

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 17th August 2016

Application Number	16/0970/S73	Agenda Item	
Date Received	25 th May 2016	Officer	Mark Wadsworth
Target Date	24 th August 2016		
Parishes/Wards	CHH		
Site	Field at the corner of Coldhams Lane and Hatherdene Close, Cambridge		
Proposal	Section 73 application to vary condition 38 of permission 14/0028/OUT for residential development for up to 57 dwellings; proposing alternative vehicular access point location to that originally approved		
Applicant	Mr David Poole		
Recommendation	Approve subject to conditions		
Application Type	Major	Departure:	Yes/No

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

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located towards the south west of a rectangular shaped field immediately to the north east of Coldhams Lane and to the north and west of Hatherdene Close. At present the field is an arable field which is bounded on three sides by mature hedgerows and has a level change which runs from the highest point in the north-west corner to the lowest point in the south-east corner.

- 1.2 To the north-east and north-west of the site is Cambridge Airport and the associated runways and equipment. Hatherdene Close, to the south-east is a cul-de-sac, which contains a mixture of terraced houses and flats built during the 1970's. These properties line the northern and eastern sides of the close and are no more than 2-storeys in height.
- 1.3 Further to the south-east of the application site are residential properties on Rosemary Lane. On the other side of Rosemary Lane are a number of single storey industrial properties which are in a variety of B1(c), B2 and B8 uses. To the south of Coldhams Lane are a number of car dealerships with Coldhams Business Park located behind.

2.0 THE PROPOSAL

- 2.1 Outline planning permission was granted on the 2nd April 2015 (Ref: 14/0028/OUT) for residential development for up to 57 dwellings including houses and apartments, open space, landscaping and new vehicular access. Vehicular access into the site was the only detail approved at the outline stage (all other matters were reserved) with the following condition attached to the consent.

Condition.38: - The development, hereby permitted, shall be carried out in accordance with the following approved plans;

- *Site plan dated 22nd January 2014, ref: C12050.1*
- *Proposed access Layout drawing 1308-23 PL 501 dated 4th April;*
- *Visibility Splays site access drawing 1308-23 PL 503 dated 9th July*

- 2.2 The proposed S73 variation amendment is for the re-siting of the proposed vehicular access junction 8.6 metres to the west of the approved vehicular access. The proposed re-siting of the vehicular access will increase the amount of developable land on the site and enable the more efficient use of the site.
- 2.3 The applicant has provided the following statement in support of the application *"This minor change helps to provide better use of the land within the site and gives better spacing with adjacent junctions. However, overall it is considered to have a negligible impact overall in terms of highway safety"*.
- 2.4. It should be noted that there are two other concurrent planning applications pending determination for this site:
- a) a reserved matters application for the erection of 57 dwellings including 13No. 1-bed and 16No. 2-bed apartments together with 20 No. 3-bed and 8No. 4-bedroom dwellings, open space, car parking and circulation space including minor revisions to the position of the main vehicular access. Legally, this application cannot be processed until this S73 application for the amended access point has been determined as the reserved matters would

then relate to the new S73 outline permission that would result, if the S73 is approved.

b) A full planning application for a proposed residential development comprising 57 dwellings including houses and apartments, open space, landscaping and new vehicular access. This application is under consideration and if progressed would require a new S106 agreement to be completed.

2.5. Initial enabling works are being carried out on site currently. These are being kept under review by City Council officers.

2.6. The application is accompanied by the following information:

- A supporting technical note;
- Access Plan 1001-21233-B;
- A comparison drawing of the approved and proposed access 1002-21233-D

3.0 SITE HISTORY

Reference	Description	Outcome
C/63/0105	Residential Development	Refused 14.06.63
C/68/0457	Residential development	Refused
C/71/0533	Residential development	Approved 18.10.71
C/72/0433	Residential development	Refused 14.08.1972
C/72/0958	Residential development	Refused
2/26	Development Appeal	Dismissed 29.10.74
C/78/0319	residential development	Refused
C/84/1067	Outline application for the erection of high density residential units and associated roadworks	Refused 30.01.85
3/92	Development Appeal	Dismissed 05.11.85
14/0028/OUT	Outline application for up to 57	Permitted

	residential dwellings including houses and apartments, open space, landscaping and new access	02.04.2015
16/0058/ADV	Erection of advertisement hoarding including 'Weston Homes' logo on dibond vinyl sheeting	Not validated
16/0746/REM	Reserved matters approval for the erection of 57 dwellings including 13No. 1-bed and 16No. 2-bed apartments together with 20No. 3-bed and 8No. 4-bedroom dwellings, open space, car parking and circulation space including minor revisions to the position of the main vehicular access.	Not validated
16/0753/NMA	Non material amendment on application 14/0028/OUT for Revision to the approved access	Refused 24.05. 16
16/1181/FUL	Proposed residential development comprising 57 dwellings including houses and apartments, open space, landscaping and new vehicular access.	Registered and currently under consideration

4.0 PUBLICITY

4.1	Adjoining Owners:	Yes
	Site Notice Displayed:	Yes

5.0 POLICY

5.1 The application site and the wider field fall within allocated Site 9.01 of the Cambridge Local Plan (2006) for Cambridge East. This allocation is now covered by the Cambridge East Area Action Plan (CEAAP) 2008, a joint document adopted by both Cambridge City Council and South Cambridgeshire District Council reflecting the fact that the overall allocation sits within both administrative boundaries. The CEAAP is therefore the policy basis for the assessment of this application.

5.2 The relevant development plan policies from the CEAAP 2008 are set out below;

PLAN	POLICY NUMBER
CEAAP 2008	CE/1 - The vision for Cambridge East CE/2 - Development Principles

	CE/4 - The setting of Cambridge East CE/10 - Road Infrastructure CE/13 - Landscape principles CE/14 - Landscaping within Cambridge East CE/22 - Land drainage, water conservation, foul drainage and sewage disposal. CE/33 - Infrastructure provision
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5.2 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 - The Use of Conditions in Planning Permissions.
City Wide Guidance	Cambridgeshire Design Guide For Streets and Public Realm (2007)

5.3 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.

Within the Draft Local Plan 2014, policy 12 acknowledges that development on the safeguarded land will only occur once the site becomes available. With the Marshall Group announcing in 2010 that they do not have a deliverable airport relocation option, they propose to remain at Cambridge Airport for the foreseeable future. As such, the draft local plan proposes to replace policies CE/3 and CE/35 of the CEAAP with this policy. With this in mind, policy 12 acknowledges that there are three areas that can come forward ahead of the relocation, this site being one. As part of policy 26 of the draft local plan, it allocates sites for various uses throughout the city. This site is allocated for residential development with a capacity for 57 dwellings or the equivalent of 45 dwellings per hectare (dph).

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highway Authority has no objection to the proposed amendment, subject to detailed design

Urban Design and Conservation Team

- 6.2 The proposal to move the access road 8.6m to the west is acceptable in design terms. Detailed design of the junction including surface finishes will be resolved through the layout at Reserved Matters stage.

Head of Streets and Open Spaces (Landscape Team)

- 6.3 Landscape does not object to the relocation of the access, but is concerned that doing so may hinder future landscape potentials, particularly for trees due to the presence of an easement.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.4 No comment to make on the proposals
- 6.5 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:
- 9 Rosemary Lane
 - 18 Elfleda Road
 - 131 Church End
- 7.2 The representations can be summarised as follows:
- The proposals do not meet the design requirements of the Local Plan (2006)
 - No justification has been provided for the proposed development
 - Coldhams Lane is already busy and the addition of a new junction is likely to exacerbate this situation
 - The proposal will increase traffic using Church Road & Rosemary Lane as a 'rat run' which will seriously impact upon the quality of life in the area
- 7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and a site inspection the main issues are:
1. Principle of development
 2. Highways Impacts
 3. Landscaping
 4. Drainage
 5. Impact on adjacent properties

Principle of development

- 8.2 The application site is located on land which is incorporated within the Cambridge East Area Action Plan (2008) CEAAP, which establishes an overall vision and development principles for the wider Cambridge East major development site.
- 8.3 Policy CE/2 sets out the development principles for the wider Cambridge East site which requires each outline application for each major phase to demonstrate how it will integrate into the development as a whole. This policy goes on to outline the objectives of this new urban quarter, which will bring forward between 10,000 and 12,000 dwellings.
- 8.4 Outline planning permission was granted on the 2nd April 2015 (Ref: 14/0028/OUT) for residential development on this field for up to 57 dwellings including houses and apartments, open space, landscaping and new vehicular access. Vehicular access into the field was the only detail approved at the outline stage.
- 8.5 The proposal is to re-site the proposed vehicular access junction 8.6 metres to the west of the vehicular access approved at the outline stage and it should be noted that the proposed re-sited vehicular access junction is located wholly within the boundaries of the site granted outline planning permission for residential development under 14/0028/OUT. Moreover, the proposed resiting of the vehicular access will not prejudice the wider development of the new urban quarter.
- 8.6 Whilst objections have been raised to the principle of residential development on this site, this principle has been established by the extant outline permission and the relevant Local Plan and CEAAP policies. The principle of the development is therefore considered acceptable.

Highways Impacts

- 8.7 Policy CE/10 of the CEAAP (2008) requires that 'all roads will be designed and located to minimise and where possible avoid adverse impacts'.
- 8.8 It should be noted that the vehicular access into the site was the only detail approved at the outline stage for the wider residential development.
- 8.9 The current application proposes re-siting the location of the vehicular access junction approximately 8.6 metres further to the west. The County Highways

authority has assessed the current proposals and has confirmed that there are no objections subject to detailed design.

- 8.10 Objections have been raised on highways grounds from adjoining occupiers on the basis that Coldham's Lane is already very busy and this proposal would worsen the situation. Additionally, that the proposal would increase traffic and "rat running" through Church Road and Rosemary Lane. However, the principle of a new access has been established by the extant outline permission and the only difference is the amended junction location point which is considered to be acceptable in highways terms. For this reason, it is considered that the proposed development complies with policy CE/10 of the CEAAP (2008).

Landscaping

- 8.11 Policy CE/13 seeks to "*create a network of green spaces within the urban quarter which are pleasant and attractive and contribute to legibility*".
- 8.12 Although, the Landscape Team has raised detail design concerns they acknowledge that these concerns can be addressed at reserved matters stage for the wider residential development and as such do not raise any objections to the current proposals. The proposals are therefore in line with Policy CE/13 of the CEAAP (2008).

Drainage

- 8.14 The wider scheme of development for the site (14/0028/OUT) was assessed by the Sustainable Drainage Engineer who raised no objections to the scheme subject to the submission at reserved matters stage of a detailed surface water treatment strategy. It should be noted that the earlier outline scheme proposed a new vehicular access into the site which was taken into account when assessing the drainage strategy for the site. The resiting of the vehicular access will not adversely affect the drainage strategy for the development and the Sustainable Drainage Engineer has confirmed that he has no comments. The current proposals therefore comply with policy CE/22 of the CEAAP (2008).

Impact on adjacent residential properties

- 8.15 The nearest residential properties are those on Hatherdene Close which lie to the south-east of the application site. The site of the proposed resited junction is approximately 70 metres to the north-west of Hatherdene Close.
- 8.17 Issues raised by adjoining occupiers have been addressed under earlier paragraphs. However, there are not considered to be any adverse amenity impacts that would arise from the current proposals to re-site the vehicular access.

9.0 OTHER

- 9.1 All the previous conditions attached to the outline planning permission 14/0028/OUT will be attached to the S73 planning permission for this application, except for conditions which have already been discharged and which will be updated to tie in with this application.
- 9.2 Condition 12 Detailed Noise Assessment was part discharged (12(a) on the 20th May 2016.
- 9.3 Condition 38 will also be modified to ensure the consent is tied to the submitted plans.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. No development shall commence until approval of the details of the appearance, landscaping, layout and scale (hereinafter called the reserved matters) has been obtained from the local planning authority in writing. The development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. An application for approval of the reserved matters shall be made to the local planning authority no later than 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.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

Landscaping

4. Within any reserved matters application for landscaping details pursuant to this approval the details required by condition 1 shall include detailed landscape designs and specifications for the associated reserved matters site. The details shall be accompanied by a design statement and shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with

plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.

Hard Landscaping

- g) Full details, including cross-sections, of all bridges and culverts.
- h) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- i) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- j) Details of all hard surfacing materials (size, type and colour)
- k) Details of all positions, design, materials and type of boundary treatment to be erected.

The landscaping within the application site areas shall be implemented in accordance with the approved plans for implementation and replacement of landscaping.

Reason: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting and special character of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings (Cambridge East Area Action Plan Policies CE/13 and CE/14).

- 5. Any trees or plants provided as any part of any landscaping scheme which, within a period of 5 years from the planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species as those originally planted.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge East Area Action Plan Policies CE/13 and CE/14).

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

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge East Area Action Plan Policies CE/13 and CE/14).

Affordable Housing

7. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought.

No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority.

The distribution of the affordable housing units shall be provided in accordance with the approved details.

Reason: To ensure that the scheme provides an appropriate balance and mix of housing units (Cambridge East Area Action Plan policy CE/7).

Broadband

8. Prior to the commencement of development of any residential unit, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment (Cambridge East Area Action Plan policy CE/23).

Code for Sustainable Homes

9. No development of a residential building shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor to the local planning authority, indicating the following:
 - a) that all proposed market and affordable dwellings are capable of achieving a minimum of level 3 of the Code for Sustainable Homes.

All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level. Prior to the occupation of any residential building, a certificate following a post-construction review, shall be issued by a Code for Sustainable Homes Licensed Assessor to the local planning authority, indicating that the relevant code level has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (Cambridge East Area Action Plan policy CE/28 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Renewable Energy

10. Within any reserved matters application pursuant to this approval for a residential building(s), a renewable energy statement, which demonstrates that at least 10% of the development's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the total predicted carbon emissions in the form of an Energy Statement of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, size specification, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority. No development shall commence within a site for which reserved matters approval has been given until such time as the renewable energy statement has been approved in writing by the Local Planning Authority.

Reason: In the interests of reducing carbon dioxide emissions(Cambridge East Area Action Plan policy CE/24 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

Water Conservation

11. Within any reserved matters application for residential development, a water conservation statement will be included that demonstrates that water conservation measures installed in each property will aim to achieve between 33% and 50% reduction on mains water use when compared to conventional housing. No development shall commence within a site for which reserved matters approval has been given until such time as the water conservation statement has been approved in writing by the Local Planning Authority.

Reason: In the interests of reducing the overall demand for water (Cambridge East Area Action Plan policy CE/22).

Noise

12. Following agreement of the noise assessment (Condition 12(a) discharged 20th May 2016) and concurrently with the submission of a reserved matters application, 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) including amenity areas (gardens and balconies) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of Coldhams Lane and aircraft noise from the airport and safeguard the amenity and health of future residents. (Cambridge East Area Action Plan Policies CE/26 and CE/35).

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

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from any required plant required for the cooling and heating of the building (Cambridge East Area Action Plan policy CE/26).

14. Prior to or concurrently with the submission of the first reserved matters application, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning

authority. The CEMP shall include but not be limited to, the consideration of the following aspects of construction:

- a) Site wide construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers.
- c) Construction and demolition hours, which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) No collection or deliveries to the site shall be carried out during the demolition and construction stages outside the hours of 0700 hrs and 1900 hrs on Monday - Saturday and there should be no collections or deliveries on Sundays or Bank and public holidays.
- e) Prior notice and agreement procedures for works outside agreed limits and hours.
- f) Delivery and collection times for construction purposes.
- g) Outline Waste Management Plan (OWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets, compliance training for sub-contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities, including consideration of participation in a Materials Re-use and Recycling Forum.
- h) Soil Management Plan/Strategy, including the reuse of potentially contaminated recycled building materials onsite and any importation and storage.
- i) Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures in accordance with BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works.
- j) Confirmation on whether a concrete crusher will be used
- k) Dust suppression management and wheel washing measures, including the deposition of all debris on the highway
- l) Site lighting details.
- m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- n) Screening and hoarding details.
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
- q) External safety and information signing and notices.
- r) Liaison, consultation and publicity arrangements including dedicated points of contact.
- s) Consideration of ecological and other sensitive receptors.

- t) Membership of the Considerate Contractors Scheme.
- u) Complaints procedures, including complaints response procedures.
- v) Location of Contractors compound and method of moving materials, plant and equipment around the site.

Development shall be carried out in accordance with approved details.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (Cambridge East Area Action Plan policy CE/26).

15. Prior to the commencement of development of any reserved matters approval, a Detailed Waste Management Plan (DWMP) shall be submitted to and approved in writing by the local planning authority. The DWMP shall demonstrate how the construction of the reserved matters approval will accord with the details of the principles of the Outline Waste Management Plan. The DWMP shall include details of:
- a) the anticipated nature and volumes of waste.
 - b) Measures to ensure the maximisation of the reuse of waste.
 - c) measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
 - d) any other steps to ensure the minimisation of waste during construction
 - e) the location and timing of provision of facilities pursuant to criteria b/c/d.
 - f) proposed monitoring and timing of submission of monitoring reports.
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details and no individual building subject to a Detailed Waste Management Plan shall be occupied until the Waste Management Closure Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the sustainable management of construction waste (Cambridge East Area Action Plan policy CE/25).

16. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the local planning authority for approval.

- (a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the local planning authority prior to investigations commencing on site.
- (b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.
- (c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority. The local planning authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.
- (d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.
- (e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the local planning authority.
- (f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: To avoid adverse effects of pollution. (Cambridge East Area Action Plan Policy CE/29).

17. Within any reserved matters application for residential development an air quality scheme detailing how the emissions from car parking areas will be minimised in order to control any risks arising and prevent any detriment to the local amenity shall be submitted.

The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To ensure that sufficient mitigation measures are incorporated into the layout of the development to minimise vehicle emissions from causing any detrimental harm to the surrounding area (Cambridge East Area Action Plan Policy CE/27).

Foul and Surface Water Drainage

18. Prior to or concurrently with the submission of the first reserved matters application, a scheme for the provision and implementation of foul drainage shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be constructed and completed according to the approved plans.

Reason: To prevent environmental and amenity problems arising from flooding and ensure that sufficient capacity exists within the sewerage network to meet the needs of the development (Cambridge East Area Action Plan Policy CE/22).

19. Prior to the submission of the first reserved matters application, an assessment shall be carried out which demonstrates the potential for disposing surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated guidance, and the results of the assessment provided to the local planning authority. The submitted details shall:
- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to a rate of 2 l/s/ha and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. Include a timetable for its implementation; and
 - iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

No development shall occur on any residential building until the above surface water drainage works as agreed have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and pace of water leaving the site (Cambridge East Area Action Plan Policy CE/22).

20. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To protect the quality of inland fresh waters and groundwaters in accordance with Policies P9-6 and P4-1 to P4-12 of the Environment Agency's Groundwater Protection: Policy and Practice (GP3) document. The infiltration of surface water through land affected by contamination can result in the pollution of coastal waters, inland fresh waters and groundwaters. We encourage the use of sustainable drainage systems; however they must be carefully considered and controlled (Cambridge East Area Action Plan Policy CE/22).

21. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be constructed and completed according to the approved plans.

Reason: To protect the quality of inland fresh waters and groundwaters in accordance with Policies P9-6 and P4-1 to P4-12 of the Environment Agency's Groundwater Protection: Policy and Practice (GP3) document. The infiltration of surface water through land affected by contamination can result in the pollution of coastal waters, inland fresh waters and groundwaters. We encourage the use of sustainable drainage systems; however they must be carefully considered and controlled (Cambridge East Area Action Plan Policy CE/22).

Lighting

22. Prior to the occupation of any residential building, details of any external lighting for the site in residential use shall be submitted to, and approved in writing by, the local planning authority. Implementation shall be in accordance with the approved details, and no additional external lighting shall subsequently be added.

Reason: To avoid light pollution and to safeguard the nature conservation value of adjoining sites (Cambridge East Area Action Plan Policy CE/16).

Ecology

23. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development for the site, a site wide Ecological Conservation Management Plan shall be submitted to the local planning authority for approval.

As a matter of principle, the Plan shall set out an objective of enhancing the net biodiversity of the site as a result of development and shall include:

- a) Contractor responsibilities, procedures and requirements.
- b) Full details of appropriate habitat and species surveys (pre and post-construction), including pre-construction badger and bat surveys and reviews where necessary, to identify areas of importance to biodiversity.
- c) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features.
- d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and swift bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland and provision of natural/calcareous grassland buffer zones alongside the City Wildlife Sites and the layering, coppicing or planting reinforcement of existing City Wildlife Site boundary hedgerow.
- e) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
- f) Monitoring/Environmental Audits carried out four times annually during the construction phase, which shall include further survey information.
- g) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role which shall include the briefing of all contractors as to the sensitive ecological issues on the site.
- h) Long-term maintenance, management and monitoring responsibilities for a period of 12 years to ensure an effective implementation of the Ecological Conservation Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Ecological Conservation Management Plan has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Ecological Conservation Management Plan.

REASON To ensure that the development of the site conserves and enhances ecology (Cambridge East Area Action Plan Policies CE/16 & CE/17).

Removal of Permitted Development Rights

24. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety (Cambridge East Area Action Plan Policy CE/10).

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site (Cambridge East Area Action Plan Policy CE/2).

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or with any order revoking and re-enacting that Order with or without modifications) no windows or dormer windows shall be constructed other than with the prior formal permission of the local planning authority.

Reason: To protect the amenity of adjoining properties (Cambridge East Area Action Plan Policy CE/2).

Archaeology

27. No development shall take place within the area defined by a geophysical survey until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with the approved written scheme of investigation (Oxford Archaeology East, 2014: Written Scheme of Investigation Geophysical Survey & Archaeological Evaluation: Land at Coldham's Lane/Hatherdene Close, Cherry Hinton, Cambridgeshire. Project 17065).

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Fieldwork in accordance with the approved Written Scheme of Investigation;

(ii) Completion of a Post-Excavation Assessment report and approval of an Updated Project Design, to be submitted within six months of the completion of fieldwork unless otherwise agreed in advance with the Planning Authority's Archaeological Adviser;

(iii) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme."

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences (Cambridge East Area Action Plan Policy CE/18).

Car and Cycle Parking

28. Any reserved matters application including any residential development shall include a car parking layout which complies with the Car Parking Standards in the Cambridge Local Plan 2006. Car parking provision shall be provided in accordance with the approved details before occupation of the site, and shall not be varied thereafter.

Reason: To ensure appropriate space to park cars and to encourage the use of sustainable means of transport (Cambridge East Area Action Plan Policy CE/11).

29. 5% of all parking spaces provided within each reserved matters application shall be suitable for, and reserved for, people with disabilities.

REASON To ensure an appropriate level of car parking provision for people with disabilities (Cambridge East Area Action Plan Policy CE/11 and Appendix 1).

30. Any reserved matters application including any residential units or public open space shall include details of facilities for the covered, secure parking of bicycles for use in connection with the approved development and demonstrate that the provision is in accordance with the approach to cycle parking approved as part of the material planning guidance for site. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge East Area Action Plan Policy CE/11).

Public Art Delivery Plan

31. Within any reserved matters application a Public Art Delivery Plan shall be submitted and agreed with the local planning authority. The Public Art Delivery Plan shall include the details as set out in Appendix 2 and 4 of the Cambridge City Council Public Art SPD.

Reason: To ensure that the site provides public art in a satisfactory way that relates to the agreed Public Art Strategy and that accords with policy (Cambridge East Area Action Plan Policy CE/9).

Fire Hydrants

32. Within any reserved matters application a scheme for the provision of fire hydrants shall be submitted to the local planning authority. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that development parcel.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors (Cambridge East Area Action Plan Policy CE/2).

Building Heights

33. Any reserved matters application including residential buildings shall include full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the local planning authority. The approved development shall be constructed in accordance with the approved levels.

Reason: In order to safeguard the character and appearance of the area and to ensure that the proposed heights of the buildings comply with the restrictions imposed by the neighbouring airport (Cambridge East Area Action Plan Policies CE/2 & CE/35).

Refuse Arrangements

34. Any reserved matters application for a residential building shall include full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins, will be stationed and walk distances for residents including the specific arrangements to enable collection from within 5 m for a house and 10 m for a flat of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge East Area Action Plan Policy CE/2).

35. Any reserved matters application containing residential buildings shall include full details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.

Reason: To protect the amenities of nearby residents/occupiers, to safeguard visual amenity and to ensure adequate waste storage and recycling provision (Cambridge East Area Action Plan Policy CE/2).

Materials

36. No development shall commence until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of the development.

Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge East Area Action Plan Policy CE/2).

Framework Travel Plan

37. Prior to the first occupation of the development a Framework Travel Plan shall be submitted which will be approved in writing by the Local Planning Authority. The Travel Plan shall include the following but not be limited to the following:
- a) the aims and objectives of the travel plan;
 - b) an assessment of the sustainable transport options in the area to identify the opportunities and constraints;
 - c) a list of measures to be implemented, as well as details of how the travel plan will be implemented, monitored, managed and funded;
 - d) An explanation of how a sustainable transport welcome pack will be circulated to future residents of the site in order to encourage them to consider and use sustainable modes of transport to and from the development.

The Travel Plan shall be implemented as approved upon the occupation of the approved development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: To ensure that travel to and from the proposed development is encouraged to be as sustainable as possible (Cambridge East Area Action Plan Policy CE/11).

Approved Drawings

38. The development, hereby permitted, shall be carried out in accordance with the following approved plan;

- General Arrangement New Junction Drwg. No. 1001, 21233, Rev..B.

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

INFORMATIVES:

Considerate Contractors

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

Section 106 Agreement

This planning permission should be read in conjunction with the associated deed of planning obligation prepared under s.106 of the Town and Country Planning Act 1990 (as amended). The applicant is reminded that under the terms of the s106 Agreement you are required to notify the City Council of the date of commencement of development.

Noise Insulation Condition

To satisfy standard condition C62 (Noise Insulation), the rating level (in accordance with BS4142:1997) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L_{90}) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies

both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

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

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

Travel Plan

The County Council would recommend that the residents pack contain taster tickets on local public transport services to enable these services be tried out for free and that the framework travel plan should include interim travel plan targets which can be revised following the baseline survey.

Safeguarding Land

The applicant is reminded that the application site is subject to restrictions on height due to the proximity of the site to an operational airport. The Cambridge Airport Air Safeguarding Zones are mapped and available as part of the Cambridge Local Plan 2006 and should be referred to when considering the layout and design of the site. No building should be

Contact details

To inspect any related papers or if you have a query on the report please contact:

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List of Appendices

Access Plan

Comparison drawing of approved and proposed access points