

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 17 February 2016

Application Number	15/2216/REM	Agenda Item	
Date Received	27.11.2015	Officer	Christopher Mohtram
Target Date		22.01.2016 extended until the 19.02.2016	
Ward	Trumpington		
Site	Hudson Close Cambridge Cambridgeshire		
Proposal	Development of eight apartments in a barn style building and the re-siting and re-use of existing Pole Barn to provide for cycle parking and refuse storage with associated access, car parking, landscaping and all other works necessary to facilitate the proposed development.		
Applicant	Bidwells		
Application Type	Major	Departure: No	

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

Summary	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The proposed development is of high quality in terms of design, scale and layout.- The proposed development would integrate into the site without appearing out of character with the existing built environment, including the Grade 2 listed Clay Farmhouse- The proposed development would not have a significantly adverse impact on the residential amenity of the surrounding neighbours, particularly the occupiers of the properties to the north and west.
Recommendation	Approval

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APPENDICES

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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 This application is being brought to the Joint Development Control Committee (JDCC) for determination because it lies within the area of the Clay Farm development covered by the JDCC Terms of Reference, although it lies directly adjacent to the Clay Farm development, rather than forming part of it. The application has therefore to be considered against the JDCC Scheme of Delegation.
- 1.2 The proposed site is approximately 0.27 ha in size and located on the south of Long Road (A1134) off Hudson Close and currently comprises the rough grassland adjacent to Clay Farm House, a Grade II listed building. The main

façade of the farmhouse faces eastwards towards what was once its farmland but is now currently under development as part of the Clay farm site. A pole barn also currently exists fairly centrally on the site's eastern boundary. The whole site lies to the west of the Clay Farm residential development, abutting Parcel 1A currently under development. The application site is not within a conservation area but is adjacent to clusters of TPO protected trees to the south and north. The site is heavily residential to the north and north east with Greenfield areas lying to the west and south as well as a small patch of rough grassland to the north abutting the site.

2.0 THE PROPOSAL

- 2.1 This proposal is for the development of eight apartments, a mix of one, two and three bedroom units. The ground floor contains two three bedroom units with a one bedroom unit in the centre close to the rear of the development. The first floor contains two flats with two bedrooms in each and a one bedroom unit in between; the common stairwell is located in front adjacent to the front elevation. The second floor contains two one bedroom apartments with the common stairwell projecting to the front elevation. The apartments are contained in a barn style building within land adjacent to Clay Farmhouse. The application also includes the re-siting and re-use of the existing Pole Barn to provide for cycle parking and refuse storage with associated access, car parking, landscaping and all other works necessary to facilitate the proposed development.
- 2.2 The application has been amended to realign the parking area by 90 degrees towards the access road for ease of turning and reversing. A detailed planting plan proposing trees was also requested, this was to ensure the development integrated with the surrounding site in appearance and character. Amended plans have also included a dropped curb to accommodate larger wheeled bins at the bin collection point.

3.0 SITE HISTORY

Reference	Description	Outcome
07/0620/OUT	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49 ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including:	PERM

	all roads and associated infrastructure, alternative locations for Cambridgeshire guided bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrookes's Access Road pond, cycleways, footways and crossings of Hobson's Brook.	
08/1562/FUL	Development of six residential properties	REF
09/0609/FUL	Erection of 6 3 bed houses and associated works.	PERM
12/0867/REM	Reserved matters (access, appearance, landscaping, layout and scale) for 274 dwellings pursuant to outline application 07/0620/OUT.	PERM

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes
	Public Meeting/Exhibition (meeting of):	No
	DC Forum (meeting of):	No

5.0 POLICY

5.1 Central Government Advice

National Planning Policy Framework 2012
National Planning Practice Guidance 2014

National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)

- 5.2 The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making.
- 5.3 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list

of the previous planning practice guidance documents cancelled when this site was launched.

5.4 Cambridge Local Plan 2006

- 3/1 Sustainable Development
- 3/2 Setting of the City
- 3/3 Safeguarding Environmental Character
- 3/4 Responding to context
- 3/7 Creating Successful Places
- 3/10 Sub-division of existing plots
- 3/11 The Design of External Spaces
- 3/12 The design of New Buildings
- 3/14 Extending Buildings
- 4/2 Protection of open space
- 4/4 Trees
- 4/10 Listed buildings
- 5/1 Housing Provision
- 5/5 Meeting Housing Needs
- 5/10 Dwelling Mix
- 8/1 Spatial Location of Development
- 8/2 Transport Impact
- 8/6 Cycle Parking
- 8/10 Off street Parking
- 9/1 Guidance for the Development of Areas of Major Change
- 9/5 Southern Fringe.

5.5 Status of Proposed Submission – Cambridge Local Plan

5.6 Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However, it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

5.7 For the application considered in this report, Policy 45 Affordable housing and dwelling mix in the emerging Cambridge Local Plan 2014 is of relevance to this proposal is addressed in the assessment section.

5.8 Supplementary Planning Documents

Cambridge City Council (May 2007) – Sustainable Design and Construction

5.9 City Wide Guidance

Cambridge Landscape and Character Assessment (2003)
Cambridge City Nature Conservation Strategy (2006)

6.0 CONSULTATIONS

External

Cambridgeshire County Council

6.1 Lead Highways Development Management Engineer

The development proposes a greater number than 5 dwellings served by a private drive. The Planning Authority must consider the long-term implications of permitting such development in terms of construction, future maintenance, lighting and surface water drainage of the access road(s) together with refuse collection. However there is no objection to the proposed development.

Internal

6.2 Waste Policy, Change and Innovation Manager

Request that a dropped curb is installed at the 'Bin Collection Point' to ensure safe movement of larger wheeled bins (i.e. 4-wheels). Submitted details have been approved.

6.3 Head of Streets and Open Spaces (Sustainable Drainage Engineer)

The development proposed is acceptable subject to the imposition of the condition(s)

6.4 Head of Streets and Open Spaces (Landscape Team)

All previous concerns have been considered and now supportive of the results. The development proposed is acceptable subject to the imposition of the condition(s) outlined below

6.5 Environmental Health (Contaminated Land)

A revised desktop study and a proposed scope of works for further investigation should be submitted for approval. Recommend that all contaminated land conditions are attached to the application if permission is granted to ensure that contamination issues are addressed on site.

6.6 Urban Design and Conservation Team

Comments from the Urban Design and Conservation Team are positive about the general form and design of the proposed barn style building as it reflects the design of traditional farm buildings and would have an acceptable relationship with the existing Clay Farmhouse. Some recommendations and clarification of details have been suggested and can be found in paragraph 8.18.

7.0 REPRESENTATIONS

7.1 1 Representation received, comments include:

- Development will harm character of listed building
- Retention of land helps buffer Listed Building from adjacent developments
- Lack of subservience within setting of Listed Building
- Continued erosion of setting and curtilage of Listed Building in relation to Policy 3/4 C where it is considered the developments design, massing and siting do not reflect the characteristics of the locality
- The development is considered an overdevelopment of the site affecting the adjacent Listed Building of Clay farmhouse in accordance with Policy 3/10 B, C and D:

8.0 ASSESSMENT

8.1 From the consultation responses received and from the inspection of the site and the surroundings, it is considered that the main issues are:

1. Principle of development
2. Setting of development
3. Design of Building and use of Materials
4. Conservation
5. Landscape
6. Sustainability
7. Housing Mix and Affordable Housing
8. Residential amenity
9. Highways/ Car Parking
10. Cycle parking
11. Refuse Arrangements
12. Section 106 contributions

Principle of Development

- 8.2 The provision of additional dwellings on previously developed land, and the provision of higher density housing in a sustainable location is generally supported by central government advice contained within the National Planning Policy Framework 2012.
- 8.1 The site is within a suburban location, with the established large scale residential development of Clay Farm lying to the west with parcel 1A abutting the site.
- 8.2 The provision of extra housing is supported in the Cambridge Local Plan 2006 and Policy 5/1 maintains that proposals for housing developments on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses. This proposal would be compatible with adjoining land uses and therefore complies with policy 5/1.
- 8.3 The principle of development is therefore acceptable provided that the development can satisfy other local plan policies including the impact on the setting of a listed building.

Setting of development

- 8.4 The proposal uses the existing access via Hudson Close from Long Road. A number of mature trees and hedges border the site on the south and west boundary. These trees and hedges are an important feature of the site and they screen the views from the adjacent dwelling into the site. The existing landscaping will be retained and enhanced where as far as possible by this application proposal. The application is not within a conservation area and no trees will be affected by the development.
- 8.5 There is minimal impact on the public realm as the proposed apartments are set far enough away along Hudson Close from the boundary of Long Road that they would not be visible from main viewpoints. Boundary vegetation along Long Road provides significant screening.

Design of Building and use of Materials

- 8.6 The apartments will be contained within a barn style building with its main façade facing northwards. The appearance of the barn style building is acceptable due to the appropriate use of materials such as soft weatherboarding stained black and clay pan tile roof covering help reflect the historic farmyard setting of the Application Site, particularly Clay Farmhouse.
- 8.7 The form of the barn style building is generally linear; the northern (front) elevation has been articulated with the addition of small scale 'extensions' to

be treated with a canopy and brickwork to give the appearance of the staged development of a farmyard.

- 8.8 Cambridge Local Plan Policy 3/12 which seeks to secure high quality design of new buildings through siting, height, scale and form, also integrating refuse and cycle parking.
- 8.9 The windows are deeply recessed in the brick wall to accentuate the agricultural character. They are of an adequate size and form; suitable for the rooms they serve. The roof of the building will contain a string of rooflights along its south elevation along with a single roof light on the protruding element on the man façade (north elevation) (see appendix A); these are suitable in scale and appearance without affecting the character of the building and not visible from the main approach to the building. Elevated and obscure glazed, black coated steel roof windows are used to illuminate the top floor flats as well as to avoid overlooking issues. On the rear elevation the design of the windows have openings which appear irregular to reflect a piecemeal development of farmyard buildings. The proposed materials for the development, including the deep set windows, are acceptable to create the agricultural character that is appropriate to this location.

Conservation Issues

- 8.10 An objection has been raised to the proposals on the grounds of overdevelopment, adverse impact on the setting of the listed Clay Farmhouse, out of scale with Clay Farm house building, erosion of listed building curtilage.
- 8.11 The north of the site has already altered through a previous development (09/0609/FUL) for 6 semi-detached two storey 3 bed houses and associated works adjacent to Long Road which was approved in September 2009. The whole site lies to the west of the Clay Farm residential development, abutting Parcel 1A, this application is separate to the development and is part of a major new urban extension accessed off Long Road.
- 8.12 It is considered that the construction of eight apartments and relocation of the Pole barn does not detract from the setting of the adjacent Grade II listed Clay Farmhouse nor the recently constructed semi-detached properties to the north. The design (discussed below) of the barn style building sits well within the surrounding area particularly the Clay Farmhouse to the east. The site around the Clay Farmhouse has been considerably altered over the years; a precedent for development has already been set. The Heritage and Design/Access Statements show that historically there were farm buildings to the west and north of Clay Farmhouse which have been demolished over time. The Barn style building does not over dominate the site as it is not in close proximity to the Clay Farmhouse and is within a suitable setting.
- 8.13 The re-use and relocation of the Pole Barn as a cycle and bin store is considered acceptable. Its positioning is to the south east corner of the application site, directly in front of the Barn style building (see appendix A). It utilises the previous appearance of the Pole Barn along with suitable

materials to ensure the building is in harmony with the character of the surrounding area particularly the curtilage of the Listed Building.

- 8.14 The City Council's Conservation officer supports the proposals and considers them to be acceptable subject to conditions including further details of materials for the new road and hard standing (Condition 15) to ensure the most appropriate colour and finish. In addition Condition 12 will ensure that the main roof and one of the lower roofs of the building will be of a suitable material which reflects the character of the site addressing concerns.
- 8.15 The objections to the application have been considered but, given the reasons set out above are not considered that these objections are justifiable in planning terms.
- 8.16 In conclusion in urban design and conservation terms, it is considered that the design of the proposal is acceptable and is compliant with Cambridge Local Plan (2006) Policy 3/7 and is not considered an overdevelopment of the site addressing concerns raised within Policy 3/10. The proposal successfully preserves the setting of the listed building in line with Policy 4/10. Conditions 12 and 14 have been applied to ensure that materials and boundary treatment are of good quality and sympathetic to the surrounding area.

Landscape

- 8.17 The recently revised site layout shows that the post and rail fence will be moved from its current position to allow for a turning area for refuse and emergency vehicles. The post and rail fence around the paddock would be raised to 1500mm. The height of this post and rail fence will retain the character of the site allowing views across the curtilage of Clay Farmhouse to remain. The proposal is therefore be acceptable against Local Plan Policy 3/3.
- 8.18 A close boarded fence is to be used for the boundary to the farmhouse, consistent with what currently bounds the garden. Although it will be relocated it will remain as the same boundary treatment reflecting and retaining the character of the site. It is therefore considered that the landscaping proposals accord with Local Plan Policies 3/4 and 3/11. Condition 15 has been applied for the full landscape details before development takes place.

Sustainability

- 8.19 The development has been designed to a sufficient sustainable level, incorporating energy saving design work through suitable use of materials, a appropriate location and good design. It is therefore considered acceptable against Local Plan Policies 3/1 and 3/12.

Housing Mix and Affordable Housing

- 8.20 The current application proposes eight residential units comprising of 4 one bed unit, 2 two bed units and 2 three bed units. The 8 units proposed are

below the adopted Cambridge Local Plan 2006 current threshold for affordable housing provision. In the emerging Cambridge Local Plan 2014 Policy 45 requires developments between 2 and 9 dwellings to provide 10 percent affordable housing and Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the percentage of affordable housing sought will apply to the larger area as a whole. However this is subject to substantive objections and yet to be considered through the ongoing Local Plan review so cannot be accorded any substantive weight. Although there was a previous approved residential scheme for 6 dwellings adjacent, this approval was granted in 29.10.2009 and has been completed sometime since. It would therefore be difficult to link it to the current proposals, in terms of aggregating any affordable housing requirements, especially as this part of the site came forward originally for non-residential as opposed to residential use and was amended to a residential proposal on officer advice.

- 8.21 The proposed residential mix which provides a range of unit sizes is considered to be acceptable in terms of the City Council's adopted affordable housing policies as set out in Policies 5/1 and 5/5 of the Cambridge Local Plan 2006.

Residential Amenity

- 8.22 The main façade does not directly cause any overlooking or loss of privacy, there is adequate separation from the adjacent neighbouring properties to the north and south. The barn style building sits well within its location and does not create any overbearing impacts. The neighbouring property to the south west is in closest proximity but with suitable distance of 15m up to their boundary, it is considered an acceptable relationship with no adverse impact on privacy (see appendix A).
- 8.23 The longest boundary the proposal shares is with 98 Long Road, the Barn building is positioned far back adjacent to the rear end of the neighbouring garden with no direct overlooking. The six residential properties to the north of the site are set far enough away, with Hudson Close and the curtilage of Clay Farm House in between. Windows on the side elevation serving bathrooms have been obscure glazed to reduce overlooking; those on the existing elevations are suitably positioned with no overlooking directly. Overall the design of the development has a positive impact on its setting without any overlooking from its height, scale and form.
- 8.24 Conditions 3 and 4 have been recommended to control hours of delivery and construction during the development stage to protect the amenity of nearby properties.
- 8.25 The proposed dwelling will provide a spacious rear garden and green area to the front of the property which will provide more a good level of amenity for

future occupiers to enjoy. There is good defensible space around the ground floor units to ensure a level of privacy is provided.

- 8.26 No neighbouring properties are adversely affected by the relocation of the Pole Barn; fenestration along the paddock for Clay Farmhouse adjacent screen views from the south and its positioning in the south east corner of the site hides much of it from street view. The development is therefore considered to be compliant with Cambridge Local Plan (2006) Policy 3/12.

Highways/ Car Parking

- 8.27 The site has vehicular and pedestrian access from Hudson Close off Long Road. The access also serves the existing 8 dwellings and Clay Farm House. A total of 9 car parking spaces are located on the west part of the site. 8 will be allocated for apartments, 1 will be used by visitors. A disabled car parking space is also located close to the main entrance of the building. The parking provided complies with the Cambridge Local Plan (2006) parking standards require one space for units up to 3 bedrooms. The disabled parking is a short walking distance from the main entrance. The parking provision is therefore in accordance with the adopted standards.
- 8.28 The Highways Officer considers that although the proposal results in more than 5 dwellings served from a private road, this is acceptable in highways terms, given that the Highways Authority will not be adopting the road. It is not considered that the increased use of the access road arising from the increased number of units within this proposal would have an adverse impact on highways safety or would result in unacceptable impacts. The scheme has been assessed by waste and highways officers to ensure that the development can be accessed satisfactorily by waste collection vehicles and is considered to be acceptable on this basis. The application is therefore in accordance with Policies 8/1 and 8/2 of the Cambridge Local Plan (2006) as it will not have a negative transport impact.

Cycle Parking

- 8.29 The Pole barn has been re-positioned slightly to the north east of the proposal and will contain parking for up to 20 cycles which is a suitable location and clearly marked in the proposed plans. The number exceeds the required 14 spaces for the number of bedrooms within the proposed development as set out in the City Council's Cycle Parking standards. It also encourages a sustainable mode of transport within the site. The proposal is acceptable against Local Plan Policy 8/6.

Refuse Arrangements

- 8.30 The site provides a paved collection point located to the north of the development for refuse vehicle to access bins within 10 metres walking distance. A covered and secure bin and cycle store is placed on the northeast corner of the site which can easily be accessed by residents. Residents would

be responsible for moving the bins into the collection point. Following consultation advice amended plans were submitted showing adequate tuning areas for oncoming refuse Lorries along Hudson Close). It is officers opinion that the application is in line with Local Plan Policy 3/12 creating a sustainably designed development serving new residents.

Section 106 contributions

- 8.31 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.
- 8.32 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.
- 8.33 In bringing forward these recommendations in relation to the Planning Obligations for this development these requirements have been considered.
- 8.34 This application was received after 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.
- 8.35 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.
- 8.36 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.

- 8.37 In this instance, it has not been possible to identify any specific projects to which this development could contribute on a proportionate basis, in the context of the CIL tests.

9.0 Conclusion

- 9.1 The development is considered to be acceptable against the relevant Local Plan Policies and would not be detrimental to the character of the site especially the curtilage of the adjacent Clay farmhouse.
- 9.2 The development does not impact the adjacent Clay Farmhouse and provides a design which fits into the character set by the farmhouse. Overall it should be considered acceptable against Local Plan Policies.

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. 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)

4. 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)

5. 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)

6. 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.

7. 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 6 and in accordance with the approved investigation strategy agreed under clause (b) of condition 6, 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.

8. 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 9 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.

9. 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 7 and implemented under condition 8 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

10. 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.

11. 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 7 above. The approved remediation shall then be fully implemented under condition 8

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.

12. Before starting any brick work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated

in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006 policy 4/10)

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

Reason: To avoid harm to the special interest of the listed building (Cambridge Local Plan 2006 policy 4/10)

14. Boundary treatment: 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. (Cambridge Local Plan 2006 policies 3/4, 4/10, 3/11 and 3/12)

15. Hard and soft landscaping: No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (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)