

Application Number	18/0806/FUL	Agenda Item	
Date Received	18th May 2018	Officer	Nigel Blazeby
Target Date	17th August 2018		
Ward	Queen Ediths		
Site	291 Hills Road Cambridge CB2 8RP		
Proposal	Residential development containing 14 flats comprising 8 x 2-bed units and 6 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings.		
Applicant	Gibson Developments Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The current proposal has responded to the reasons for refusal on the previous scheme (17/1372/FUL) which is a material consideration; - The proposal raises no new material issues in terms of the impact on residential amenity, response to context, transport or other matters. - Whilst affordable housing is a policy requirement it has been adequately demonstrated that it would not be viable to provide it.
RECOMMENDATION	APPROVAL

0.0 Update

0.1 Members may recall that the planning application was presented to the 29 August 2018 Planning Committee meeting and Members resolved to grant planning permission at that time.

- 0.2 The Previous Committee report and extract from the relevant Amendment Sheet are attached as Appendixes A and B.
- 0.3 Members had been advised that the proposal fell below the relevant affordable housing threshold contained within Policy 5/5 of the Cambridge Local Plan 2006 and as such no affordable housing was required.
- 0.4 Members may recall that on the same day, 29th August 2018, the Inspector's report into the [then emerging] 2018 Local Plan was published having the effect of requiring full weight to be afforded to policies in the Cambridge Local Plan 2018. This fact was not known to officers or Members at the time the Planning Committee was in session.
- 0.5 Following the 29 August 2018 planning committee the applicants were informed that, despite the resolution of the committee, the planning permission could not be issued due to the change in circumstances and the weight that now needed to be afforded to policies in the 2018 Local Plan.
- 0.6 The key change between the 2006 and 2018 Local Plan policies, of particular relevance to the proposal, is the reduction in the affordable housing threshold from 15 to 10. The proposal for 14 flats represents a net gain of 13 dwellings on the site which is now above the threshold and hence affordable housing is required.
- 0.7 The applicants have stated that it would be unviable to provide any affordable housing and later submitted a viability assessment in an attempt to demonstrate this.
- 0.8 The aim of this update report is to inform members of the outcome of the viability assessment alongside an assessment of the proposal against the key changes within the 2018 Local Plan.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site comprises No. 291 Hills Road which is a detached property within a generous plot on the north western corner of the junction with Queen Edith's Way, also known as 'Raylands' The existing property is a substantial Edwardian building currently in use as a single dwellinghouse. Hills Road forms a

major route into the city. The character of this part of Hills Road is predominantly residential.

- 1.2 The existing dwelling is not a Listed Building and is not a Building of Local Interest. The site is not within a conservation area. There is a tree preservation order on the site which covers 11 trees on the southern and northern sides. The site is outside the controlled parking zone and the air quality management zone. There are no other relevant site constraints.

2.0 THE PROPOSAL

- 2.1 The proposal is for residential development containing 14 flats comprising 8 x 2-bed units and 6 x 1-bed units, along with access, car parking and associated landscaping following demolition of the existing buildings.
- 2.2 The full site description, summary of the proposal and details of the relevant planning history of the site are contained within the Aug 2018 planning committee report (attached as Appendix A to the report).

3.0 POLICY

- 3.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.
- 3.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 28, 29, 31, 32, 34, 35, 36, 45, 50, 51, 52, 55, 56, 57, 59, 70, 71, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework 2019 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) Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Newnham Croft Conservation Area Appraisal (2013)

4.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

4.1 The recently submitted information does not change the Highway Authority's previous comments.

Drainage Officer

4.2 Drainage has no further comments to make.

Environmental Health Officer

4.3 I can confirm that I have no concerns regarding the amended details and my memo (including commentary and recommended conditions) dated 1st June 2018 remains relevant.

4.4 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.

5.0 REPRESENTATIONS

5.1 The owners/occupiers of the following addresses have made representations objecting to the proposal since the 29th August Planning Committee:

- 2 Grantchester Road
- 14 Hartington Grove
- 77 Hartington Grove
- 271 Hills Road
- 276 Hills Road
- 299 Hills Road
- 7 Luard Close
- 35 Selwyn Gardens
- 234 Queen Ediths Way
- Hills Road Area and Queen Edith's Way Residents Association

5.2 The representations can be summarised as follows:

- 14 flats is an overdevelopment of the site
- The basement could result in subsidence on neighbouring properties
- Loss of a large family home
- Need for more large family homes not 1-2 bed flats
- Out of keeping with the character of the street as it is one of the main gateways to Cambridge
- Questions about the accuracy of the estimated revenues or costs within the viability assessment
- Highway Safety issues due to increase of traffic with the busy road/busy junction
- Increase in noise and disturbance as 22 people instead of 4
- Inadequate arrangements for Flat 1 in order to meet requirements of Building Regulations M4(3) for 'Wheelchair user dwellings'
- Loss of mature trees
- The basement construction plan would cause damage to the TPO trees due to the fence

5.3 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.

6.0 ASSESSMENT

6.1 The majority of the assessment is contained within the 29th August 2018 report. However, due to a change in the local policy, the main issues to consider in this report are:

1. Affordable Housing
2. Amenity for future occupiers of the site
3. Third party representations

Affordable Housing

6.2 The key change between the 2006 and 2018 Local Plan policies, of particular relevance to the proposal, is the reduction in the affordable housing threshold from 15 to 10. The proposal represents a net gain of 13 dwellings on the site which is now above the threshold and hence affordable housing is required.

6.3 The applicants have stated that it would be unviable to provide any affordable housing and later submitted a viability assessment in an attempt to demonstrate this. Their assessment concluded that:

Having considered all the information and modelled the development scenario, we conclude that this development, as proposed, produces a Residualised Price of £946,999 which is substantially below the Benchmark Land Value of £1.75 - £1.8 Million, before any upward adjustment for a premium is included, for the existing property and cannot therefore afford to make a contribution towards affordable housing in accordance with planning policy.

6.4 The Council appointed an Independent Consultant to review the submitted viability assessment. The consultant concluded in March 2019 that:

We have reviewed the Applicant's viability assessment which seeks to demonstrate that the proposed scheme cannot support any affordable housing as the scheme generates a deficit in the region of c. £0.80m to c. £0.85m. We have undertaken our own

assessment of the proposed scheme which generates a deficit of c. £0.38m. Consequently, the proposed scheme cannot support any affordable housing.

- 6.5 The Council has since received a revised conclusion from the Independent Consultant following further discussion with the Applicant in regards to various points of the March 2019 conclusion. The consultant has concluded in April 2019 that:

Following our March 2019 report, we have been instructed to reach an agreed final position with the Applicant and following further discussions with the Applicant we have made the following changes to our assessment summarised below:

- 1) Removal of the value of the car parking spaces of £210,000 as these are priced into the apartment sale values;*
- 2) Inclusion of NHBC warranty costs equating to c. £0.027m;*
- 3) Removal of ground rent income as the freehold will not be disposed of to an investor;*
- 4) Adjustment of S106 costs from £40,000 to £36,223.*

In conclusion, our revised appraisal generates a residual land value of c. £1.09m and when benchmarked against a site value of £1.70m the scheme generates a deficit of c. £0.61m (£608,401).

- 6.6 The Council published both the applicant's viability assessment and the independent review on the website and consulted with local residents and other interested parties.
- 6.7 Following the submission of a viability assessment, and the review of it by an independent consultant, it has been adequately demonstrated that it would not be viable to provide affordable housing as part of the development. It is to be noted that the S106 agreement shall include a clawback clause. This clause would ensure that if the development delivers more revenue than predicted within the viability assessment, the applicant will need to pay a financial contribution to the Council for the delivery of affordable housing off site.

Amenity for future occupiers of the site

- 6.8 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All of the units either comply or exceed the space standards. Therefore it is my opinion that the

units would provide a high quality internal living environment for the future occupants. 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	1	2	1	50	53	+3
2	2	3	1	61	60	0
3	1	2	1	50	60	+11
4	2	3	1	61	60	+1
5	2	3	1	61	72	+9
6	2	3	1	61	61	0
7	1	2	1	50	50	0
8	2	3	1	61	61	0
9	1	2	1	50	60	+11
10	2	3	1	61	60	0
11	1	2	1	50	60	+7
12	2	3	1	61	79	+18
13	2	3	1	61	75	+14
14	1	2	1	61	65	+4

6.9 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.

6.10 All the proposed units will have direct access to an area of private amenity space in the form of a balcony or terrace. It is also to be noted, that the proposal includes a landscaped area to the north of the site for the occupants of the flats to enjoy.

6.11 In my opinion the proposal provides an acceptable 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.

Accessible homes

6.12 The development has been assessed for compliance with Policy 51 in relation to the all the new units. I have recommended a condition to ensure the proposal complies with

the requirements of Part M4 (2) of the Building Regulations. Policy 51 does not require this type of development to provide any units that meet the requirements of Building Regulations M4 (3) 'wheelchair user dwellings'.

Third Party Representations

6.13 I have dealt with the third party representations in the table below.

Representation	Response
14 flats is an overdevelopment of the site	There is a need for a range of dwelling types across the City
The basement could result in subsidence on neighbouring properties	This is not a planning issue.
Loss of a large family home	I do not consider the proposal will appear cramped and the site makes good use of the land in providing 100% affordable housing
Need for more large family homes not 1-2 bed flats	There is a need for a range of dwelling types across the City.
Out of keeping with the character of the street as it is one of the main gateways to Cambridge	See paragraphs 8.28 – 8.38 of the 29th August 2018 report
The question is why would the developer plan to make deficit over £800,000 when they could sell the property for £1.75m to £1.80m? The developer paid £1,715,000 for the property, so would end up making a minimal loss, when stamp duty and other costs were taken into account.	The motives of the developer are not a planning issue.

<p>Questions about the accuracy of the estimated revenues or costs within the viability assessment. The assessment fails to provide 'affordable housing revenue assumptions'.</p>	<p>The assessment has been independently reviewed by a consultant appointed by the Council and we accept the findings of the independent review. The findings indicate that a 100 percent market scheme is not viable, therefore it follows that a scheme providing affordable housing would also not be viable.</p>
<p>Highway Safety issues due to increase of traffic with the busy road/busy junction</p>	<p>See paragraph 8.64 of the 29th August 2018 report</p>
<p>Increase in noise and disturbance as 22 people instead of 4</p>	<p>See paragraphs 8.58 – 8.60 of the 29th August 2018 report</p>
<p>Inadequate arrangements for Flat 1 in order to meet requirements of Building Regulations M4(3) for 'Wheelchair user dwellings'</p>	<p>Policy 51 does not require this type of development to provide any units that meet the requirements of Building Regulations M4 (3) 'wheelchair user dwellings'</p>
<p>Loss of mature trees</p>	<p>See paragraph 8.67 of the 29th August 2018 report</p>
<p>The basement construction plan would cause damage to the TPO trees due to the fence</p>	<p>See paragraph 8.67 of the 29th August 2018 report. The Tree Officer comments were contained within the amendment sheet. The Tree Officer stated that the 'primary concern on this site is the impact of construction activity and in order to safeguard the healthy retention of trees during demolition and construction it will be necessary for all activity to adhere to a detailed and phased tree protection methodology written in accordance with the recommendations set out in BS 5837: 2012.' Various conditions have been recommended in line with this. As no changes have been made to the proposed development since these comments were received,</p>

7.0 CONCLUSION

- 7.1 The applicant has demonstrated that it would not be viable to provide affordable housing as part of the development. I also consider that the proposal will comply with the policies Cambridge Local Plan 2018.

8.0 RECOMMENDATION

- 8.1 **APPROVE** subject to completion of the s106 Agreement and 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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

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

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800hours 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).

4. 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).

5. 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).

6. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

7. 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).

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

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and the Environment Agency's approach to groundwater protection (available at: <https://www.gov.uk/government/collections/groundwater-protection>).

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

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

10. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, 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.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

11. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

12. No demolition/development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

- a) The statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- c) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 12.

- 13. Prior to commencement of development (including demolition and site clearance), an ecological survey report shall be undertaken and submitted to the local planning authority for approval in writing. This shall include, as appropriate to the findings of the survey:
 - i. a construction environmental management plan (CEMP) including a risk assessment of potentially damaging construction activities, practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, and details of responsible persons and lines of communication; and
 - ii. ecological mitigation measures to be provided on site.

Any approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Any approved ecological mitigation measures shall be implemented prior to first occupation of the development hereby permitted (or in accordance with an alternative timescale that has been agreed in writing by the local planning authority) and retained as such thereafter.

Reason: To protect local wildlife (Policy 70 of the Cambridge Local Plan (2018)).

14. Prior to commencement of development (other than demolition), a surface water drainage works scheme in accordance with the submitted Drainage Statement by JPP Consulting, Revision B dated February 2018, shall be submitted to and approved in writing by the local planning authority. The submitted details shall:
- i. include results of infiltration testing in accordance with BRE Digest 365 should be submitted to the local planning authority to identify whether infiltration of the surface water runoff would be feasible;
 - ii. be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding or flooding off site for a 1 in 100 year event + 40% an allowance for climate change;
 - iii. include detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - iv. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
 - v. 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.

The surface water drainage scheme shall be completed in accordance with the agreed details prior to first occupation of the development, and shall be managed and maintained thereafter in accordance with the agreed details and the management and maintenance plan for the lifetime of the development.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

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

15. 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).

16. 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).

17. Prior to the commencement of construction of external surfaces, samples of the brick and hung tiles, and details of the brick mortar shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details thereafter.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)).

18. Prior to the installation of balustrades, details of the materials and design shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)).

19. Prior to the installation of windows, details of the window, glazing type and reveals shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area (Cambridge Local Plan 2018 policies 55, 57 (for new buildings)).

20. The windows identified as having obscured glass on the approved plans shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to first occupation of those units and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall, and shall be retained as such thereafter.

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

21. There shall be no access to the areas shown on the approved plans as 'green roof' other than for maintenance purposes. At no time shall these areas be used for amenity space.

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

22. Prior to first vehicular use of the vehicle access ramp hereby permitted, the roof covering the ramp shall be completed in accordance with the agreed details, and shall be retained as such thereafter.

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

23. Prior to the commencement of development (other than demolition and site clearance), a noise insulation scheme detailing the acoustic noise insulation performance/specification of the external building envelope to reduce the level of noise experienced in the residential units (having regard to the building fabric, glazing, ventilation, internal plant related noise and external balconies/terraces) shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented and a completion report submitted to and approved in writing by the local planning authority prior to first occupation of the units. The approved scheme shall be retained as such thereafter.

To protect the amenity of future occupants of this property from the high ambient noise levels in the area (Cambridge Local Plan 2018 policy 35).

24. Prior to commencement of use of the vehicular access hereby permitted, the access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, or in accordance with alternative details that have been submitted to and agreed in writing by the local planning authority. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway. The access shall be retained as such thereafter.

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

25. Prior to commencement of use of the vehicle access hereby permitted, the visibility splays, access and manoeuvring areas shall be provided as shown on the approved drawings. The areas within the visibility splays shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high thereafter. The access and manoeuvring areas shall be maintained thereafter free of any obstruction that would prevent a domestic vehicle from being able to manoeuvre with ease so it may enter and leave the property in a forward gear.

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

26. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved vehicular 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).

27. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

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

28. The on-site renewable and low carbon energy technologies as shown on the approved plans and as detailed in the '10% reduction in Carbon by LZC Onsite Energy or 10% Improvement in Energy Demand' letter from Green Heat Ltd dated 6 July 2017 shall be fully installed and operational prior to first occupation of the development (or in accordance with an alternative timescale agreed in writing by the local planning authority) and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. The technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable technology provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that the development does not give rise to unacceptable pollution (Cambridge Local Plan 2018 policy 29).

29. Prior to first occupation of the development, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. Development shall be carried out in accordance with the agreed details thereafter.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 policy 31 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

30. Notwithstanding the approved plans, all flat roofed elements within the development shall be green or brown roofs. No development above ground level, other than demolition, shall commence until full details of these green or brown roofs have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include details of build-ups, make up of substrates, planting plans for biodiverse roofs, methodologies for translocation strategy and drainage details where applicable. The green roofs shall be installed in accordance with the approved details and shall be maintained thereafter.

Reason: In the interests of responding suitably to climate change and water management (Cambridge Local Plan 2018; Policy 31).

31. Notwithstanding the approved plans, the building, 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).

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.

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.

- 8.2 **In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.**