking space would be roughly 2.8m wide which should provide a relatively

straightforward access out for collection days. The proposal has not indicated how the bins would be arranged in this shared storage area or where the bins would be collected from. However, I consider that this could be dealt with through condition and so this has been included accordingly.

- 8.38 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.39 The highway authority has raised no objection to the proposal on the ground of highway safety. It is acknowledged that residents of the Havenfield flats have raised concerns with the disturbance and blocking of the private road and footpath during the construction and demolition phase. In order to protect the amenity of users of this private road and path, a construction management plan condition has been recommended. This condition will cover issues such as the movement and control of muck away lorries and deliveries, as well as contractor parking.

- 8.40 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.41 The proposed car parking space is acceptable and this level of provision is in accordance with the maximum standards of the Local Plan (2006).

- 8.42 The proposal includes a designated cycle storage area but no details as to the provision and type of cycle storage have been submitted. However, I consider that there would likely be sufficient room to accommodate the two cycle spaces required for this development and so a condition has been attached requiring these further details.

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

Third Party Representations

- 8.44 The majority of the concerns have been addressed in the main body of this report.

- 8.45 The concerns regarding the private road/ path are legal/ civil matters and not planning considerations.
- 8.46 A construction hours condition has been attached to prevent any works taking place outside neighbourly hours.
- 8.47 The plans are to scale and are deemed to be accurate. The drawings do not have to label the dimensions on them in order to be valid.
- 8.48 The point regarding the rights of access to sewers for drainage purposes is a building regulation/ legal matter and not a planning consideration.

Planning Obligations (s106 Agreement)

- 8.49 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements.

- 8.50 This application was received prior to the High Court ruling on 31 July 2015, which quashed the ministerial statement from the Department of Communities and Local Government in late November 2014 that S106 contributions should not be sought from developments of fewer than 11 homes. Whilst this means that new S106 contributions can once again be considered for housing developments of 10 homes or less, the implications of the S106 pooling constraints, which came into effect from 6 April 2015, also need to be taken into account.

- 8.51 Given the Council's previous approach to S106 contributions (based on broad infrastructure types within the City of Cambridge), the pooling constraints mean that:
- S106 contributions have to be for projects at specific places/facilities.
 - The amount of S106 contributions secured has to relate to the costs of the project for mitigating the development in the context of the capacity of existing facilities serving the development.
 - Councils can no longer sign up to any more than five new S106 contributions (since 6 April 2015) for particular projects to mitigate the impact of development.
- 8.52 The Council is, therefore, now seeking S106 contributions for specific projects wherever practicable, but this does not mean that it will be possible to seek the same number or amount of contributions as before. In this case, for example, there has not been enough time, since the High Court ruling, to identify suitable specific on-site projects. Council services are currently reviewing and updating their evidence bases to enable more S106 contributions for specific projects to be recommended in future. More details on the council's approach to developer contributions can be found at www.cambridge.gov.uk/s106.

9.0 CONCLUSION

- 9.1 In conclusion, the proposed dwelling is not considered to pose any significant harm to the amenity of neighbouring properties and would not detract from the character of the area. Approval is recommended.

10.0 RECOMMENDATION

APPROVE subject to 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 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 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)

10. 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)

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

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

12. Prior to commencement of development a scheme for the disposal of surface water drainage shall be submitted to and approved in writing by the local planning authority. The submitted information shall include details of the acceptance of the scheme by Anglian Water. The drainage scheme shall be implemented and maintained throughout the development in accordance with the approved details submitted to the Local Planning Authority and shall not be altered unless otherwise agreed in writing by the local planning authority.

Reason: To minimise flood risk.

13. No development shall commence until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences.

Reason: To ensure appropriate provision for the secure storage of bicycles. (Cambridge Local Plan 2006 policy 8/6)

14. Prior to the commencement of the use hereby permitted, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. 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

15. Before the development hereby permitted is commenced details of the following matters shall be submitted to and approved by the local planning authority in writing.

- i) contractors access arrangements for vehicles, plant and personnel,
- ii) contractors site storage area/compound,
- iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site,
- iv) the arrangements for parking of contractors vehicles and contractors personnel vehicles.

Thereafter the development shall be undertaken in accordance with the approved details.

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

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

INFORMATIVE: The demolition phase may give rise to dust and therefore the applicant is advised to ensure that appropriate measures are employed to minimise the spread of airborne dust from the site. Further guidance can be obtained from:

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

https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/SustainComSPD_WEB.pdf

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

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

INFORMATIVE: 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: 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 20m³ 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: The Council's document 'Developers Guide to Contaminated Land in Cambridge' provides further details on the responsibilities of the developers and the information required to assess potentially contaminated sites. It can be found at the City Council's website on <http://www.cambridge.gov.uk/ccm/content/environment-and-recycling/pollution-noise-and-nuisance/land-pollution.en>. Hard copies can also be provided upon request.