

Application Number	18/0190/FUL	Agenda Item	
Date Received	8th February 2018	Officer	Mairead O'Sullivan
Target Date	5th April 2018		
Ward	Romsey		
Site	307 Mill Road Cambridge CB1 3DF		
Proposal	Demolition of former retail unit, associated workshop, storage and office and erection of 9 flats.		
Applicant	Mr Phil Haith c/o Agent		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The revised proposal is considered to preserve and enhance the character and appearance of the Conservation Area - The revised proposal is considered to provide a high quality living environment for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site lies on the north western end of Mill Road. The area is currently subject to much redevelopment. The site to the west, 305 Mill Road is also currently being developed under permission ref 16/1213/FUL. The site to the east is being redeveloped as the Mill Road Mosque; works have also commenced on site here. The application site has an extant consent to redevelop the site. Some conditions have been discharged and development has commenced on site.

1.2 The site is located within the Mill Road Conservation Area but the buildings on the site are not identified as of any merit. To the west of the site and in front of the allocated site is a grass verge which contains three protected (Tree Preservation Order) Birch trees with shrub planting.

2.0 THE PROPOSAL

2.1 The application seeks full planning permission for the demolition of the former retail unit, workshop, storage and office on site and construction of 9 flats.

2.2 The application has been amended since submission to overcome concerns regarding the impact of the building on the Conservation Area and amenity for future occupiers of the flats

2.3 The application follows on from a previously approved scheme on site. The revised plans are similar in design and scale to the previous approval. The nature of the units has changed. The previous consent was for 7 flats (3 x 1 bed & 4 x 2 Bed). The current application is for 9 flats (3 x 1 bed 1 person, 3 x 1 bed 2 person and 3 x 2 bed 3 person dwelling).

3.0 SITE HISTORY

Reference	Description	Outcome
18/0032/S73	S73 to vary conditions 3 and 4 of ref: 15/1859/FUL (Demolition of an existing retail unit, associated workshop, storage and office and erection of 7 flats, together with associated access, landscaping, drainage and infrastructure works) to change the trigger for submission of details to allow demolition to begin before details of the preliminary contamination assessment, site investigation report and remediation strategy are required to be submitted.	Permitted
15/1859/FUL	Demolition of an existing retail unit, associated workshop, storage and office and erection of 7 flats, together with	Permitted

	associated access, landscaping, drainage and infrastructure works	
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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 3/11 3/12 4/11 5/1 8/2 8/6 8/10 10/1

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 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local
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	Government March 2015 (material consideration)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Mill Road Area Conservation Area Appraisal (2011)

5.4 Status of Proposed Submission – Cambridge Local Plan

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

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection: The proposal is for a car-free development. This may result in an increase in demand for on-street car parking. This is unlikely to impact on highway safety but may impact on residential amenity.

Landscape

First comment

- 6.2 No objection: The planting plan suggested appears inappropriate for Cambridge's climate and should be reviewed. Please clarify whether turf or artificial turf is to be used.

Second comment

- 6.3 No objection: Landscape supports the application and finds that a requirement for landscape conditions are unneeded. A prior application and condition clearance exercise has already been completed on extant permission 15/1859/FUL and the proposed plans included in the application information are identical for the purposes of hard and soft landscape proposals.

Refuse and Recycling

- 6.4 No objection: The capacity seems fine. Ensure all paths from the collection point to the bin stores are level and have no gravel, there must be a drop kerb at the collection point. If there are going to be locks on the bin store door they must be FB2 or Star key locks. All doors must have door hooks so they can be kept open whilst collection is taking place.

Urban Design and Conservation Team

First comment

- 6.5 Objection: The proposed frontage building does not retain the same details and character of the previous scheme for this site, nor that of other new and existing buildings adjacent. (This building will be an elongation of the terrace and therefore should retain those same details.) Therefore the frontage building is not appropriate to the character or appearance of the conservation area. The scale and massing of the rear range is

not appropriate to the conservation area. It is too tall, has an uncharacteristic roof form and a horizontal emphasis which exaggerates these elements. It does not preserve or enhance the character or appearance of the conservation area.

Second comment

- 6.6 No objection: The applicant has revised the previous elevations and has dealt with the issues raised previously. The frontage building is now the same as that originally approved on the site and is therefore acceptable for this part of the conservation area as it will work with the buildings adjacent. The details should be submitted for written approval prior to the commencement of the works. The scale and massing of the rear buildings is now more appropriate to this site. The bulk is broken up with a varied ridge line, and the bay windows give the scheme a vertical character which is more appropriate to the site. The use of brick rather than render for the elevations is supported. A sample panel must be constructed with an appropriate mortar for written approval.

Environmental Health

- 6.7 No objection: Conditions are recommended regarding contaminated land, construction hours and collections/deliveries during construction.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.8 Objection: insufficient information regarding surface water drainage has been submitted.
- 6.9 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 Councillor Baigent has commented on the application. His comments can be summarised as follows:
- The frontage building does not retain the detail of the previous consent

- Planning creep - acceptable scheme approved so a larger scheme is now proposed
- Not sympathetic to conservation area

7.2 The owners/occupiers of the following addresses have made representations:

- 17 Romsey Road (For East Mill Road Action Group)
- 8 Vinery Road
- 45 Vinery Road
- Camcycle x2

7.3 The representations can be summarised as follows:

- There is no evidence to back up the claim that smaller units are what the market wants.
- Increase in the number of units increases parking pressures; the lack of off-street car parking is unrealistic
- There is also a demand for 2 bedroom flats
- Not sympathetic to conservation area
- Unsustainable
- Concerned about cycle parking
- Revised application overcome cycle parking concerns (raised by Camcycle)

7.4 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. 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 allows for residential development from windfall sites, subject to the existing land use and compatibility with adjoining uses. The site is located within a mainly residential context with a small element of commercial uses nearby. Therefore, the proposed redevelopment of the site which requires the removal of existing structures on the site to provide a new building consisting of 9 flats is acceptable in principle. Although the last lawful use of the site was as an A1 unit, the site lies outside identified District or Local Centre and as such Policy 6/7 of the Cambridge Local Plan (2006) does not apply to this retail unit. The loss of the A1 unit has already been accepted as part of the previous application.

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

8.3 The Conservation Officer raised an objection to the original proposal. The detailing to the front elevation was considered inadequate. The bulky mansard roof form was considered out of character and harmful to the Conservation Area. The applicant has amended the plans to overcome the objection.

8.4 The front elevation of the building has been amended and now matches with the previously approved consent and overcomes this issue raised by the Conservation Officer.

8.5 The rear range of the building has also been amended to overcome concerns about the scale, massing and roof form. The roof form has been amended and although not a standard pitched roof, as there is a flat roofed element to the top, the form is no longer considered incongruous. Although there is a flat roofed element, it is unlikely that one will be able to appreciate this in any views into the site and for all intents and purposes the rear return will read as having a pitched roof. The inclusion of the pitched roof gable end elements helps to break down the mass and adds a more vertical form than the previous blocky and glazed form. This is more in keeping with the surrounding character.

- 8.6 There were concerns that the large flat mass of the original proposal would be harmful to the character of the Conservation Area. As mentioned above, the introduction of the pitched roof gable elements has helped to break up the mass. The rear return has also been designed with a step down immediately to the rear of the frontage element and then a step back up and then down to 1.5 storeys. This change in height breaks up what was previously a continuous mass which was considered to appear bulky and oppressive. The revised proposal no longer appears dominant and is considered acceptable in terms of design and impact on the character and appearance of the conservation area.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12 and 4/11.

Drainage

- 8.8 The Sustainable Drainage Engineer has requested further information prior to determination. The site has already been subject to consent with no requirement for sustainable drainage information to be provided. Given the extant consent and as the current proposal is broadly similar, I am satisfied that surface water drainage details can be obtained by condition.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.9 The proposal occupies a broadly similar footprint as the previous proposal and the impact on the amenity of the neighbouring properties in terms of enclosure, loss of light and overlooking is broadly the same as the approved scheme.
- 8.10 Since the previous proposal was approved a subsequent application has also been approved on the adjoining site of 305 Mill Road (16/1213/FUL). This was designed with the previous scheme in mind and has no first floor windows on the rear wall nearest the boundary with 307. The current proposal does involve an elongated element which is higher than the approved scheme directly to the rear of the frontage element of the building. This lies adjacent to the bike store and stairwell of the approved scheme at 305 and the primary courtyard amenity area would remain unaffected by the height increase.

8.11 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/12.

Amenity for future occupiers of the site

8.12 The applicant has provided a table which details the internal space provision for each unit. See below:

Unit	Type	Area (sqm)	No. persons	Cycle provision	Waste		
					Refuse	recycling	green
1	1 bed	50.5	2	1	50	50	25
2	2 bed	64	3	2	150	150	75
3	2 bed	67	4	2	150	150	75
4	1 bed	52	2	1	100	100	50
5	1 bed	58.5	2	1	100	100	50
6	Studio	42	1	1	50	50	25
7	2 bed	71	4	2	200	200	100
8	Studio	38	1	1	50	50	25
9	Studio	38	1	1	50	50	25

8.13 Flat 1 meets with the national space standards. Flats 2 and 3 are duplex units providing 2 bedrooms for 3 people. These units are marginally below the space standards which require 70sqm for 2b3p flats on 2 storeys. Both flats are less than 10% below the required internal space requirement and are considered to provide an acceptable level of amenity of future occupiers. Plot 4 and 5 both meet the space standards. Plot 4 also has access to its own small area of outdoor amenity space to the front. Plot 6 is contained in the roof space. It would be served by two windows and single aspect. This plot meets with internal space standards for a studio. Given the shallow depth of the unit, the window arrangement is considered to be adequate. Plot 7 similar to plots 2 and 3 is a 2 bed 3 person flat over 2 floors. It meets with the internal space standard and is served by its own small garden to the front and is considered to provide a good standard of living accommodation for future occupiers. Plots 8 and 9 are both studio units for 1 person. Both meet with the internal standards and, as they are both on the ground floor, have access to their own small outdoor spaces.

- 8.14 Not all of the units would have access to their own private amenity spaces but there would be a communal garden along the eastern end of the site. The communal garden would be well landscaped and the landscape officer is satisfied that the details provided regarding hard and soft landscaping would be acceptable.
- 8.15 One of the 2 bedroom units would not have its own private amenity space. Private outdoor space is normally required for units of 2 bedrooms and upwards as these could be occupied by a small family rather than just an individual or a couple. I note on the extant permission that there were a number of 2 bedroom units without their own gardens. I am also satisfied that the communal garden space is adequately large and well landscaped to provide a high level of amenity. As a result, the lack of a garden for plot 3 is on balance considered to be acceptable.
- 8.16 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

Refuse Arrangements

- 8.17 The Refuse and Recycling Officer has no objection to the proposed refuse arrangement. The above table illustrates that there would be adequate provision. She has included suggestions which are recommended to be added to the decision as an informative.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.19 I am satisfied that the proposal would not have any significant adverse impact on highway safety.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

- 8.21 No car parking is proposed. The site is located in a sustainable location on a bus route, near cycle infrastructure and within walking distance of the Mill Road East Local Centre. As a result the lack of off-street car parking is considered acceptable.
- 8.22 The table in residential amenity for future occupiers' details that there would be adequate cycle parking provision to comply with policy. Cam cycle initially objected to the proposal. The plans have been revised and they have withdrawn their objection.
- 8.23 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.24 I have addressed the majority of the third party representations within the body of my report but will cover any outstanding matters in the below tables:

Representation	Response
There is no evidence to back up the claim that smaller units are what the market wants.	I can only assess what has been applied for and have not assessed the market need as this is not a material planning consideration. The proposal is considered to be acceptable in terms of design and impact on surrounding occupiers. It is considered to provide an acceptable standard of amenity to future occupiers.
Increase in the number of units increases parking pressures; the lack of off-street car parking is unrealistic	The council has minimum car parking standards so there is no requirement to provide off-street car parking. The site is located within a sustainable site close to bus and cycle infrastructure.
The frontage building does not retain the detail of the previous consent	This has been revised since submission and now retains an adequate level of detail
Planning creep - acceptable	The revised scheme is

scheme approved so a larger scheme is now proposed	considered acceptable and to be of a similar scale as the approved development.
There is also a demand for 2 bedroom flats	Noted. Three 2 bed 3 person flats are proposed as part of the development.
Not sympathetic to conservation area	The Conservation Officer is satisfied that the revised plans preserve and enhance the Conservation Area
Unsustainable	The site is located in a sustainable brownfield site within the city close to cycle and public transport links and within close proximity to the Mill Road East Local Centre.
Concerned about cycle parking	The plans have been revised to comply with policy.
Revised application overcome cycle parking concerns	Noted.

Conditions

8.25 A number of conditions have been discharged on the previous approval. As the schemes are broadly similar these are relevant to the current application. As a result a number of conditions such as landscape details and waste details are proposed to be compliance conditions as the information submitted to discharge the conditions is acceptable and relevant to the current live application. A previous section 73 application on the original permission allowed for a change to the trigger for submission of information to allow demolition to occur to facilitate investigative works prior to the need to submit initial details of contaminated land in relation to conditions 2 and 3 of 15/1859/FUL. These conditions have also been recommended with the revised triggers for submission.

Planning Obligations (s106 Agreement)

8.26 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This

follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the [Written Ministerial Statement of 28 November 2014](#) and should be taken into account.

- 8.27 The guidance states that contributions should not be sought from developments of 10-units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

- 9.1 The revised plans are considered to be acceptable in terms of design and are considered to preserve and enhance the character and appearance of the Conservation Area. The proposal would not have any significant adverse impact on the amenity of surrounding occupiers. The proposal would provide an acceptable standard of amenity 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. Submission of Preliminary Contamination Assessment:

Prior to commencement of any ground works, the following information shall be submitted to and approved in writing by the local planning authority:

(a) Desk study to include:

- Detailed history of the site uses and surrounding area (including any use of radioactive materials)
- General environmental setting.
- Site investigation strategy based on the information identified in the desk study.

(b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

4. Submission of site investigation report and remediation strategy:

Prior to commencement of any ground works and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

(a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors

(b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

5. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 4 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

6. Completion report:

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the local planning authority.

(a) A completion report demonstrating that the approved remediation scheme as required by condition 4 and implemented under condition 5 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

(b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13

7. Material Management Plan:

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2006 policy 4/13.

8. Unexpected Contamination:

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and/or the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 4 above. The approved remediation shall then be fully implemented under condition 5

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2006 Policy 4/13.

9. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

10. There should be no collections from 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)

11. Demolition / construction noise and vibration impact associated with this development shall be in accordance with the details submitted in the Noise Impact Assessment submitted as part of the application (Cass Allen, 22 November 2017), ref RP01-17655)

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

12. Measures to minimise the spread of airborne dust from the site during the demolition / construction period shall be implemented in accordance with the submitted details (Dust Mitigation report submitted on 2nd February 2018)

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

13. Building noise insulation shall be fully implemented in accordance with the details submitted (Noise Impact Assessment; Cass Allen, November 2017). The scheme shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

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

14. The material to be used in the construction of the external surfaces of the development shall be carried out in accordance with the information detailed on drawing no.220P11

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12, 3/14 and 4/11)

15. All hard and soft landscape works shall be carried out in accordance with the details in drawing no.220 P13, 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 in accordance with the programme identified in the plan. 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. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

16. The boundary treatment shall be in accordance with the details shown in drawing no.220 P13. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority.

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

17. Facilities for the storage of waste, recycling and composting shall be in accordance with the details shown in drawing no.220 P13. These shall be implemented prior to the occupation of the dwellings and retained thereafter.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity. Cambridge Local Plan 2006 policies 3/12 and 4/13

18. The redundant vehicle crossover of the footway must be returned to normal footway and kerb at no cost to the Highway Authority.

Reason: for the safe and efficient operation of the public highway

19. Demolition and construction traffic management shall be in accordance with the details in the submitted Traffic Management Plan (submitted on 2nd February 2018)

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

20. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

INFORMATIVE: The drainage system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding of third party land for a 1 in 100 year event + 40% allowance for climate change. The submitted details shall:

- a. provide information about the design storm period and intensity, the site and contributing areas, the method employed to delay and control the surface water discharged from the site to ensure no increase in surface water runoff from the site;
- b. provide results of infiltration testing and calculations in accordance with BRE

Digest 365 if infiltration is to be used. The information shall include:

- a) Identification of the water level within the trial pits at timed intervals;
- b) the trial pit dimensions;
- c) a plan showing the location of the trial pits; and
- d) the depth of the water table below ground level
- e) provide information on the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and

f) 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.

INFORMATIVE: Any material imported into the site shall be tested for a full suite of contaminants including metals and petroleum hydrocarbons prior to importation. Material imported for landscaping should be tested at a frequency of 1 sample every 20m³ or one per lorry load, whichever is greater. Material imported for other purposes can be tested at a lower frequency (justification and prior approval for the adopted rate is required by the Local Authority). If the material originates from a clean source the developer should contact the Environmental Quality Growth Team for further advice.

INFORMATIVE: Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

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

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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: Ensure all paths from the collection point to the bin stores are level and have no gravel, there must be a drop kerb at the collection point. If there are going to be locks on the bin store door they must be FB2 or Star key locks. All doors must have door hooks so they can be kept open whilst collection is taking place.