

Application Number	18/1625/FUL	Agenda Item	
Date Received	18th October 2018	Officer	Lewis Tomlinson
Target Date	13th December 2018		
Ward	Queen Ediths		
Site	Land To Rear Of 53 - 55 Wulfstan Way Cambridge		
Proposal	Erection of three dwellings and provision of access.		
Applicant	Cambridge Investment Partnership LLP CIP Officers Mill Road Depot Mill Road Cambridge CB1 2AZ		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would make effective use of a previously developed site to create additional affordable housing units; - The design and scale of the proposed development would respond sympathetically to the surrounding built form; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; <p>The proposed development is unlikely to give rise to any significant adverse impact upon on street car parking capacity on the surrounding streets.</p>
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

0.0 BACKGROUND

0.1 This planning application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment

Partnership. The purpose of the partnership is to help increase the amount of affordable housing within Cambridge. The target is to provide 500 new dwellings across the City using mainly council owned sites/assets. The City Council has received £70million grant funding from central government, as part of the Devolution Deal, to help achieve this target.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site consists of an area of unused land to the rear of 53 – 55 Wulfstan Way. To the north of the site is the rear garden access for No.10 Godwin Way, to the south of the site is the Queen Edith Chapel and to the east of the site is Queen Edith Community Primary School. There are no site constraints.

2.0 THE PROPOSAL

2.1 The proposal is to erect a pair of semi-detached 2 bedroom dwellings and a detached 3 bedroom dwelling. The proposal would include cycle parking and waste provision for each dwelling and a total of 4 car parking spaces on the site (two for plot 1, one for plot 2 and one for plot 3). Provision has also been made to ensure the occupiers of 10 Godwin Way retain access to the rear garden from within the site. Dropped kerbs are also being provided for No.53 and 55 Wulfstan Way to allow parking within their curtilage.

2.2 The applicant amended the proposal to:

- Move the cycle parking shed/bin storage to the front of plots 2 & 3, reducing the car parking spaces to one each for plots 2 & 3.
- The first floor window serving the bedroom on the south facing elevation of Plot 1 would be obscure glazed.

3.0 SITE HISTORY

Reference	Description	Outcome
11/1022/FUL	Erection of a new bungalow	Approved

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 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 31, 32, 33, 35, 36, 50, 51, 52, 55, 56, 57, 59, 70, 71, 80, 81, 82

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

Central Government Guidance	National Planning Policy Framework July 2018 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

6.1 No objection.

6.2 Recommends the inclusion of conditions regarding unbound material, surface water run-off, construction of access, removal of permitted development rights in relation to gates, access free

of obstruction and an informative regarding works within the highway.

Drainage Officer

- 6.3 No objection to the proposal subject to a surface water drainage condition and a finished ground floor level.

Environmental Health

- 6.4 No objection subject to the inclusion of conditions regarding construction hours, construction collections, construction/demolition noise/vibration & piling, dust, contamination and an informative regarding dust.

Landscape Officer

- 6.5 No objection subject to the inclusion of conditions regarding soft and hard landscaping and boundary treatment.

Streets and Open Spaces (Trees)

- 6.6 No objection subject to a condition requiring tree protection to be implemented in accordance with the submitted details.
- 6.7 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:
- Camcycle (Objection)
 - The Trustees of Queen Edith Chapel (Objection)
- 7.2 The representations can be summarised as follows:

Camcycle

- The cycle parking is located in the rear garden of plots 2 & 3 and improperly designed and access paths are too narrow.
- Plot 1 has inadequate cycle parking for a 3 bed.

- Gates are less than 1m
- The applicants have provided six car parking spaces, which exceeds the maximum levels permitted in Appendix L of the new Local Plan

The Trustees of Queen Edith Chapel

- Plot 1 would overlook the grassed area which is used as a recreation space by after school clubs and children's activities and would also overlook an area where in the future The Trustees of Queen Edith Chapel may potentially apply to build a dwelling, which could cause loss of light to the future occupants of Plot 1.
- It would create a further vehicle access onto Wulfstan Way at a point where there is already considerable congestion during the hours that parents of the nearby Queen Edith School drop off and collect their children.

7.3 The Trustees of Queen Edith Chapel have since withdrawn their objection.

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
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees
9. Ecology
10. Third party representations

Principle of Development

- 8.2 Policy 3 of the Cambridge Local Plan (2018) states that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

Policy 52 Protecting garden land and the subdivision of existing dwelling plots

- 8.3 As the proposal is for the subdivision of an existing residential plot, policy 52 of Cambridge Local Plan (2018) is relevant in assessing the acceptability of the proposal.
- 8.4 Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:
- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
 - b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
 - c. the amenity and privacy of neighbouring, existing and new properties is protected;
 - d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
 - e. there is no detrimental effect on the potential comprehensive development of the wider area.

- 8.5 I consider that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

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

- 8.6 The site is located within an area that is characterised by two storey housing. The houses that surround the site in Wulfstan Way and Godwin Way are set back from the road with gardens and driveways in front and reasonable rear gardens.
- 8.7 The proposed development of 3 no. two storey dwellings, 2 within a semi-detached arrangement would respond to the surrounding context in terms of built form and provide reasonably sized rear gardens. The dwellings are of simple design which in my view would be in keeping with the prevailing character of the area. Therefore, in terms of design and scale I consider the proposed development is an acceptable response to the site context. The layout of the dwellings ensures that the site is legible and provides adequate car parking and turning space.
- 8.8 The Landscape Officer has recommended a hard and soft landscaping condition alongside a boundary treatment condition to ensure that the shared space is adequate and that privacy is protected for future occupants and neighbouring properties.
- 8.9 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56 & 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.10 Given that the minimum distance between the neighbouring properties and any of the proposed dwellings is 15m, and the proposed houses are of an appropriate scale, the proposal would not in my opinion have a significant overbearing/overshadowing impact upon occupiers of the neighbouring properties. The east facing elevation of Plot 3 would measure 7.4m to the ridge, 5.8m to the eaves and would have a width of 8.9m. It would be close to the boundaries of No's.53 & 55 Wulfstan Way. However, due its siting, it would not span the entire length of either property boundary and would be over 16m away from the rear elevations of No's 53 & 55 Wulfstan Way. In light of the above points, it would not have a significant impact upon No's.53 & 55 Wulfstan Way. The first

floor window on the west facing elevation of plot 3 and the first floor window on the east facing elevation of plot 2 would serve bathrooms. Therefore I have recommended a condition to ensure these bathroom windows are obscure glazed and are vertically hung with 45 degree restrictors to minimize any potential overlooking impact.

- 8.11 The first floor windows on the south facing elevation of plot 1 would overlook the grassed area to the rear of the Queen Edith Chapel. One of these windows would serve a bathroom and one would serve a bedroom. Therefore I recommended an obscure glazed condition to restrict any overlooking impact upon the grassed area to the rear of the Queen Edith Chapel.
- 8.12 I have assessed above the potential impact on the residential amenity of the surrounding occupiers in terms of overlooking, overbearing sense of enclosure and overshadowing. I am satisfied that the proposed dwellings due to their orientation, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

- 8.13 The Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. I accept this advice and have recommended the conditions accordingly.
- 8.14 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 (2018) policies 35, 36, 55 and 56.

Amenity for future occupiers of the site

- 8.15 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All the proposed units comply and exceed the standards. In this regard, the units would provide a high quality internal living environment for the future occupants in my opinion. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	4	2	84	94.5	+10.5
2	2	3	2	70	83	+13
3	2	3	2	70	83	+13

8.16 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space. All the proposed units would have a private garden area that is considered to be of an acceptable size to accommodate the number of occupants. Notwithstanding that, plot 2 would have a smaller garden than the other plots. To ensure that adequate private amenity space is retained for plot 2, I recommended that permitted developments rights are removed for extensions and outbuildings.

8.17 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 (2018) policy 50.

8.18 The development has been assessed for compliance with Policy 51 and, subject to a minor revision to the internal layout, complies with the requirements of Part M4 (2) of the Building Regulations. I have recommended a condition to secure this requirement.

Refuse Arrangements

8.19 The proposed refuse storage arrangement consists of a dedicated bin storage point in the front gardens of plots 2 & 3 and the rear garden of plot 1, close to the access for ease of movement to the collection point. The drag distance for the bins to the collection point (pavement on Wulfstan Way) would be circa 35 metres. This is over the recommended travel distance of 25 metres as set out in the RECAP Waste Design Guide (2012). As the County Highway Authority will not adopt the access road, the refuse vehicles are unlikely to use the access road to collect the bins. Therefore the onus will be on the future occupiers to ensure the bins are taken to the collection point

and returned. As there is no alternative solution and as there is a need for affordable dwellings within the city, I do not consider the issue with the drag distance is significant enough to warrant refusal of this application. An informative shall be attached regarding Cambridge City Council's assisted bin collection.

- 8.20 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.21 The Highway Authority was consulted as part of the application and does not consider there would be any adverse impact upon highway safety. The Highway Authority has recommended a condition regarding visibility splays. No visibility splays are shown on the submitted plans and it would not be possible to achieve them within the red line boundary, therefore the condition is not considered reasonable. All other conditions are considered necessary.
- 8.22 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

Car Parking

- 8.23 The proposal includes four car parking spaces; 2 for plot 1 (3 bed) and 1 each for plot 2 & 3 (2 beds). This complies with the maximum standards in the Cambridge Local Plan (2018) which would seek 1 car parking space for dwellings with up to 2 bedrooms and 2 car parking spaces for dwellings with 3 or more bedrooms. The car parking spaces have been laid out to ensure they are accessible and to enable a parked car to leave the site in forward gear.

Cycle Parking

- 8.24 The proposal includes detached cycle storage sheds in the front gardens of plots 2 & 3 and in the rear garden of plot 1. The applicant has amended the plans since submission to relocate the cycle sheds in plots 2 & 3 from the rear garden to the front garden. This partly addresses concerns raised by Camcycle. Camcycle has also raised concerns regarding the size of the

cycle parking sheds and the size of the access to Plot 1. I have recommended a condition requesting further details of cycle storage to be submitted and a boundary treatment condition is also recommended which can ensure that the gate on plot 1 would be wide enough to maneuver bikes in and out.

- 8.25 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.26 A flood risk assessment was submitted with the application. The Drainage Team has advised that a surface water drainage strategy can be secured by condition in this case. A surface water drainage scheme condition alongside a finished ground floor level condition is therefore recommended. In my opinion, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2018) and policy 31 of the Cambridge Local Plan (2018).

Trees

- 8.27 The proposal would result in the loss of a tree (identified as Category C in the Arboricultural Impact Assessment). The Trees Officer has raised no objection to this, but has recommended that a condition be added to ensure that a group of trees that lie just beyond the north-eastern boundary of the site are protected during construction in accordance with the details contained within the AIA. In my opinion, subject to this condition, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.28 The Ecology Officer comments have not been received to date and will be reported on the amendment sheet.

Third Party Representations

- 8.29 The Trustees of Queen Edith Chapel have objected to the application on the basis that Plot 1 would be in close proximity to an area where they may apply for a residential dwelling. As no dwelling has been approved on the site, I cannot give this

significant weight in my recommendation. I have dealt with the other third party representations in the preceding paragraphs.

9.0 CONCLUSION

- 9.1 The proposed development of 3 no. two storey dwellings including cycle and bin storage and car parking would make efficient use of brownfield land to provide new affordable housing. The proposal would not result in an adverse impact upon neighbouring properties and would provide an acceptable level 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 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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

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 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 and Cambridge Local Plan 2014: Proposed Submission, July 2013 (submitted March 2014), as amended by the Inspectors' Main Modifications, policy 33).

9. The dwellings hereby approved shall not be occupied until details of facilities for the covered, secured parking of bicycles for use in connection with the development hereby permitted have been submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before dwellings are occupied.

Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2018 policies 55, 56, and 82).

10. 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 2018 policy 35).

11. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to the site 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.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018 policy 35).

12. In the event of the foundations for the proposed development requiring piling, no such piling shall take place until a report / method statement detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration has been submitted to, and approved in writing by, the local planning authority. 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 2018 policy 35).

13. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

14. For plot 2, notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification): the enlargement, improvement or other alteration of the dwellinghouses; and the provision within the curtilage of the dwellinghouses of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.

Reason: To ensure sufficient amenity space is retained for future occupiers of the dwelling, to protect the character of the area and to protect the amenity of neighbouring occupiers (Cambridge Local Plan 2018 policies 52 and 57).

15. Notwithstanding the approved plans, the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51).

16. The following windows shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be non-opening unless the part of the window, door or opening is more than 1.7m above the finished floor level of the room in which it is installed. For the avoidance of doubt, these windows are:

- The first floor window on the west facing elevation serving plot 3
- The first floor window on the east facing elevation serving plot 2
- The first floor windows on the south facing elevation serving plot 1

The development shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55 and 58).

17. 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 (Cambridge Local Plan 2018 policy 81).

18. 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 Local Plan 2018 policy 81).

19. Prior to the first occupation or bringing into use of the development, hereby permitted, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved plans and shall be retained as such thereafter.

Reason: In the interests of highway safety and to ensure satisfactory access into the site (Cambridge Local Plan 2018 policy 81).

20. The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Once constructed the driveway shall thereafter be retained as such.

Reason: To prevent surface water discharging to the highway, in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

21. Prior to the first occupation or bringing into use of the development, hereby permitted, the manoeuvring area shall be provided in accordance with the approved drawings. The manoeuvring area shall be retained free of obstruction thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

22. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. 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: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development (Cambridge Local Plan 2018 policies 55, 57 and 59).

23. Tree protection measures shall be implemented throughout the course of the development in accordance with the details in the Arboricultural Impact Assessment (Ref: 69977-WW V5 dated 18th September 2018), and the agreed means of protection shall be retained on site until all equipment and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with the Tree Protection Plan, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out. If any tree shown to be retained is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: In the interests of visual amenity and safeguarding trees that are worthy of retention (Cambridge Local Plan 2018, Policy 81).

24. No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development (or other timetable agreed in writing by the Local Planning Authority) and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

25. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by MLM (ref: 581291-MLM-ZZ-XX-RP-C-0010) dated 28/11/2018 and shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

26. Notwithstanding the approved plans, the finished ground floor levels to be set no lower than 300mm above the 1 in 100 year flood levels + climate change allowance, in accordance with [FRA, Ref: 581291-MLM-ZZ-XX-RP-C-0010, Date28/11/2018].

Reason: To ensure appropriate surface water drainage (Cambridge Local Plan 2018 policies 31 and 32).

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:

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:

For residents who are unable to place their bin at the normal collection point, Cambridge City Council offers an assisted collection service. For further information, please visit www.cambridge.gov.uk/get-help-putting-your-bin-out-for-collection (link correct at time of decision) or contact 01223 458282.