

Application Number	17/2183/FUL	Agenda Item	
Date Received	19th December 2017	Officer	Sav Patel
Target Date	13th February 2018		
Ward	Cherry Hinton		
Site	Rear Of Queens Meadow Cambridge CB1 3JN		
Proposal	Erection of 2No. Affordable Dwellings		
Applicant	CIP LLP		
	Mill Road Depot Mill Road Cambridge CB1 2AZ		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development would respond to the site context without appearing out of character or having negative impact on the street scheme. • The design and scale of the development is acceptable for this location; • The proposed development would not have any significant adverse impact on the residential amenity of the adjacent neighbours; • The proposed development would make efficient use of a vacant site to provide two affordable houses;
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site forms part of the rear garden of no.1 Queens Meadow which is a two storey semi-detached dwelling adjacent to junction. Queens Meadow is a residential cul-de-sac characterised by two storey hipped roof semi-detached dwellings, which are set back from the road. These dwellings also have substantial rear gardens of circa 40 metres in depth and many have been extended to the side and rear. There also

are various sized outbuildings in the rear gardens. Built form along Coldhams Lane is similar in character but is a primary carriageway consisting of pavement and grass verge.

- 1.2 The site is circa 29.4 metres in width and 14 metres in depth and fronts onto Coldhams Lane. It is mainly laid to lawn with a small area of hardstanding adjacent to the rear boundary. The site contains seven trees along the boundary facing Coldhams Lane and there are several trees that overhang the site which are located along the side boundary with no.2 Queens Meadow. Currently the site has been subdivided with timber hoarding.
- 1.3 The site is not located within a Conservation Area and there are no listed buildings within the close proximity to the site. None of the trees within and adjacent to the site are protected.

2.0 THE PROPOSAL

- 2.1 This planning application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up between Cambridge City Council and Hill Investment Partnership (a private developer). The purpose of CIP is to help the delivery of 500 new affordable houses within Cambridge by developing existing City Council owned sites. The proposal seeks full planning permission for two affordable dwellings on vacant land rear of no.1 Queens Meadow. The site has been enclosed by a timber hoarding and fence.
- 2.2 The proposal is for two hipped roof semi-detached dwellings with off road car parking for two cars (each) which would be accessed from Coldhams Lane. The proposal also includes bin and cycle storage in the rear gardens. These dwellings will be 'affordable houses' for social rent.
- 2.3 The proposed dwellings would be set back from the pavement by circa 3.7 metres and consist of 5.6 metre deep rear gardens. The dwellings would sit centrally within the plot and measure 7.8 metres to the ridge (5.1 metres to the eaves), 6.8 metres in depth and 17 metres in total width.
- 2.4 The following documents have been submitted with the planning application:
 - Planning Statement;

- Phase 1 Ground Condition Study;
- Ecological Appraisal;
- Tree Survey;
- Flood Risk Assessment;
- Drainage Strategy;
- Acoustic Assessment;
- Transport Statement;

2.5 Concerns were raised with the appearance of the front elevation and horizontal form of the building. Officers considered the front elevation required better articulation and the horizontal form could be reduced by introducing subtle features such as chimneys and recesses to break up the mass. Amended plans were submitted which contained the following amendments:

- Rearrangement of the windows in the front elevation;
- Double pane windows at first floor;
- Introduction of chimneys on the roof;

2.6 Having consulted with the Urban Design team on the proposed amendments, we are satisfied that they have overcome our concerns with the appearance of the front elevation and horizontal form.

3.0 SITE HISTORY

3.1 The site has no relevant planning history.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

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

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

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012) Affordable Housing (January 2008)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge,

therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

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

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 The proposal would have no significant impact on the public highway subject to the following conditions and informatives:

- No unbound materials;
- No gates overhanging the highway;
- Access to be constructed to County specifications;
- Accesses to include drainage measures;
- Access to be provided as shown without obstructions;
- Traffic Management Plan;
- Offence to carry out work to a highway without consent (informative);
- No overhanging or encroachment of highway (informative);
- Public utility consideration (informative).

Environmental Health

First comments

6.2 Insufficient information to properly assess the proposed development. Further calculation and assessment is required concerning the impact of the commercial noise on the application site including an internal redesign of the habitable rooms.

- 6.3 With regards to traffic noise, the recommended acoustic glazing sound reduction within section 6.4 of the assessment is acceptable. Recommend conditions on exact specification of window/glazing and sound reduction performance and exact alternative ventilation systems details.
- 6.4 With regards to plant noise from the adjacent commercial building, further calculation and assessment is required concerning the impact of the commercial noise on the application site including an internal redesign of the habitable rooms.
- 6.5 With regards to construction noise, the submitted construction noise assessment is reasonable. Piling condition required if piling to be carried out.
- 6.6 With regards to contaminated land, intrusive investigation will be required to adequately assess any contaminated land issues on the site for the Local Planning Authority's approval before any investigation work is undertaken. Therefore the full set of contaminated land conditions (all 8) are recommended.
- 6.7 With regards to air quality, no objections raised. However, the installation of EV charging points should be provided to future proof the development. This can be secured by condition.

Second comments in response to addition acoustic assessment:

- 6.8 Acceptability of this acoustic assessment is dependent on the operation of the plant until 23:00hrs, as specified above within the Create response. If the plant operated during the night hours (23:00 – 07:00hrs) when the background sound level would be lower, a significant impact from the commercial plant would be likely on occupants of the application site with windows open for ventilation. Also the internal layout of the rooms should be revised so that bedroom windows are at the front so as to reduce the noise impact on the occupiers from the adjacent plant.
- 6.9 In conclusions, based upon the commercial plant only operating up until 23:00hrs, the concerns on the noise impact to the garden and habitable rooms would be acceptable subject to

conditions. The following conditions and informatives have been recommended:

- Acoustic assessment compliance condition;
- Ventilation scheme;
- EV charging points;
- Construction hours;
- Collection during construction;
- Piling;
- Dust;
- All 6 contaminated land conditions;
- Dust informative;
- Site investigation informative;
- Remediation works informative;
- Materials chemical testing informative;
- Contaminated land guide informative.

Third comments received following submission of an updated acoustic assessment.

- 6.10 Officers advised the Environmental Services Team that the adjacent commercial plant was unrestricted and there was no guarantee that the plant would cease at 23:00hrs. Therefore, the applicant was advised to investigate in detail all the plant adjacent to the adjacent site and consult with the operator on operational working hours. A site meeting was held on 2 May 2018 with officers and the noise consultant to observe/listen to the plant units and discuss the scope of a further assessment.
- 6.11 An updated acoustic assessment was submitted on 21 May. The updated assessment was considered to be acceptable to the Environmental Services Team subject to the implementation of the recommended mitigation measures such as a 2.4 metre high close boarded fence on the side (west) of Plot 2 and part of the rear boundary of the site; side boundary between the houses; and window hinges installed closest to plant. The following conditions were also recommended:
- Construction hours;
 - Collection and delivery hours during construction;
 - Piling;
 - All 6 contaminated land conditions;
 - Acoustic assessment compliance;

- Ventilation scheme;
- EV charging points;
- Site investigation informative;
- Remediation works informative;
- Materials chemical testing informative;
- Contaminated land guide informative.

Urban Design and Conservation Team

First comments

- 6.12 The overall scale and massing is acceptable and the proposal provides good quality amenity space for each unit. Functional issues such as cycle and refuse stores are well resolved. There are some concerns with the front elevation. The building reads overly horizontal and the position of the windows does not appear balanced. Reference should be made to the surrounding dwellings in terms of proportions of windows.

Second comments following the submission of amended front elevation plan.

- 6.13 The fenestration arrangement of the front elevation now looks more balanced and the addition of chimneys on the roof helps to break up the horizontal form. A vertical break would further help the horizontal form.

Head of Streets and Open Spaces (Landscape Team)

- 6.14 The proposal is acceptable subject to the following conditions:

- Boundary treatment;
- Hard and soft landscaping

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.15 The proposal is acceptable subject to a surface water drainage condition.
- 6.16 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:

- 3 Coldhams Lane;
- 540 Coldhams Lane;
- 546 Coldhams Lane;
- 548 Coldhams Lane;
- 550 Coldhams Lane;
- 568 Coldhams Lane;

7.2 The representations can be summarised as follows:

- The proposal will cause overlooking of the rear garden and internal rooms;
- The existing trees are deciduous and so only provide seasonal screening and also no guarantee the tree will remain;
- Overdevelopment/high density and loss of garden land;
- The proposal building is not in keeping and will have an unacceptable visual impact and effect on the character of the neighbourhood
- Trees and part of existing hedge removed to install unattractive timber hoarding around the site;
- Concerned that these properties are affordable dwellings and will be for rent. The dwellings in the area are privately owned;
- The proposed dwellings are too close to the back-edge of the pavement which will change the appearance of the road. The dwellings should be moved back;
- Affordable houses should be for Cambridge people only;

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Affordable Housing
3. Context of site, design and external spaces
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Third party representations

Principle of Development

- 8.2 Policy 5/1 of the Cambridge Local Plan (2006) states that proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining land uses.
- 8.3 Paragraph 14 of the NPPF is also important. It states that there should be a presumption in favour of sustainable development running through the decision making process. This means approving development proposals that accord with the development plan without delay.
- 8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1 of the adopted Local Plan (2006)

Affordable Housing

- 8.5 It is proposed that both the dwellings will be provided as affordable houses and retained by the City Council who will act as the Registered Social Landlord.
- 8.6 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 5/5 and 10/1 and the Affordable Housing SPD (2008)

Context of site, design and external spaces

- 8.7 The surrounding built form is characterised by two storey semi-detached dwellings with hipped roofs. The proposed scale and form of the development responds to this local vernacular. Concerns were raised with the appearance of the front elevation and horizontal form of the proposed development. These concerns have now been addressed by revising the window

arrangement in the front elevation and introducing chimneys to the roof. These alterations give better proportionately and balance to the development which improves its appearance from within the street scene. I am therefore satisfied that the design and scale of the proposed development is in keeping with the prevailing character and pattern of development.

- 8.8 Concerns have been raised regarding the proximity of the development to the back edge of the pavement. The proposed dwellings would be set back circa 3.7 metres from the pavement. This would be less than the surrounding dwellings which are generally set back over 7 metres from the pavement. However, there are some examples of infill developments nearby which are located further forward and closer to the pavement/road than neighbouring properties. On the other side of Queens Meadow (opposite no.1), no.24 Queens Meadow has been extended to the side to create a two storey dwelling (planning permission ref: C/04/1033), which is circa 4 metres from the pavement on Coldhams Lane. Furthermore, the garden land to the rear of no.23, 24 and 25 Queens Meadow have been developed to create two, two storey semi-detached dwellings, which face onto Coldhams Lane, in a similar manner to that proposed.
- 8.9 In the wider context, planning permission has been granted (14/1970/FUL) for a three storey block of flats at the former Rosemary Branch site, which is set closer to Coldhams Lane than the dwellings in Rosemary Lane and Hatherdene Close. This site is located on the other side of the commercial estate to the north of the site. Therefore, as both Rosemary Branch flats and proposed development project nearer to Coldhams Lane than the neighbouring dwellings, this could be seen as book-ending the commercial estate with residential development.
- 8.10 In this context, I do not consider the proposed development would appear out of character or have a significant adverse impact on the street scene due to its proximity to the pavement. The proposed development would make efficient use of site which has been subdivided from no.1, to provide additional affordable housing.
- 8.11 In my view the proposed development is acceptable and compliant with Cambridge Local Plan (2006) policies 3/4 and part (c) of 3/10 of the Local Plan (2006).

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.12 The proposed dwellings would be located north-west of no.1 and no.2 Queens Meadows. These dwellings are within the applicant ownership. The gable end of Plot 2 (dwelling nearest to no.1) would be located circa 17.2 metres from the main rear elevation of no.1 and over 19 metres from no.2. The proposed development has been laid out so that the gable end of Plot 2 is not in line with the rear elevation of no.1. The development would be partially screened by the existing trees within the rear garden of no.2. In this context, I do not consider the proposal would give rise to any significantly adverse overbearing sense of enclosure issues on the occupiers of no.1 or no.2.
- 8.13 In terms of overlooking, the side elevation (south) contains a first floor bedroom window. This is a secondary window to the bedroom which has its main window in the west (front) elevation. I have recommended an obscure glazing condition for the secondary window to mitigate any direct overlooking of the garden of no.1 and no.2. I am satisfied that the proposed dwellings would not causing significant loss of privacy on the residential amenity of the occupiers of no.1 and no.2. An objection has been received from the occupiers of no.3 Queens Meadow regarding the overlooking of the garden and habitable rooms. Plot 1 would be located approx. 21 metres from the main rear elevation no.3. The four first floor windows in the proposed dwellings would serve bedrooms and be 13.6 metres from the side boundary of no.3. The windows would also be perpendicular to the windows in the existing dwellings such as no.3 and so would not directly face at the rear elevation of the no.3. The tree planting on the rear boundary would also provide an element of screening but this cannot be entirely relied upon. I have therefore assess the impact based upon the distance from existing dwellings, the orientation of the windows and the rooms they serve. The No.3 has a garden depth of approx. 42 metres which is a generous amount and the windows would be located more than 21 metres from the rear elevation. The proposed dwellings would face over part of the garden that is 19 metres from the rear elevation. There is also already a sense of mutual overlooking from neighbouring properties which inter-look neighbouring gardens so some overlooking is already experienced. In this urban context, it is difficult to protect from

overlooking and so an assessment has been made on the level of harm that would be experienced by the neighbours from the proposed development. In my view whilst I accept there will be an element of additional overlooking from the proposed dwellings, I do not consider in this context, the harm would be significant enough to warrant refusal.

8.14 In terms of noise and disturbance, I do not consider the quantum of development would generate unreasonable levels of noise and disturbance such that it would warrant refusal. The proposal includes two off street car parking spaces for each dwelling. The car parking spaces for Plot 2 would be located adjacent to part of the rear boundary of no.1. However in view of the separation distance (circa 12.4 metres), and number of spaces, I do not consider the comings and goings of cars would have a significant adverse noise impact on the residential amenity of the occupiers of no.1. I have recommended a boundary treatment condition to control the type of boundary that is installed.

8.15 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 part (a) of 3/10.

Amenity for future occupiers of the site

8.16 The proposed dwellings are three bed units with generously proportioned internal and external space. The gardens are an 'L' shape and measure; for plot 1 15.8 metres wide and between 5.6 and 8.8 metres in depth, and plot 2 13.8 metres wide and between 5.6 and 8.8 metres in depth. The proposal would therefore provide high quality living environment for future occupiers.

8.17 The impact on future occupiers from road traffic noise has been carefully considered. The ES team are satisfied that subject to the installation of specialist glazing on the front and side elevation and boundary treatment noise from Coldham Lane is unlikely to cause significant harm to the residential amenity of the future occupiers. In terms of noise impact from the plant on the adjacent commercial use, the updated acoustic assessment has demonstrated that subject to enhancements to the boundary fence and window hinges be located on the side, the

noise impact from the adjacent plant would not have an adverse impact on the residential amenity of the future occupiers of the dwelling and enjoyment of the rear gardens.

- 8.18 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, part (a) of 3/10 and 3/12

Refuse Arrangements

- 8.19 The proposal includes bin storage areas for each dwelling within the rear garden which has access to the roadside via a gate. Provision has been made for three receptacles which is appropriate.
- 8.20 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway Safety

- 8.21 The proposal includes two off street parking spaces for each dwelling. There would be insufficient space to enable vehicles to leave the site in forward gear. Vehicles would therefore need to reverse onto Coldhams Lane. This is not uncommon as there are many dwellings along Coldhams Lane that have this constraint. However, the County Highway Authority has raised no highway safety concerns with this arrangement.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 8/2.

Car and Cycle Parking

Car parking

- 8.23 The proposal includes two car parking spaces for each dwelling which is compliant with the car parking standards for 3 bed dwellings.

Cycle parking

- 8.24 The proposal makes provision for cycle parking within an external store. However, no specific details for the store have been provided. Nevertheless, I am satisfied that there is sufficient space within the site to accommodate secure cycle storage.
- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

Third Party Representations

- 8.26 I have responded to some of the issues raised in the third party representation in my report. I set out below my response to the representations that I have not directly addressed:

Representations	Response
Overdevelopment/high density;	The proposed development would make efficient use of the site to accommodate two dwellings with reasonable outdoor space, off street car parking and ancillary provisions such as bin and cycle storage.
Loss of garden land;	According to the applicant, the site was garden land of no.1 Queens Meadow but has since been separated to create a stand-alone plot. Nevertheless, no.1 would retain a generous garden area to serve the proposed dwelling.
The proposal building is not in keeping and will have an unacceptable visual impact and effect on the character of the neighbourhood	See paragraph 8.7 to 8.10

Trees and part of existing hedge removed to install unattractive timber hoarding around the site;	7 trees are proposed to be removed. None of the trees are covered by a Tree Preservation Order and therefore have no statutory protection. 6 of the trees are category C trees and 1 is category U. These are trees of low arboricultural value. The hoarding around the site is a temporary measure to secure the site. The hoarding is likely to be removed if permission is granted for this development. I have recommended a condition to ensure the development is carried out in accordance with the submitted arboricultural impact assessment.
Concerned that these properties are affordable dwellings and will be for rent. The dwellings in the area are privately owned;	The dwellings will provide additional affordable housing for local people currently on the housing register.
The proposed dwellings are too close to the back-edge of the pavement which will chance the appearance of the road. The dwellings should be moved back;	See paragraph 8.8 to 8.10
Affordable houses should be for Cambridge people only;	The proposed dwellings will 'affordable houses' on social rent and available to people on the housing waiting list.

9.0 CONCLUSION

- 9.1 The proposal development of two, two storey semi-detached dwellings with off street car parking, private garden space and bin and cycle storage is considered to be acceptable in this location. The design and scale of the development is a modern interpretation of the local vernacular which is an appropriate response for this site. The proposal would not appear out of

character or have a significant adverse impact on the street scene.

- 9.2 The proposal would not have a significantly adverse impact on the residential amenity of the adjacent neighbours in terms of overlooking, overbearing or loss of daylight and sunlight. The proposed development would provide well-proportioned living space within each of the dwellings and reasonable outdoor space to support a family in each.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Submission of Preliminary Contamination Assessment:

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the local planning authority:

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

- (b) A report setting 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 the commencement of the development (or phase of) with the exception of works agreed under condition 3 and in accordance with the approved investigation strategy agreed under clause (b) of condition 3, the following shall be submitted to and approved in writing by the local planning authority:

- (a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- (b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

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

5. Implementation of remediation:

Prior to the first occupation of the development (or 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. 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.

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

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

10. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12).

11. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. 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. Development shall be carried out in accordance with the approved details.

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

12. The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment by Landscape Planning Ltd dated 14 July 2017 (ref: 69977-QM V2) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention of the trees on and adjacent to the site (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).

13. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

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

14. Prior to the occupation of the hereby approved development, the noise insulation scheme and mitigation requirements as stated within the Create Consulting Engineers Ltd Acoustic Assessment dated 8th May 2018 (FV/CS/P17-1287/01 Revision B) shall be fully implemented, maintained and not altered thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To protect the residential amenity of future occupiers (Cambridge Local Plan policy 3/7).

15. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms to negate /replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Coldhams Lane. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The approved scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: To protect the residential amenity of future occupiers (Cambridge Local Plan 2006 policies 3/7, 3/12 and 4/13).

16. 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).

17. 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).

18. The window on the south-east elevation at first floor of Plot 2 level shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall nearest to Coldhams Lane and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

19. Prior to the commencement of the first use the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

20. The driveway hereby approved shall be constructed using a bound material for the first 6m from the back of the adopted public highway, to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

21. Prior to the installation of any hardstanding within the site, the accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.

Reason: To prevent surface water discharging to the highway.

22. The accesses shall be provided as shown on the approved drawings and retained free of obstruction.

Reason: In the interests of highway safety.

23. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are: i. Movements and control of muck away lorries ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street. iii. Movements and control of all deliveries iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: in the interests of highway safety

24. Prior to occupation of the proposed development information demonstrating that an electric vehicle charge point has been installed in each of the proposed residential developments shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) and Policy 4/14 of the Cambridge Local Plan (2006).

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.

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.

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: Dust condition informative

To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

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

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

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

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

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

Hard copies can also be provided upon request

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

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

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