

PLANNING COMMITTEE**Date: 1st June 2016**

Application Number	15/2350/FUL	Agenda Item	
Date Received	21st December 2015	Officer	Michael Hammond
Target Date	21st March 2016		
Ward	Trumpington		
Site	Crossways Gardens Cambridge Cambridgeshire CB2 9JT		
Proposal	Construction of part two and part three storey block to create ten new apartments, , including alterations to parking layout and soft landscaping works, within the existing Crossway Gardens complex.		
Applicant	C/O Agent United Kingdom		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposal would not adversely impact on the amenity of neighbouring properties. - The proposal would not lead to a significant increase in on-street parking in the surrounding area. - The proposed development would respect the setting of the adjacent building of local interest and would not harm the character or appearance of the Conservation 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, Crossways Gardens, is comprised of a large three-storey block of residential flats which has been recently renovated. The front (north) of the site, adjacent to Anstey Way, is formed of soft landscaping whilst the rear of the site is predominantly hardstanding car parking. The building is designed in brick with high levels of glazing and has a slate hipped roof.
- 1.2 To the west of the site lies Crossways House and the Wickets which are also three-storeys in height and serve as residential flats. There is a thatched semi-detached cottage immediately to the south of the site at 105 and 107 High Street which is a Building of Local Interest (BLI). The row of two-storey terraced properties at nos.10 to 20 Foster Road is to the east of the site with the gardens of these properties backing on to the application site.
- 1.3 The Trumpington Conservation Area is situated immediately to the south and west of the application site. The site does not fall within the Conservation Area. Nos.105-107 High Street is a BLI.

2.0 THE PROPOSAL

- 2.1 The proposal, as amended, seeks planning permission for the construction of a two-and-a-half storey building to accommodate ten new additional dwellings. The proposed layout of the building would be arranged as follows:

Floor	Number of bedrooms
Groundfloor	4
First-floor	4
Second-floor (roof space)	2

- 2.2 The proposed building would occupy a footprint of approximately 225m² in part of the rear car parking area of Crossways Gardens. The proposed building would measure approximately 5.5m to the eaves and 9.15m to the ridge at its highest point. The proposed building would be designed in a combination of heather/ grey facing brickwork and Anglesey buff brickwork. The building would have a hipped concrete tiled roof.

2.3 The application would also seek to return much of the space around the proposed building to soft landscaping in place of the existing hardstanding. The existing uncovered cycle racks which are situated on the northern-most car parking spaces would be removed and a new secure covered cycle shelter would be erected to the east of the proposed building. This proposed cycle store would accommodate 54 spaces and the proposed block plan demonstrates that 10 additional spaces could be provided at the front of the site for visitor parking. A detached refuse store would be provided immediately to the north-west of the proposed building.

2.4 The proposal has been amended from the original submission to show the following changes:

- Reduction in scale/ mass of building from three-storey to two-and-a-half storey.
- Reduction in number of proposed units from 11 to 10.
- Removal of second-floor balcony/ terrace
- Introduction of angled windows and velux windows to replace regular windows on south elevation.

3.0 SITE HISTORY

Reference	Description	Outcome
12/1279/FUL	Internal alterations to create 3 additional dwellings in the roofspace (2 one bedroomed flats and 1 three bedroomed flats), external alterations and construction of new car parking spaces.	Permitted.
12/1134/FUL	Internal alterations to create 6 additional dwellings (6 studio apartments), external alterations and construction of new parking spaces	Permitted.
12/0681/CL2PD	Application for a certificate of lawfulness under Section 192 for unrestricted use as a mix of 42 separate self contained private residential flats and studio apartments (C3).	Certificate Granted

C/94/0007	Extensions to elderly persons home (direction of single-storey entrance extension in addition of pitched roof to building).	Permitted.
C/70/0628	Erection of shelter for invalid carriage in existing car park	Unknown.
C/68/0064	Erection of 3 storey building to provide 33 single and 6 double flats for elderly persons with Warden accommodation	Permitted.
C/67/0160	Erection of flatlets for old people together with commercial accommodation, Wardens flat, car parking and site works	Permitted.
C/66/0385	Erection of 10 shops with flats and 8 houses	Refused.
C/66/0181	Erection of 10 shops with flats and 8 houses - Anstey Way	Withdrawn.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 4/4 4/11 4/12 4/13 5/1 8/2 8/4 8/6 8/10 8/16

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) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cambridge and Milton Surface Water Management Plan (2011) Cycle Parking Guide for New Residential Developments (2010) Buildings of Local Interest (2005)
	<u>Area Guidelines</u> Trumpington Conservation Area Appraisal (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)

Original Comments (30/12/2015)

- 6.1 The applicant must provide a short Transport Statement explaining, inter alia, any changes in traffic generation (all mode) and parking demand resultant from the proposal.

Comments on Transport Statement (30/12/2015)

- 6.2 The applicant has now provided a statement regarding parking demand and, whilst this has proven generally useful it refers to residents applying for permits to park within the site.
- 6.3 As parking is free on the surrounding streets, I need to verify whether or not the permit system would act as a deterrent to a resident applying and so need to know whether there is a charge for applying or administering the permit and, if so, how much.

Comments on Parking Permits (14/01/2016)

- 6.4 The information provided addresses the Highway Authority's concerns and validates the information previously provided.

Cambridgeshire County Council (Growth & Economy Team)

- 6.5 There is no basis to seek developer contributions for; education, libraries or strategic waste. This is because the development is not expected to accommodate many, if any children and so any children that do arise from the development would be provided for through existing provisions. The development would be served by the new library at Clay Farm, and would not require expansion as a result of this development. The Council has pooled 5 S106 agreements for the Cambridge area and therefore cannot seek any further contributions to expand strategic waste provision. Any waste will be mitigated through existing provisions.

Refuse and Recycling

- 6.6 No objection.

Urban Design and Conservation Team

Original Comments (19/01/2016)

- 6.7 The submitted scheme cannot be supported in design and conservation terms. The height and proximity of the proposed block to the southern site boundary will result in overbearing and overlooking impacts to the BLI (No. 105 Trumpington High Street) and its rear garden and will notably compromise its setting. The fact that the Conservation Area is drawn around the land at 105 and 107, and that the properties themselves are BLIs, indicates an historically significant part of Trumpington which should be protected. The large expanses of brickwork and flat roofs form a poor relationship with Crossways Gardens.

Comments on Amended Scheme (04/02/2016)

- 6.8 The amendments have addressed previous concerns relating to scale and massing, overlooking and overbearing impacts to No. 105 Trumpington High Street. A shadow study should be provided in plan view to determine the level of overshadowing to the shared amenity space to the south of Crossways Gardens. The location of the cycle store should be agreed with Arboricultural and Landscape colleagues given the potential for impacts to the retained tree. Proposed boundary treatment

(separating the private thresholds) and materials should be conditioned.

Comments on Shadow Study Assessment (29/02/2016)

- 6.9 A shadow study assessment has been provided to demonstrate the level of overshadowing to the shared amenity space to the south of Crossways Gardens. Drawings 16-02 and 16-03 confirm that the proposed block would not cast shadows over the communal amenity space or existing building on the 21st March or 21st June equinox. A limited amount of overshadowing occurs on the 21st December plan (drawing 16-04), however this is limited to a small proportion of the amenity space and ground floor accommodation. The level of overshadowing is acceptable in design terms and would not result in adverse amenity impacts to existing residents within Crossways Gardens.

Senior Sustainability Officer (Design and Construction)

- 6.10 To conclude, while the general approach to renewable energy is supported further detail in relation to carbon calculations is required. I would encourage the applicant to go further in relation to some aspects of sustainable design and construction, notably in relation to water efficiency and the responsible sourcing of materials. A key area where more information is required prior to determination of the application is in relation to the Surface Water Drainage Strategy for the site. Until this information is submitted and advice sought from the Council's Sustainable Drainage Engineer, I am unable to give this application my full support. Renewable energy conditions recommended.

Cambridgeshire County Council (Lead Local Flood Authority)

Original Comments (01/03/2016)

- 6.11 We request that the applicant to provide the additional information:
- Infiltration test results (that should have been undertaken in accordance with BRE 365)

- A clearly labelled drainage layout plan showing pipe networks and any soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

Second Comments (04/04/2016)

- 6.12 It is not clear from the submitted soakaway design document (S1B, dated March 2016), whether the applicant has included the 30% climate change allowance to calculate the storage volumes. It seems that the applicant has only used the 100 year rainfall data to calculate the required storage volume.
- 6.13 We request the applicant to recalculate the required storage volume, including the appropriate allowance for climate change.

Third Comments (08/04/2016)

- 6.14 The additional information is acceptable. No objection to the application, subject to drainage condition.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

Original Comments (19/01/2016)

- 6.15 The proposal is not supported. There is a large increase in impermeable surfacing which could potentially lead to an increase in flood risk and there has been no surface water drainage strategy submitted.

Second Comments (29/02/2016)

- 6.16 Although the use of infiltration is encouraged, there is no submitted information with regard to infiltration testing to BRE 365 that would demonstrate that this is an acceptable method of surface water disposals.
- 6.17 The location of the soakaways should also be noted on a plan as they should be located 5m away from buildings/roads and not impact on trees and the landscape.

Third Comments (05/04/2016)

- 6.18 Although the applicant has submitted information regarding the proposed drainage, the soakaway calculations do not include a factor for climate change. It should be demonstrated that there is no flooding of any building for a 1 in 100 year event plus an additional 30% for climate change.

Final Comments (08/04/2016)

- 6.19 The additional information provided is acceptable. No objection subject to drainage condition.

Head of Streets and Open Spaces (Tree Team)

- 6.20 No objection, subject to tree works condition.

Head of Streets and Open Spaces (Landscape Team)

- 6.21 No objection, subject to landscaping conditions.

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

- 6.22 The revised proposal is acceptable.

Environment Agency

- 6.23 For your information this application falls within Flood Risk Standing Advice. In line with current government guidance on Standing Advice, it will be necessary, in this instance, for your Council to respond on behalf of the Environment Agency in respect of flood risk and/or surface water drainage issues. No objection subject to contaminated land condition and informative.

Anglian Water

- 6.24 No objection, subject to drainage condition.

Cambridgeshire Constabulary (Architectural Liaison Officer)

6.25 The proposed new covered cycle shelter located to the north of the existing block is appropriate if this is intended for visitors only. No objection to the application.

Environmental Health Team

6.26 No objection subject to the following conditions:

- CC63 – construction hours
- EH1 – collection during construction
- PILING – piling
- ELSUBS – Substation Noise
- Substation Informative

UK Power Network

6.27 Ideally UKPN would require vehicular access to the substation.

Consultations with Service Managers

6.28 I have consulted the following Service Managers regarding potential mitigation measures to address demands for Informal Open Space/PlaySpace, Indoor/Outdoor Sports Facilities and Community Facilities:

- Development Manager (Streets and Open Spaces)
- Recreation Services Manager
- Community Funding Development Manager

6.29 No potential mitigations measures to address demands were identified by any of the consulted service managers.

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 objection to the application:

2 Crossways Gardens	28 Crossways Gardens
41 Crossways Gardens	5 Crossways House
10 Crossways House	14 Foster Road
105 High Street	105A High Street
107A High Street	Bidwell House, Maris Lane

7.2 The representations can be summarised as follows:

Residential Amenity

- Overshadowing/ Loss of Light
- Further detail on the shadow study assessment is required.
- Visual enclosure/ dominance
- Overlooking/ loss of privacy
- Noise and disturbance from future occupants.
- Noise and disturbance during construction process.
- The proposal would not accord with the Human Rights Act, Protocol 1 Article 1.

Design/ Character

- The proposed development would ruin the setting of the BLI cottage and harm the Conservation Area.
- The proposed building is not in keeping with the surrounding area.
- The proposal could harm trees in the rear garden of Foster Road properties.
- The density of development is too high.
- The proposal would detract from the open, spacious and tranquil setting.

Refuse Arrangements

- The existing refuse area is at full capacity and could not accommodate the proposed development.
- Inadequate refuse provision.

Traffic/ Highways

- Potential damage to access road from construction traffic.

Car and Cycle Parking

- Loss of car parking/ increase in parking pressure on surrounding area.
- Inadequate car parking
- Inadequate cycle parking
- The existing cycle parking the applicant refers to does not exist.
- The existing cycle parking arrangements are inadequate.

7.3 The owner/occupier of the following address has made a representation neither objecting to or supporting the application:

- 12 Crossways House

7.4 The representations can be summarised as follows:

- The road should be repaired if any damage is caused by construction vehicles.
- Signage for Crossways Gardens resident's car parking should be in place to avoid occupants parking in the car park of Crossways House.

7.5 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 (and impact on heritage assets)
3. Renewable energy, sustainability and drainage
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking

8. Third party representations
9. Planning Obligations (s106 Agreement)

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The site lies in a residential area and, in my opinion, the principle of erecting a new building to accommodate additional residential development on the rear of the site is acceptable.
- 8.3 Policy 3/10 of the Cambridge Local Plan (2006) states that residential development within the garden area or curtilage of existing properties will not be permitted if it will:
 - a) Have a significant adverse impact on the amenities of neighbouring properties through loss of privacy, loss of light, an overbearing sense of enclosure and the generation of unreasonable levels of traffic or noise nuisance;
 - b) Provide inadequate amenity space, or vehicular access arrangements and parking spaces for the proposed and existing properties;
 - c) Detract from the prevailing character and appearance of the area;
 - d) Adversely affect the setting of Listed Buildings or buildings or gardens of local importance located within or close to the site;
 - e) Adversely affect trees, wildlife features or architectural features of local importance located within or close to the site; and
 - f) Prejudice the comprehensive development of the wider area of which the site forms part
- 8.4 Section f of this policy is not relevant as it would not prejudice the comprehensive development of the wider area. Sections a and b have been assessed in the 'Residential Amenity' section of this report, whilst sections c, d and e are covered in the 'Context of site, design and external spaces (and impact on

heritage assets)' section. Subject to the detailed assessment below the proposal is considered to be compliant with these criteria, subject to conditions, for the reasons set out in the relevant chapters of this report.

- 8.5 In my opinion, the principle of the development is acceptable and in accordance with policies 3/10 and 5/1 of the Local Plan (2006).

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

Response to context

- 8.6 The site lies within an established residential area and there is an eclectic mix of house types and styles. Crossways Gardens is a three-storey building which occupies a large but unorthodox footprint. This residential development is set back from the road and sits comfortably within the plot, with large areas of landscaping and hardstanding to the south, west and north of the main building.
- 8.7 Crossways House, situated to the west of the site, is of a similar scale and mass to Crossways Gardens but is different in its detailed design to Crossways Gardens. The footprint is that of an L-shape and the design and materials palette is far more basic and orthodox in appearance with a simple yellow brick construction and a pitched red tiled roof. These properties are served by a large communal garden space which is closed off from public view by the building itself and the dense tree and hedge planting fronting Trumpington High Street.
- 8.8 The Wickets, also to the west of the site, is another three-storey residential development. This development is relatively unique and modern in the context of the area as it has a part mono-pitched, part flat dark grey pantile roof, and designed in a combination of brick and render, with limited outdoor amenity space for the ground floor flats.
- 8.9 Nos.105-107 High Street, to the south of the site comprise a one-and-a-half storey thatched hipped roof cottage building which is designated as a BLI. There are no other properties like this in the local vicinity.

- 8.10 To the east of the site is the row of properties along Foster Road which are uniform to one another in design, scale and form. These properties are all rendered with pitched tiled roofs, as is characteristic of the vast majority of residential development to the east of the application site.
- 8.11 In assessing the surrounding context, the urban morphology, grain and pattern of development is varied and there is no overriding form of development in this area. House styles, scales and designs also range considerably and so I consider there is scope to apply a degree of flexibility to the proposed development.
- 8.12 In general, the proposed development adopts its overall form and massing from the main building of Crossways Gardens which is unsurprising given that the proposed building is within the curtilage of this site. The siting and footprint is smaller than the main building, and the height of the building has been set below the main building of Crossways Gardens to read subserviently. I believe the proposal accords with the pattern of development in the surrounding area and would not appear out of context.

Movement and Access

- 8.13 The main entrance to the proposed flats would be on the north elevation facing towards the existing flats of Crossways Gardens. The refuse store for future occupants would be less than 10m to the west of the building and the cycle store would be roughly 10m to the east of the main entrance. The main walking route out to the wider area from the proposed entrance would be to the north-west and would involve walking across the re-configured car park for a distance of approximately 18m. Whilst walking across this hardstanding is not ideal, I am not convinced that this arrangement would be dangerous or represent a poor quality entrance to future occupants. There would be a reasonable separation distance between the parking spaces to the north and the natural desire line from this entrance to the nearest pavement to the north-west. The entrance has also been recessed behind the front building line and so users of this entrance would not be stepping out immediately onto the hardstanding when leaving the building. The main entrance and cycle store would be subject to extensive levels of active frontage and surveillance from

windows on the south elevation of the existing building as well as the north elevation of the proposed building.

- 8.14 I understand that UK Power Network would ideally require vehicular access to the substation in the south-east corner of the site for maintenance purposes. However, this is considered to be a legal/ civil matter between the land owner and the UK Power Network and there is no planning reason to object to the proposal on this basis.

Layout

- 8.15 The building would be sited to the rear of the main building and would be relatively secluded from public view due to the existing built form which surrounds the site. The main communal outdoor amenity space for the future occupants would be to the south and east of the building and there would be windows at ground-floor level, as well as first-floor on the east elevation, which overlook this space to provide a degree of natural surveillance. The proposed building would read as being comfortable and not cramped within the plot and is set a sufficient distance from the existing building of Crossways Gardens to ensure the proposal does not appear as an overdevelopment of the plot. There would be ample green spaces around the building and I consider the proposal does not appear as too high a density for the site or negatively impact on the setting of the BLI in this way.

Scale and massing

- 8.16 The proposed development would be two-and-a-half storeys in scale and would be subservient in height and mass to that of the existing building at Crossways Gardens. The Urban Design and Conservation Team is supportive of the proposed building from a scale and massing perspective:

“The amended drawings describe a structure notably different to that originally proposed. Whilst the current iteration is extremely boring to look at, it is to some small extent unsurprising, as it tries to mediate between the bulk and form of the modern residential block immediately to its north, and the small, early C20th thatched cottages to its south. Crucially, from a conservation perspective, its scale has been reduced and with the introduction of a hipped roof the massing becomes

acceptable. The impact on the setting of the thatched houses is still obvious, but the magnitude of that impact has been reduced. Therefore the conservation team does not object to the proposed development.”

- 8.17 I agree with the advice of the Urban Design and Conservation Team and consider the proposed scale and massing would not appear out of context or detract from the special interest of the BLI or the character and appearance of the Conservation Area.

Open Space and Landscape

- 8.18 Each of the ground floor units would have their own private threshold/ patio space whilst the upper floor units would have access to the communal garden to the south and east of the building. The vast majority of the upper floor flats in the wider area do not benefit from their own dedicated private amenity space and so I consider this arrangement to be acceptable in the context of the area.

- 8.19 The proposed development would involve the replacement of a large quantity of the existing hardstanding with soft landscaping which is supported. The Landscape Team is supportive of the proposed open space and landscaping and has recommended conditions relating to boundary treatment and landscaping details. I agree with this advice and have recommended the conditions accordingly.

- 8.20 The Tree Protection Plan provided by the applicant demonstrates that the existing tree on the eastern part of the site, as well as trees along the boundaries of properties on Foster Road, will not need to be removed as a result of the proposed cycle storage building. The Tree Officer is satisfied with the provisional information provided and has recommended a condition to provide further details regarding works to trees.

Elevations and Materials

- 8.21 The proposed building would be designed in a combination of heather/grey facing bricks for the ground floor and Anglesey buff bricks for the first floor. The use of brick is generally supported as it is reflective of the surrounding area and the variation in brick types will help to reduce the perceived massing and provide a sense of individuality. The proposed

hipped roof is supported as it helps to break up the box like appearance of the block and forms a positive relationship with the Crossways Gardens block and transitions successfully with the smaller cottage to the south. A materials sample condition has been recommended in accordance with the advice of the Urban Design and Conservation Team.

8.22 In my opinion, subject to conditions, the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11, 3/12, 4/4, 4/11 and 4/12.

Renewable energy, sustainability and drainage

8.23 Policy 8/16 of the Local Plan requires at least 10% of the development's total predicted energy requirements to be obtained from renewable energy sources. The application proposes to implement photovoltaic panels to meet the 10% requirement, although the calculations and information provided for this is relatively limited. The Council's Sustainability Officer is agreeable to this further information and calculations to be provided by way of condition rather than prior to determination. I agree with this advice and consider the proposed use of photovoltaic panels to be acceptable in principle, subject to further detail being provided through condition.

8.24 The Council's Sustainability Officer initially objected to the proposal due to the lack of a drainage strategy and measures to deal with water efficiency, although the Officer did state they would be supportive if the Council's Sustainable Drainage Engineer was satisfied with any additional information provided.

8.25 The Council's Sustainable Drainage Engineer and the Lead Local Flood Authority objected to the application as submitted due to the lack of a drainage strategy and further information was requested. The applicant has since submitted additional information and calculations which both of these consultees are now satisfied with, subject to a condition to provide a full management and maintenance plan for drainage. It is noted that Anglian Water have also requested a similar worded condition be applied and so this has been incorporated into the aforementioned condition. The Environment Agency has not raised an objection to the application subject to a contaminated land condition and informatives regarding water run-off and

drainage. This condition and informatives have been recommended accordingly.

8.26 In my opinion, subject to the conditions, the proposal is in accordance with Cambridge Local Plan Policies 3/1, 4/13, 8/16 and the Sustainable Design and Construction SPD 2007.

Residential Amenity

Impact on amenity of neighbouring occupiers

8.27 The main considerations from a residential amenity impact perspective are the potential impacts on the following surrounding properties:

- Crossways Gardens Flats (to the north)
- Crossways House Flats (to the north-west)
- The Wickets Flats (to the west)
- Nos. 105a – 107 High Street (to the south)
- Nos. 10 – 20 Foster Road (to the east)

8.28 I have assessed the impact on each of these properties in turn below.

Impact on Crossways Gardens Flats

8.29 The proposed development will be clearly visible from the south facing flats of Crossway Gardens. The flats on the west, north and east elevation will be unaffected from a visual perspective in respect of their orientation facing away from the proposed development.

8.30 In terms of overlooking, concerns have been raised from some of these flats due to the views out from the proposed development onto these properties. There would be windows at ground-floor and first-floor level on the north elevation which would face directly towards these neighbouring properties. At ground-floor level, the proposed windows would serve the bedrooms of the studio flats and would be separated over 19m from the windows of Crossways Gardens directly opposite. There would also be a row of parked cars and low level landscaping from this line of sight which would provide a degree of privacy buffering. Furthermore, the main outlooks for these studio rooms would be on the west and east elevations

respectively and these alternative outlooks are served by large glazed patio doors which lead onto each of the studio flats outdoor private thresholds. At first-floor level the relationship is similar with the main outlooks for the first-floor studio rooms out to the west and east and a comfortable separation distance of over 19m window-to-window between the existing and proposed development. I believe the separation distance and layout of these rooms is sufficient to prevent any significant loss of privacy to Crossways Gardens flats.

- 8.31 The west and east projecting wings of Crossways Gardens are positioned closer to the windows of the proposed development, with the nearest distance being roughly 11m. However the position of the windows on the east, west and north elevations of the proposed dwellings in comparison to these nearby flats would mean that the views would be relatively oblique and would not offer a direct line of sight towards these neighbours.
- 8.32 The proposed development would be visible from the south facing apartments of Crossways Gardens and so consideration as to whether the proposal would visually overbear these properties needs to be made. Again, the proposed development would be situated approximately 19m from these neighbouring windows opposite which is considered to be a modest separation distance. Furthermore, the eaves height of the north elevation is where the development is at its lowest at roughly 5.35m in height which would help to alleviate the visual presence of the building from these views. It is appreciated however that the ridge height on the north elevation is the point where the roof would be at its greatest height of 9.15m. Nevertheless, the apex of this ridge line would be sited over 24m from these windows as it slopes away from Crossways Gardens. Also the eastern-most and western-most sides of the building are set back considerably from the northern building line which will help to reduce the visual massing. In light of the above assessment, I am of the opinion that the proposed development would not appear visually overbearing from Crossways Gardens.
- 8.33 The position of the eastern and western wings of Crossways Gardens and orientation of the windows of these specific flats facing away from the proposed building is sufficient to ensure these outlooks are not visually enclosed. I do not doubt that the proposal will be visible from these flats when looking to the

south-east and south-west respectively, but, the natural line of sight from these outlooks is directly out to the south where the proposal will only be noticeable in peripheral vision. The proposed cycle store will be visible from the south facing windows of the ground-floor flat of the east wing of Crossways Gardens. The cycle store would be situated approximately 6.4m from the edge of this neighbouring properties private patio, and so slightly further than this when measured from the ground-floor south facing window. The proposed cycle store would be approximately 2.5m to the eaves with a ridge height of 3.6m and designed with a hipped roof. Whilst I appreciate that the proposed store would be noticeable from this patio and south-facing window, I am not convinced that it would be so visually oppressive as to harm this neighbour's amenity. There are currently already two car parking spaces immediately adjacent to this private patio, which already partially enclose this outdoor space. Furthermore, the cycle store walls would be designed with steel rails rather than a solid brick or render wall which is less visually obtrusive in my opinion. In addition to this, at 2.5m in height to the eaves with the roof sloping to the south, I judge that this would not harmfully enclose this neighbour's outlook and is on balance acceptable.

- 8.34 In respect of overshadowing, this is a key factor in assessing the impact on the amenity of the south facing apartments of Crossways Gardens due to the orientation of the proposed building directly to the south of the existing building. The applicant has submitted a shadow study to demonstrate the likely impacts on Crossways Gardens. This shadow study demonstrates that during the June equinox there would be no overshadowing of these neighbouring properties due to the position of the sun at its highest point and the subsequent minimal shadow the building would therefore cast. At the March equinox, the shadow study portrays that there would be no harmful overshadowing during the morning (09:00), midday (13:00) or afternoon (17:00) times of the day. There may be a small shadow cast over the eastern wing of Crossways Gardens in the afternoon. Nonetheless, this overshadowing would be relatively minimal and would only be for a very brief period of the day. The most obvious impact from an overshadowing perspective would be at the Winter equinox where the sun is at its lowest point and so the levels of shadow cast are typically greater than other times of the year. The shadow study demonstrates that during the morning the

western-most apartments of Crossways Gardens would be overshadowed by the development, at midday the central apartments and outdoor communal space would be overshadowed, and in the afternoon the east wing would experience some loss of light. In light of the above, it is inevitable that the proposed development is going to have an impact on some of the south facing flats at various periods of the day. Nevertheless, I am not persuaded that the impact would be so great as to significantly harm these neighbour's amenities to such an extent as to warrant refusal. The levels of light reaching each of these respective flats will remain as is for roughly two-thirds of the day and any overshadowing will be limited to a small period of the day. Furthermore, the levels of light reaching these adjacent flats throughout the remainder of the year will largely be unaffected.

- 8.35 I do not anticipate the noise and disturbance from comings and goings would be significantly worse than that at present for these neighbours. The site of the proposed building is currently occupied by car parking and the level of car parking would not be increased as a result of the proposed development. Therefore, I do not believe the movement of people coming and going to the proposed building would be significantly different than the existing vehicular movements in the car park. The use of the private outdoor thresholds or communal spaces would not, given the limited number of bedrooms, give rise to any harmful noise or disturbance from people using these outdoor spaces.

Impact on Crossways House Flats

- 8.36 The nearest windows on the east elevation of Crossways House would be over 40m from the proposed building. At this distance, I am confident that the proposal would not appear visually overbearing from these outlooks, or harmfully overshadow these neighbouring flats to the west of the site. The views from the west elevation of the proposed building out towards Crossways House would not lead to a harmful loss of privacy at these neighbouring properties due to the extensive separation distance involved.
- 8.37 Given that the proposed car parking is not increasing, I do not believe that there will be an increase in vehicular movements along the private road to such an extent as to harm these

neighbour's amenities. Similarly, pedestrian and cycle movements would not be significantly different to that of present and so I am content that movements up and down the private road to the car park will respect the amenities of these neighbouring properties.

Impact on The Wickets Flats

- 8.38 The Wickets is comprised of a three-storey block of flats situated approximately 40m to the west of the proposed development. This distance is considered to be sufficient as to ensure that there will be no significant loss of light or sense of enclosure experienced from the outlooks on the east elevation of these flats. The views from the west elevation of the proposed building towards these flats would not compromise the privacy of these nearby flats as the separation distance involved would prevent any harmful overlooking. The proposal is not deemed likely to give rise to any noise or disturbance for these neighbouring properties.

Impact on No.105a High Street

- 8.39 No.105a High Street is a detached property situated to the south-west of the proposed building. As this neighbour is situated south-west of the proposal, I am confident that there will be no harmful loss of light experienced at this neighbouring property. In terms of visual enclosure, I judge that the separation distance of over 45m between the rear (east) windows of this neighbour are far enough way to avoid being visually enclosed. This neighbour's garden would be within 12m of the proposed building, but, given the orientation of the proposed building to the north-east of this garden and the large size of this neighbour's garden, I am of the opinion that the proposal will not appear overbearing from this outdoor space. The views out to the west of the proposed building would allow for oblique views across this neighbour's garden but I believe that the natural line of sight from these windows will ensure that the privacy of this neighbour is not compromised. The proposal is not considered to give rise to any noise or disturbance for this neighbour. The communal garden is situated on the south-east corner of this site, away from this neighbour's garden.

Impact on no.107 High Street

8.40 No.107 High Street is comprised of the southern half of the semi-detached cottage to the south of the application site. There will be no loss of light experienced due to the position of this neighbour to the south of the application site. The proposed development has been designed so that the windows on the south elevation are angled facing to the south-east rather than directly south to limit the extent of overlooking of the neighbouring properties to the south. Whilst I acknowledge that this would allow for a view over this neighbour's garden, I consider that the angle and separation distance is sufficient to ensure that only the latter half of the garden would be overlooked and the privacy of this neighbour would be retained. There are also large trees along the boundary of no.107 and no.105 which would help screen the views from these proposed windows. There would be velux windows in the roof plane but these would be positioned at a height of over 1.5m above floor level. This would restrict views out to the south and prevent any harmful outlooks down towards this neighbour's garden. The proposed building would be over 23m from the garden of this neighbour and would only be visible when looking northwards. The remainder of the views out to the north-east, east and south-east would be unaffected by the proposed development. The use of the outdoor communal amenity space would not lead to a significant noise disturbance to this neighbour as the proposed communal garden would be used in a residential manner, similar to the existing context of the area.

Impact on no.105 High Street

8.41 No.105 High Street is the northern half of the semi-detached cottage situated to the south of the application site. Again, given the orientation of this neighbour to the south, I am confident there will be no overshadowing cast over this adjacent property. Similar to the preceding paragraph, the position of rooflights 1.5m above floor level is considered to be acceptable. It is acknowledged that the rear first-floor windows of the proposal would be within 6m of this neighbour's garden. However, as they would be angled so they face towards the latter half of this neighbour's garden, I am of the opinion that this neighbour would still have a sufficient level of private outdoor amenity space and that the level of privacy for this neighbour would still be acceptable.

8.42 It is acknowledged that this neighbour has raised concerns regarding the visual presence of the proposed building from their main outlooks. From my site visit at this neighbouring property, I consider this to be the key matter for assessment. The proposed development has been designed so that the south elevation is relatively low, with an eaves height of 5.6m which then slopes up to a ridge height of 8.4m in an attempt to reduce its visual prominence from this neighbouring property. This neighbour does have side (north) windows at ground-floor (kitchen) and dormer level (bathroom). The proposal would be over 12m to the north-east of these outlooks. Whilst I appreciate that 12m is not a significant separation distance, I believe the proposed building would be in the peripheral view of these windows by virtue of the position of the building to the north-east and so not in the main line of sight from these windows. Similarly, the proposal would be over 14m to the north-east of the nearest rear (east) facing windows of this neighbour. At ground-floor level there is a living room window and at dormer level a bedroom window. The main outlook for these windows out to the east would not be directly interrupted by the proposed development and the view of the proposal would be a more oblique view from these windows. As a result, while I do not dispute the proposed development would be visible from these windows, I am satisfied that the proposal would not visually enclose any of the windows of this neighbouring property to such an extent as to significantly harm this neighbour's amenity. The proposed building would be just over 6m to the north of the garden boundary of this neighbour. I acknowledge that the proposal will be clearly visible when looking out to the north from this garden, but again, I am not convinced that the visual presence will dominate or enclose this neighbour's garden. There would be a degree of soft landscaping buffering along the boundary of the application site to help soften the visual presence of the building. Furthermore, the main views out from this large garden to the east and south, which receive direct sunlight, would not be affected and I consider these outlooks to be more beneficial to this neighbour's amenity than the view out to the north. Consequently, on balance, I do not consider the proposed development would harmfully overbear or enclose this neighbour's key outlooks to such an extent as to warrant refusal of the application.

8.43 Given the presence of other residential gardens in the wider area, I deem the noise and disturbance arising from the communal garden and outdoor amenity area use would not be harmful to the amenity of this neighbour. The reduction in hardstanding car parking would arguably be an improvement in terms of reducing vehicle movements and subsequent revving of cars and car doors opening and shutting.

Impact on Nos.10-20 Foster Road

8.44 Nos.10-20 Foster Road is a row of six terraced properties situated to the east of the application site. The proposed development would be over 11m from the rear boundary of these neighbour's gardens and 35m from the rear windows of these properties. There are large trees at the end of some of these neighbour's gardens, as well as on the eastern side of the application site, which would help to buffer views of the proposed buildings from these gardens. Nevertheless, given the separation distance involved, I judge that the proposal will not visually enclose the gardens or windows of these neighbours. The proposed cycle store would be situated close to the garden boundaries of nos. 12 and 14 Foster Road. Nonetheless, the eaves height of this cycle store at 2.5m and ridge height of 3.6m is not considered to be of such a scale as to adversely enclose the views out to the west from these gardens.

8.45 In terms of overshadowing, I do not believe the likely impact on the gardens of these neighbours would be so great as to harm these neighbour's amenities. There may be a very slight increase during the winter months in the very late afternoon but this would be limited to an acute amount of garden area and would only be for a very short period of time. In respect of the separation distance and scale of the proposed building, I am of the opinion that there will not be a harmful loss of light experienced at these neighbouring properties.

8.46 With respect to overlooking, there would be views across to these neighbouring properties from the east elevation of the proposal. However, these views would be limited to the latter half of these neighbour's gardens and I do not consider this relationship would be significantly worse than that of the existing mutual inter-overlooking between neighbouring gardens along this terrace. Therefore, I do not deem the views would compromise the privacy of these neighbours.

8.47 The likely levels of noise and disturbance associated with future occupants using the communal garden or accessing the cycle storage building is not considered to be so great as to warrant refusal. The site is situated in a residential context and I do not anticipate the use of either of these functions would adversely disturb the tranquility of the gardens of properties along Foster Road.

Car Parking/ Pressure on Surrounding Streets

8.48 Planning permission was granted under planning references 12/1134/FUL and 12/1279/FUL for additional car parking at the rear of Crossways Gardens, replacing some of the existing landscaping. The latter of these permissions (12/1279/FUL) proposed a total of 27 car parking spaces. However the level of car parking physically on site at present does not accord with either of the previous permissions and is significantly higher than that which permission was granted for. There are currently 49 car parking spaces on-site. However, four of these car parking spaces are not available for use as they are occupied by cycle stands and so the actual usable number of car parking spaces is 45.

8.49 The application would return much of this unlawfully developed car parking back to soft landscaping and reduce the car parking on site down to 29 spaces, two greater than that previously approved. The proposed cycle store would also eliminate the need for the cycle stands which occupy four of the existing spaces and so these four spaces would be brought back into use. Nevertheless, there would be a net loss of 16 car parking spaces on-site and so the impact of car parking on the surrounding streets needs to be taken into account.

8.50 The applicant has provided a transport statement which explains that as of 5 January 2016, only 17 of the 51 flats use parking permits, and so approximately 33% of the car parking spaces are occupied on a regular basis. The site is considered to be highly sustainable in that it is well served by bus routes along Trumpington Road, is close to the guided bus stop and there are good cycle routes into the City Centre. The site is also within walking distance of the Trumpington Local Centre which is less than 100m from the site. The proposed increase in provision and quality of cycle storage will also encourage future

occupants, as well as those of the existing flats, to store cycles which will help to alleviate parking demand. The Local Plan (2006) has maximum parking standards and so there is no requirement for this development to provide any additional car parking. Overall, whilst I acknowledge that the number of car parking spaces will be decreasing and the number of residential units will be increasing, I am not of the opinion that the proposal would lead to an adverse impact on car parking pressures on the surrounding streets. This is because the site is in a highly accessible location, there would be improved cycle storage provision and sufficient evidence has been demonstrated in the transport statement to justify the proposed car parking arrangements.

Construction activities

- 8.51 The Environmental Health Team has recommended conditions relating to construction hours, collection times and piling. Given the context of the site and close proximity to residential properties, I agree with the imposition of these conditions to protect the amenities of neighbouring properties.
- 8.52 In my opinion, subject to conditions, 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, 3/7, 3/10 and 3/12.

Amenity for future occupiers of the site

- 8.53 Each of the proposed units would have an internal floor area of approximately 48m². The ground floor flats would each have their own private patio area of approximately 3.8m² and the recommended boundary treatment condition would ensure there is some form of landscaping to separate these from the large communal garden. The communal garden would be over 200m² and would provide ample outdoor amenity space for the occupants of the upper floor flats. All of the flats would be one-bedroom and so the dependency on providing outdoor amenity space is significantly less than that of a family dwellinghouse and so I am content that this proposal provides acceptable levels of outdoor amenity space. All habitable rooms would have acceptable visual outlooks. The Environmental Health Team has recommended a condition to require details of the noise emitted from the nearby electronic substation, and any

subsequent mitigation measures to the proposed building as a result of this, to be provided prior to commencement of development. I agree with this advice and consider that subject to meeting this condition, the proposal would provide a high quality living environment for future occupants.

- 8.54 A refuse store and cycle store would be provided for the proposed dwellings and the storage capacities of both of these stores are in accordance with the recommended levels and easily accessible. The site is within walking distance of services and facilities provided by the Trumpington Local Centre, and there would be suitable access to the city centre by way of public transport and cycle links.
- 8.55 In my opinion, subject to condition, 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, 3/10 and 3/12.

Refuse Arrangements

- 8.56 The proposal would provide a dedicated refuse store for the proposed building. The Waste Team are satisfied with the refuse arrangements proposed and I agree with this advice.
- 8.57 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.58 The proposal does not involve any works to the public highway. The Highway Authority has raised no objection to the application on the grounds of Highway Safety and I agree with this advice.
- 8.59 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.60 Paragraphs 8.62 – 8.64 of the report set out the current and proposed car parking arrangements. For the reasons set out in these aforementioned paragraphs, the proposed car parking

arrangements are considered acceptable. A car club informative has been recommended.

- 8.61 The original 42 flats of Crossways Gardens were formally used as elderly care accommodation and were then later used as independent dwellings, as regularised by planning reference 12/0681/CL2PD. As a result, there was never a requirement to provide any cycle parking for these residential flats. The additional nine flats developed within the Crossways Gardens building under planning references 12/1134/FUL and 12/1279/FUL were required to provide eleven cycle spaces for these new flats. The cycle parking for these two implemented permission was never carried out in accordance with the approved plans, which both proposed a detached secure covered cycle store. At present, cycle storage is provided on the parking hardstanding in the form of uncovered cycle stands. There appears to be more than the eleven required spaces for these additional flats but it is not clear precisely how many there currently are on site. It is evident however from visiting the site and from the representations received that these cycle racks are frequently used and there is very limited spare capacity for future occupants.
- 8.62 The application proposes to remove these existing uncovered cycle stands and replace them with a secure covered cycle store to provide 53 cycle spaces, and a smaller cycle shelter at the front of the site to provide 10 visitor cycle spaces. The quality and quantity of this provision would be a drastic improvement on the existing cycle parking arrangements and provide for both the existing and proposed dwellings on site. The Cycling and Walking Officer is supportive of the proposed cycle store and I agree with her advice. Whilst the number and location of the 10 visitor spaces have been shown, there are no details as to the proposed type of enclosure and cycle stands. Therefore, a condition has been recommended for this information to be provided prior to the occupation of the proposed development.
- 8.63 In my opinion, subject to condition, the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

8.64 The third party representations have been addressed in the below table.

Comment	Response
<p>Overshadowing/ Loss of Light Visual enclosure/ dominance Overlooking/ loss of privacy Noise and disturbance from future occupants. Noise and disturbance during construction process.</p>	<p>See paragraphs 8.27 – 8.52</p>
<p>Further detail on the shadow study assessment is required.</p>	<p>The level of detail provided in the shadow study is considered to be sufficient to make an informed assessment of the likely shadowing impacts on neighbouring properties.</p>
<p>The proposal would not accord with the Human Rights Act, Protocol 1 Article 1.</p>	<p>This part of the Act relates to an individual's right to peaceful enjoyment of their property. I have considered the potential amenity impact of the proposed development and consider that no significant harm would arise.</p>
<p>The proposed development would ruin the setting of the BLI cottage and harm the Conservation Area. The proposed building is not in keeping with the surrounding area. The proposal could harm trees in the rear garden of Foster Road properties. The density of development is too high. The proposal would detract from the open, spacious and tranquil setting.</p>	<p>See paragraphs 8.6 – 8.22</p>
<p>The existing refuse area is at full capacity and could not accommodate the proposed</p>	<p>The proposed dwellings would have their own dedicated refuse store and would not interfere with</p>

development. Inadequate refuse provision.	the existing refuse arrangements of Crossways Gardens. The proposed refuse provision is considered satisfactory.
Potential damage to access road from construction traffic. The road should be repaired if any damage is caused by construction vehicles.	The access road is a private road and does not form part of the public highway. This is a civil/legal matter and not a planning consideration.
Loss of car parking/ increase in parking pressure on surrounding area. Inadequate car parking	See paragraphs 8.48 – 8.50
Inadequate cycle parking. The existing cycle parking arrangements are inadequate.	See paragraphs 8.61 – 8.63
The existing cycle parking the applicant refers to does not exist.	The Local Planning Authority is aware that the siting of this cycle store on the existing site plan is an error and not reflective of the existing cycle parking arrangements.
Signage for Crossways Gardens resident's car parking should be in place to avoid occupants parking in the car park of Crossways House.	The parking of vehicles in parking spots allocated for Crossways House is a civil/ legal matter and this signage is not considered necessary.

Planning Obligations (s106 Agreement)

8.65 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.

- 8.66 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.
- 8.67 I have consulted the service managers who are responsible for the delivery of projects to offset the impact of development. The service managers have confirmed that there is insufficient evidence to demonstrate compliance with the CIL Regulations tests in relation to informal open space/play space/indoor sports facilities/outdoor sports facilities and community facilities.

Education

- 8.68 The County Council has confirmed that no contributions are sought from this project as the proposal would be for studio and one-bedroom dwellings generating very low numbers of child occupiers. The development would also be served by the new library at Clay Farm which would not require expansion as a result of the proposed development.

Waste

- 8.69 The County Council has confirmed that no contributions are sought from this project towards strategic waste as any waste would be mitigated through existing provisions.

Planning Obligations Conclusion

- 8.70 It is my view that planning obligations are not required in this case as there is no evidence to demonstrate where planning obligations will contribute towards and so the pooling of contributions would not pass the tests set by the Community Infrastructure Levy Regulations 2010.

9.0 CONCLUSION

- 9.1 In conclusion, I consider the proposed development would not detract from the special interest of the BLI or the adjacent Conservation Area, would respect the amenities of neighbouring properties and would provide a high quality living environment for future occupiers.

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. Electricity Substation (for existing substations affecting new residential)

Part A

Prior to the commencement of refurbishment/ development works, a noise report including a low frequency noise analysis and the provisions of British Standard (BS) 4142:2014 (Method for rating industrial noise affecting mixed residential and industrial areas) that considers the impact of the substation noise upon the proposed development shall be submitted to and approved in writing the local planning authority.

Part B

Following the submission of the noise report and prior to the commencement of refurbishment/ development works, a noise insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) for protecting the residential units from noise from the substation use shall be submitted to and approved in writing by the local planning authority

The scheme as approved shall be fully implemented before the use hereby permitted is commenced and prior to occupation of the residential units and shall thereafter be retained as such..

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

7. Prior to commencement and in accordance with BS5837 2012, a phased Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

The approved AMS and TPP will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2006 policy 4/4).

8. 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)

9. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. 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: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridgeshire and Peterborough Structure Plan 2003 policy P1/3 and Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. 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 boundary treatment shall 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).

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

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

12. No development shall take place until details of the maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent environmental and amenity problems arising from flooding (Local Plan 2006 policy 4/13)

13. Prior to the commencement of development, 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 policy 8/16).

14. The approved renewable energy technologies set out in the Renewable Energy Statement shall be fully installed and operational prior to the first occupation of the development and shall thereafter be retained as and remain fully operational in accordance with the approved maintenance programme.

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

15. No development shall commence until details of facilities for the covered, secured parking of bicycles for visitor parking 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)

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

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.

INFORMATIVE: Electricity substations are known to emit electromagnetic fields. The Radiation Protection Agency has set standards for the release of such fields in relation to the nearest premises. The applicant should contact The National Grid EMF unit on 0845 702 3270 for advice regarding the electric/magnetic fields that are associated with electric substations.

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

INFORMATIVE:

Surface Water Drainage:

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Foul Water Drainage:

Foul drainage from the proposed development should be discharged to the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonably available.

Pollution Prevention:

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Works to Ordinary Watercourses. Under the Flood Water Management Act 2010 Cambridgeshire County Council has been responsible for Ordinary Watercourses Regulation in this area. Any works to an ordinary watercourse, including culverting, may require prior written consent from the County. Please contact them at: FloodAndWater@Cambridgeshire.gov.uk (Tel: 01223 699155).