

<b>Application Number</b>	19/0175/FUL	<b>Agenda Item</b>	
<b>Date Received</b>	15th February 2019	<b>Officer</b>	Patricia Coyle
<b>Target Date</b>	17th May 2019		
<b>Ward</b>	Petersfield		
<b>Site</b>	Mill Road Depot Mill Road Cambridge		
<b>Proposal</b>	The erection of an apartment building (45 affordable dwellings); erection of mixed use building with community centre and ancillary office and meeting rooms on ground floor with 4 affordable dwellings above; change of use of Gate House to mixed use (commercial ground floor (A1/A2/A3/B1/D1 in the alternative) and 1 dwelling on first floor), together with associated external works including provision of open space (including play area), cycle parking, landscaping and demolition of 'link building' attached to Old Library (Grade II listed).		
<b>Applicant</b>	Cambridge Investment Partnership c/o Agent		

<p><b>SUMMARY</b></p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The development would significantly increase the amount of housing (both affordable and market) to help meet demand within the city;</li> <li>- The proposed development would make efficient use of vacant brownfield land by providing a high quality residential-led development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers;</li> <li>- The design and scale of the proposed development responds appropriately</li> </ul>
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	<p>to the surrounding built form;</p> <ul style="list-style-type: none"> <li>- The proposal would provide new community facilities in the form of a community building, commercial premises and open space for public use.</li> <li>- The proposed development meets high standards of sustainability with fabric-first construction, MVHR, green roof, a BREEAM 'Excellent' community facility and sustainable urban drainage.</li> </ul>
RECOMMENDATION	APPROVAL

## 0.0 BACKGROUND

0.1 These applications have 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 deliver 500 net new council rented homes across the City using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at Mill Road Depot includes 118 new council rented homes proposed or 23.6% of the 500 home target. This application for Phase 2 of the Mill Road Depot development includes 49 of these council rented homes and is accompanied by a S106A application to deliver 50% council rented housing across both phases of the Mill Road Depot development.

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a broadly 'L' shaped plot of land, occupying approximately 0.35 hectares in area. The site forms the southern part of the wider Mill Road Depot site and has a total area of 2.7 hectares.

1.2 The site is bound to the east by railway lines, and to the south by an access road leading to the railway. To the west of the site is The Regent Language School, a single dwelling and the listed

former library building. The remainder of the Mill Road Depot site, which has gained planning permission for residential-led development sits to the north of the site.

- 1.3 The site is located within the designated Mill Road conservation area. There are no listed buildings on the site but as stated above the former library building adjacent to the site is listed (grade II). A number of buildings of local interest (BLI's) are within close proximity of the site.
- 1.4 The entirety of the site is also shown on the proposals map as a 'Proposal Site' (R10) within the Mill Road Opportunity Area, identifying the site as being suitable for residential-led redevelopment.

## **2.0 THE PROPOSAL**

- 2.1 This application proposes further development on the Mill Road Depot site, with this application being referred to as phase two, with development on the remainder of the site referred to as phase one. Both planning permission and listed building consent are sought. Planning permission is required for all works described below while listed building consent is only required for the demolition works described in paragraph 2.4.
- 2.2 The proposal includes a five storey block of 45 apartments, rectangular in shape and running north to south along the eastern part of the site. This block would have double gable ends to the north and south with a double pitched roof form running north to south.
- 2.3 A building housing a 275 square metre community centre at ground floor with four apartments above is proposed to the northern part of the site, to the rear of the language school. This building would be part one, part three storeys in height. The part one element would have hipped roof forms while the three storey element would have flat green roofs.
- 2.4 Demolition of the existing 'link' building between the listed former library building and the gatehouse is proposed, with the conversion of the gatehouse into commercial use at ground floor level (flexible use classes A1, A2, A3, B1 and D1) with one dwelling above.

- 2.5 Public open space is proposed, and associated development including car and cycle parking provision, refuse and recycling stores, landscaping and tree planting are also proposed.
- 2.6 Of the fifty dwellings proposed, 98%, that is 49 dwellings, are proposed to be affordable for council rent. This figure is to be taken in context with a separate application on this site which is also before you for determination today which seeks to reduce the affordable housing provision on the northern part of the site (phase 1) from 50% to provide a site wide total of 50%.
- 2.7 The proposal has been amended since submission to take on board comments from statutory consultees. The changes include amendments to hard and soft landscaping drawings to incorporate a 4 metre wide access with visibility splays between the new road referred to as Headly Street and the future Chisholm Trail, as agreed with Camcycle and requested by the Landscape Officer. A shadow gap has also been added to the north elevation of B\_10 as requested by the urban design officer. A further period of consultation has been undertaken as a result of these changes.
- 2.8 It is worthy of note that the scheme has been through an extensive pre-application process with officers, both prior to submission of this scheme and when gaining planning permission for phase one of the site.
- 2.9 The application is accompanied by the following supporting information:
- Air Quality Assessment;
  - Arboricultural Impact Assessment (inclusive of tree survey);
  - BREEAM Pre-assessment
  - Construction Phase Health and Safety Plan;
  - Daylight/Sunlight report;
  - Design and Access Statement;
  - Energy Strategy Report
  - Fire Strategy
  - Flood Risk Assessment and Foul & Surface Water Drainage Strategy;
  - Heritage Statement
  - Noise Impact Assessment
  - Overheating Assessment;
  - Phase 1 and Phase II Land Contamination Assessments;

- Planning Statement;
- Preliminary Ecological Appraisal;
- Statement of Community Involvement;
- Sustainability Statement
- Townscape and Views Assessment
- Transport Assessment (including Framework Travel Plan);
- Utilities Assessment

### 3.0 SITE HISTORY

3.1 The application site has an extensive planning history. The most relevant applications are detailed below

Reference	Description	Outcome
19/0546/S106A	Application for a deed of variation to S106 to substitute the existing requirement to provide 50% affordable housing within Phase I with a requirement to provide 50% affordable housing across both Phases I and II and to ensure that the informal open space is provided and maintained.	Pending
18/1990/FUL	This application proposes the erection of a single storey building to house a substation, and associated screening.	Pending

### 4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners/Occupiers:	Yes
Site Notice Displayed:	Yes

### 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, 5, 14, 24, 27, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 55, 56, 57, 58, 59, 60, 61, 62, 68, 70, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance March 2014</p> <p>Circular 11/95 (Annex A)</p>
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Planning Obligation Strategy (March 2010)</p>
Material Considerations	<p><u>City Wide Guidance</u></p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p>Public Art SPD 2010.</p>
	<p><u>Area Guidelines</u></p> <p>Mill Road Depot Planning and Development Brief SPD</p>

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No objection raised subject to the imposition of a condition requiring the submission of a Traffic Management Plan to ensure that the development does not impact adversely on highways safety.

### **Historic England**

- 6.2 No comments made with respect to either planning or listed building consent applications, but a suggestion made that the opinion of our own conservation officers be sought.

### **Conservation Officer (City Council)**

- 6.3 The Officer acknowledges that the demolition of the link structure is integral to the overall scheme, and is in support of this – noting that it is not curtilage listed and does not make a positive contribution to the setting of the listed building.
- 6.4 The Officer has, however, requested further information be provided with respect to the making good of the northern elevation of the listed building once the link has been removed. It has been suggested that this information could be provided in the form of a Management Plan. The applicant has provided a statement saying that this information would not be possible to produce until the link has been removed as they would not know the exact scope of works required. It was requested that this information should be provided by way of condition. The Officer confirmed he no longer had any concerns.
- 6.5 I recommend a condition requiring this Management Plan to be submitted and approved in writing within 3 months of demolition.

### **Urban Design Officer**

- 6.6 The Urban Design Officer echoes the sentiments of the conservation officer with respect to the appropriateness of scale, bulk and mass, pointing to the adherence of the scheme

with the Planning and Development Brief SPD with respect to siting of taller elements.

- 6.7 The Officer continues to state that the roof forms proposed are sympathetic to the listed building and the verified views provided demonstrate well the acceptability of the scheme, concluding:  
*“Overall, the Urban Design Team supports the application, which we believe has the potential to create a high quality and well-designed scheme that not only compliments the approved Phase 1, but also the character of Mill Road.”*
- 6.8 A recommendation was made with respect to the Headly Street elevation of B-10 with the introduction of a full height recessed shadow gap considered to help further refine the massing of this building whilst also providing a more vertical emphasis. This amendment has been made.

### **Landscape Officer**

- 6.9 The Officer was supportive of the general arrangement and layout of the landscape although some concerns were raised with specific details.
- 6.10 With regard to the location of the cycle store to the south of the courtyard garden it was suggested that this should be moved to within the curtilage of the courtyard to improve security and use.
- 6.11 The Officer also commented that there were too many species of tree proposed within the courtyard, which would result in a fragmented and cluttered feel/look. Other issues raised included the use of self-binding gravel as it is not porous and requires a lot of maintenance, the lack of hardstanding under seats in grassed areas, the lack of vents to tree pits in paved areas, and an inappropriate use of a tree pit in the self-binding gravel.
- 6.12 In response, the applicant updated the site plan and hard and soft landscaping drawings to address all of the comments raised. The Landscape Officer has subsequently confirmed that these have been satisfactorily addressed subject to conditions being attached relating to cycle storage details, hard and soft landscaping works.

## **Cambridgeshire County Council (Education)**

- 6.13 Requests have been made for contributions towards early years and primary school projects.

### **Sustainability Officer**

- 6.14 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions securing the implementation of the energy strategy, a water efficiency specification, combined heat and power implementation, and BREEAM compliance.

### **Tree Officer**

- 6.15 No comments received.

### **Drainage Officer**

- 6.16 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing full drainage scheme details, as well as a maintenance plan for the drainage system.

### **Archaeology Officer**

- 6.17 The County Council's Archaeology Officer has raised no objections to the proposal subject to a condition requiring the applicant to secure the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which is to be approved in writing by the Local Planning Authority.

### **Environmental Health Officer**

- 6.18 The Council's Environmental Health Officer has been consulted on the proposal. Initial concerns were raised with regard to the level of information provided regarding potential noise conflict between the community building use and the residential dwellings above, as well as with regard to air quality. Additional information has been provided which has overcome these concerns. The application is now considered acceptable to the Environmental Health Officer subject to the imposition of conditions which are to be agreed with the Environmental

Health Officer. At the time of writing this report, these conditions had not been agreed. They will be reported as an addendum.

### **Environment Agency**

6.19 The Environment Agency have raised no objections to the proposal subject to conditions relating to contamination, piling and sustainable drainage.

### **Local Lead Flood Authority**

6.20 No objection raised subject to the imposition of conditions.

### **Developer Contributions Monitoring Officer**

6.21 A list of contributions required to mitigate the impact of the development is being produced by the Council's S106 Officer. These will be reported as an addendum.

### **Enabling (Affordable Housing) Officer**

6.22 No objection raised. The Officer acknowledges that the proposal provides more than the 40% affordable housing required by the Council's policy stance. It has also been noted that the Council's clustering policy is not met although it is accepted that, in this instance, the proposed arrangement would help to ensure service charges are kept to a minimum for tenants as fewer service cores would need to be serviced. The Officer also comments that the proposed unit size mix (1% studio, 48% 1-bed, 46% 2-bed, 5% 3-bed) meets the City Council's identified housing need.

### **Ecology Officer**

6.23 No objection raised subject to the imposition of a condition requesting details of bat and bird boxes.

### **Fire and Rescue**

6.24 No comment received.

### **Anglian Water**

6.25 No objection raised.

## **Network Rail**

6.26 No objection raised.

## **Designing Out Crime Officer**

6.27 No comments received.

## **Cambridge International Airport**

6.28 No objection raised.

6.29 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:

- 119B Mill Road
- 6 Golding Road
- 19 Cavendish Road
- 14 Hooper Street
- 113 Gwydir Street
- 5 Great Eastern Street
- 106 Ainsworth Street
- 94 Ainsworth Street
- 42 Devonshire Road
- 69 Glisson Road
- 75 Cowcross Road
- Petersfield Area Community Trust
- Camcycle
- Cambridge Past, Present and Future

7.2 The representations can be summarised as follows:

Comment made	Officer response
Proposal is contrary to SPD	Addressed in section 8
Buildings out of character with the existing Victorian-style buildings. New buildings should look like the	Addressed in section 8

existing	
Buildings are too tall and of an inappropriate mass	Addressed in section 8
The development is too dense overall	Addressed in section 8
Overlooking and loss of privacy	Addressed in section 8
Loss of security to 119B Mill Road due to location of proposed cycle store	Addressed in section 8
Insufficient open space provision	Addressed in section 8
Likely strain on schools, GP surgeries and utilities	Addressed in section 8
Proposal does not overcome the lack of green space and community/leisure facilities in the area	Addressed in section 8
The proposal fails to comply with Local Plan policy 24	Addressed in section 8
The development will become a slum	The Urban Design Officer considered the scheme to be of high quality and the assertion that this development will become a slum is considered to be unfounded
Lack of consideration for future of the Grade II listed former library building	Addressed in section 8
The proposal does not take into account different land levels with neighbouring properties – specifically 119B Mill Road	Addressed in section 8
Loss of light	Addressed in section 8

7.3 Camcycle responded to the proposal and had initial concerns over the safety of the access to the Chisholm Trail. The applicants made amendments to the scheme and this concern was overcome. A further concern still exists regarding the design of the cycle store to the south of the site.

7.4 Cambridge Past, Present and Future have commented on the proposal, raising concerns over highway safety and the future of the former library building.

- 7.5 Mill Road History Society have raised concerns over the future of the former library building.
- 7.6 Petersfield Area Community Trust commented on the proposal and are generally supportive. They would, however, have liked to have seen a bigger facility provided. Concerns also exist over the lack of car parking provision for the community centre and the boundary treatments to the courtyard being too low for safety of children.
- 7.7 The Victorian Society have commented on the application and have requested that the former library building be included in the proposal to ensure its long term viability.

#### Design and Conservation Panel

- 7.8 The scheme was presented to the Council's Design Panel on 16<sup>th</sup> January 2019. The panel gave the scheme 4 green and 2 ambers. The panel concluded as follows:  
*"Overall, the Panel were pleased with the scheme, which treated the buildings and landscape thoughtfully and had clearly designed the Community Centre around its usage and needs. There were some concerns regarding the location of the Community Centre's entrance and its relationship to Gatehouse Court, along with the ground floor flat to the Gatehouse Building. The designers are asked to review these areas in particular."*
- 7.9 The Panel raised two principal concerns: The ground floor use of the Gatehouse and the community centre entrance not being clear nor obvious.
- 7.10 Following the Design Panel the applicants met with officers to discuss the comments made and amendments were made to the plans prior to the application being submitted. The ground floor of the Gatehouse is no longer proposed for residential use and is instead proposed for a flexible commercial use A1/A2/A3/B1/D1 and the community centre entrance has been visually enhanced with a recessed entrance in a contrasting brick colour.
- 7.11 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. Impact on the adjacent Grade II listed building and the Mill Road conservation area
4. Residential amenity
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Drainage
9. Trees and ecology
10. Energy and Sustainability
11. Affordable housing
12. Public art
13. S106 contributions

### **Principle of Development**

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure 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. The proposal is for the second phase of a residential-led development within a predominantly residential area. The proposal would make use of previously developed land, and falls within an existing urban area. The principle of residential development on the site has already been established under the approved planning permission for the northern part of this site detailed in section 3 of this report. It is worthy of note that works have commenced on this permission.

8.3 The site is allocated as a proposal site in the adopted Local Plan, which identifies the site as suitable for residential development. Appendix B states that the 2.70ha site has an indicative capacity of 167 dwellings. As noted in Footnote 8, the indicative capacity is an approximate number based on the initial assessment carried out in the context of the Strategic Housing Land Availability Assessment. Footnote 8 advises that

the final number of dwellings may be greater or smaller depending on the detailed assessment and the detailed design. In other words, the final quantum of development should be design led. In addition, both the Local Plan and the NPPF are clear that developments should seek to make the efficient use of land, particularly in the case of previously development brownfield land such as this. Subject to the design and impact of a scheme containing more than the indicative 167 dwellings being demonstrated to be acceptable, the principle of making better use of the land can be supported.

- 8.4 The provision of a community facility would help to meet the needs of the residents of the new development, as well as the wider community, and would provide facilities to contribute to the additional needs within the area created by the development, and such a provision is supported by the Mill Road SPD.
- 8.5 With the above in mind the principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met.

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

- 8.6 The site sits within a predominantly residential area with building heights varying between 1 and 3 storeys. It is important to bear in mind that the planning permission for the northern part of the site will result in buildings of up to 6 storeys in height being constructed. Indeed, the eastern edge of the phase one scheme will contain six blocks ranging from 4 to 6 storeys, with the southern-most being six storeys tall. To the south of the phase one scheme (and to the west of the 6 storey block, are a row of 3 storey buildings.
- 8.7 Phase two (the current application) is separated from the buildings mentioned above by a road and the design of phase two has considered the scale of the buildings on the other side of this road in designing phase two. This approach sees a 5 storey block to the eastern edge of the site, visually stepping down from the 6 storey building to its north, and transitioning the development back down towards the smaller scale that exists to the south of the site. This block would have a strong north to south emphasis that would respect the apartment

buildings to the eastern flank of phase one. The buildings to the west of the 5 storey element would be 3 storeys tall (or lower), again relating well to the established grain.

- 8.8 It is noted that concerns have been raised regarding the density of the proposal, in particular that it is greater than what has been set out in the SPD. Concerns have also been raised about the height of the tallest element, with this being considered too tall. As mentioned earlier in this report, the SPD density and dwelling numbers provide indicative numbers only and there is a footnote which states this. The principle of a greater density on this site has been established by the phase one planning permission, and this proposal ensures the scheme transitions back down to respect the scale of the existing properties to the south of the site. With regard to height, the same transitioning is achieved by the proposed 5 storey, which will sit alongside a 6 storey building to the north.
- 8.9 The community facility and commercial use would be located at ground floor level to the north-western part of the site. This is considered to be an appropriate location for these uses as they will sit to the north of existing non-residential functions – the former library and the language school.
- 8.10 The scheme has been laid out in a logical manner with street layouts providing easy access to all properties. Green spaces will be provided along the eastern, southern and western edges of the apartment block, with the southern element providing significant relief between the residential block and Mill Road.
- 8.11 The Council's Urban Design Officer has been consulted on the proposal, and has been involved in significant pre-application discussions with the applicants prior to submission. The Urban Design Officer has confirmed that the scheme is considered to be of a high quality and is acceptable in urban design terms.
- 8.12 I share the view of this officer and consider it appropriate to attach a condition requiring samples and a schedule of materials to be used in external elevations prior to the commencement of works. These materials will need to be agreed by the Local Planning Authority.
- 8.13 The proposal includes a number of open spaces within the site, including a courtyard outside of the community centre, a

courtyard garden central to the site, providing ornamental planting, seating and lawn, and the 'Headly Street Open Space' along the eastern edge of the site.

- 8.14 Concerns have been raised that the level of open space is insufficient although at 43% of the entire site area, I consider the provision of open space provision to be very generous.
- 8.15 The Council's Landscape Officer has been consulted on the proposal and although broadly supportive of the proposal, recommendations have been made to improve the scheme, as summarised in section 6 of this report. The Landscape Officer has been consulted on the amendments made and has confirmed that the scheme is now satisfactory subject to the imposition of a number of conditions.
- 8.16 It is my opinion that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 24, 55, 56, 57, 59, 60 and 61.

#### **Impact on the adjacent Grade II listed building and the Mill Road conservation area**

- 8.17 As earlier stated, the application site falls within the designated Mill Road conservation area, and sits adjacent to the Grade II listed former library building. The proposal has been developed as a continuation of the phase one scheme, which was considered to be acceptable with regard to impact on the Mill Road conservation area.
- 8.18 The proposal would be a significant improvement on the existing depot use, and would respond well to the conservation area by picking up on detailing within the area including the use of clay bricks, banded brickwork and window reveal detailing. The larger apartment building B\_01 is designed to resemble an industrial building, a nod to the site's industrial past. The scale of the proposal, as discussed earlier, relates well to the local context, providing a visual transition from the 6 storey building under construction within phase one, to the smaller scale existing buildings to the south of the site.

- 8.19 It is noted that some representations feel that the new buildings should appear as if they were constructed in Victorian times. This approach is not one that would be appropriate for a number of reasons – firstly, this site forms part of a wider development which has adopted a more modern approach, and secondly, a pastiche of a Victorian building would be likely to appear rather crude, especially when stretched to the scale of the development proposed.
- 8.20 Concerns have been raised regarding the listed building – both in terms of its non-inclusion in the application, as well as the future viability of this building.
- 8.21 The listed building does not form part of the application site, nor does it fall within the ownership of the applicant. It would be unreasonable to expect the applicant to safeguard the future viability of buildings outside of their ownership. However, the applicant has incorporated the potential for a future secondary access for the grade II listed building within the new public courtyard referred to as Gatehouse court. This will provide a valuable opportunity to preserve the future viability of the listed building.
- 8.22 With respect to the listed building, the existing building linking it to the gatehouse will be removed as part of this proposal.
- 8.23 Historic England have been consulted and have made no comment – recommending advice be provided from the Council’s Heritage Officer. Said officer has been consulted on the proposal and is in support of the link structure being removed. He has, however, questioned how the wall of the listed building would be made good after removal, and has requested further information relating to this. This will be secured via condition.
- 8.24 The Heritage Officer has also confirmed that the proposal would preserve or enhance the character and appearance of the Mill Road conservation area.
- 8.25 The applicant has provided a fully rendered verified view study of the proposal – showing the existing and proposed views from a number of different locations. The methodology used is considered appropriate and, having reviewed the document, I consider that the images adequately demonstrate that the

proposal would appear acceptable within the context of the wider area – including the Mill Road conservation area and the listed former library building.

- 8.26 It is my opinion that the proposal is appropriate with respect to the Mill Road conservation area and listed former library building. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 61 and 62.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.27 There are no residential properties existing to the north of the site although phase one development would see some properties constructed to the north of the road running east to west along the north of the application site. These properties would be in excess of 13m away from the nearest properties in this proposal. No existing properties would be closer to the proposed buildings than these. A single storey bicycle store is proposed to the south of the site which would be located 2.00m from the boundary with 119B Mill Road, and 2.50m to the dwelling itself.
- 8.28 Concerns have been raised regarding overlooking and loss of privacy to existing dwellings. The proposed dwellings are far enough away from existing properties to determine that there is no significant adverse impact. The only property potentially affected is 119B Mill Road where only distant and oblique views from the new dwellings are possible. In view of the resident's concerns the applicant has commissioned a specific daylight/sunlight study of 119B Mill Road assessing any potential impact on the existing property based on the plan provided by the resident and an example cycle store proposed within the development. This assessment carried out in accordance with the City Council's established guidance determined that the proposed development will have no significant impact on the existing property.
- 8.29 Concerns have also been raised by the resident of 119B Mill Road regarding the accuracy of the plans, boundary treatment and planting and location of the bike store. The amended landscaping plans submitted propose low-level planting along the boundary with 119B Mill Road and the applicant has

confirmed that there is no proposal to amend the existing brick wall boundary. I have checked the plans and am satisfied that they are accurate.

- 8.30 The proposed bike store would be located some 2.00m away and would be single storey. The daylight/sunlight assessment provided by the applicant confirms that this will have no significant impact on the existing property. In any event, and given that concerns have been raised by Camcycle regarding the capacity of this store, it is considered prudent to attach a condition to secure details of a cycle store for this location. This would allow for certainty to be provided regarding the impact on the amenity of the adjoining property as well as ensuring sufficient capacity.
- 8.31 I am satisfied that the proposal, due to its siting, 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.

#### Amenity for future occupiers of the site

- 8.32 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, and most exceed, these standards. In this regard, I consider that all the new homes proposed would provide a high quality internal living environment for the future occupants.
- 8.33 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.
- 8.34 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens, balconies and winter gardens. Winter gardens are proposed to all apartments in building B\_01 to ensure that the residents are protected from noise from trains and traffic using Mill Road.
- 8.35 As well as the private amenity spaces, the development incorporates a number of shared green spaces, as outlined earlier in this report.
- 8.36 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.

8.37 The development has been assessed for compliance with Policy 51 and all new dwellings comply with the requirements of Part M4 (2) of the Building Regulations. In addition, 6% of all affordable units have been designed to M4 (3), indicating that they are suitable for wheelchair users. In order to ensure the units are provided to these standards, I have recommended a condition to secure these requirements.

8.38 Subject to the imposition of a condition as suggested in the previous paragraph, I am content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

### **Refuse Arrangements**

8.39 The proposed refuse storage arrangements are shown to be of a logical layout, with each block of flats having internal communal bin stores and the flat on the first floor of the Gatehouse having its own bin store. The commercial unit and community facility would each have a dedicated refuse store. Collection of refuse and recycling would be from Headly Street. The applicant has provided detailed tracking plans within the previously approved application for Phase 1 demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.

8.40 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.

8.41 Drag distance would be within ten metres and this would comply with the RECAP Waste Design Guide (2012).

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

### **Highway Safety**

8.43 The proposal does not introduce any new accesses from Mill Road and no new road infrastructure is proposed. This accords with the SPD which sought a single point of access from Mill Road for this site.

8.44 The Highway Authority was consulted as part of the application and have raised no objection to the scheme.

8.45 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

### **Car and Cycle Parking**

8.46 The Cambridge Local Plan (2018) seeks to support developments that incorporate sustainable forms of transport, including walking, cycling and public transport.

### Car Parking

8.47 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L of the same document.

8.48 The site is located within a Controlled Parking Zone (CPZ) and, with this in mind the maximum car parking provision on site is for:

- No more than 1 spaces per dwelling (up to 2 bedrooms)

8.49 A total of 15 car parking spaces are proposed for the development, located within the phase one area of development. Two visitor/drop-off spaces are provided.

8.50 No spaces are provided for the commercial and community uses. However, there are 18 visitor spaces proposed within the Mill Road development, 3 existing pay and display spaces on the access road and 38 spaces within Gwydir Street car park which is within a 2 minute walk of the site. I am therefore satisfied that there is sufficient provision of visitor parking within close proximity.

8.51 Given the sustainable location of the site (close to the town centre, train station as well as bus and cycle routes), it is considered appropriate to encourage a modal shift to more sustainable development in a development of this ilk.

## Cycle Parking

- 8.52 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L of the same document.
- 8.53 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms, and three spaces for 4 bedroom dwellings. It is stated that cycle parking should not, where possible, be located at basement level. For the community facility and commercial unit, one space is required for every five members of staff.
- 8.54 The proposal provides a total of 82 residential cycle racks, as well as visitor and community and commercial use provision – making a policy total of 120 cycle parking spaces.
- 8.55 All dwellings are compliant with the required standards outlined above and all cycle stands would be Sheffield stands.
- 8.56 In my opinion the proposal promotes the prevalence of sustainable transport methods in a sustainable location, and encourages a shift from car reliance to more sustainable methods of transport, including walking and cycling. This is emphasised by the inclusion of access points for the Chisholm Trail. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.

## **Integrated water management and flood risk**

- 8.57 The application has been designed with a number of drainage features incorporated. These include rainwater gardens, permeable paving, bio-retention area and other attenuation measures. A flood risk and drainage strategy report was submitted with the application.
- 8.58 The Drainage Team has advised that the strategy is acceptable, although the design details would need to be secured by way of condition to ensure that the intended delivery is realised. These conditions are therefore recommended. In my opinion, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

## **Trees & Ecology**

### Trees

- 8.59 The application was accompanied by an arboricultural impact assessment and tree survey.
- 8.60 The Arboricultural Impact Assessment confirms that the large existing Trees of Heaven to the east and south of the site are being retained within the scheme and the buildings have been proposed sufficiently far away from these trees to avoid any harm or incursion into their root protection areas.
- 8.61 The Council's Tree Officer has been consulted on the proposal and no comments have been received.
- 8.62 I have reviewed the documents and am satisfied that the development can be carried out without harm to the existing trees if undertaken in accordance with these documents. In my opinion, subject to conditions requiring further information to be submitted, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

### Ecology

- 8.63 The Ecology officer has been consulted as part of the application, and it has been recommended that a condition be attached to secure a scheme for the provision of bat and bird boxes within the development.
- 8.64 It is clear to me that the site currently has very little ecological quality, and the proposed development would enhance this. I consider the condition requested by the Ecology Officer to be appropriate, and have recommended this.
- 8.65 The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

### **Energy and Sustainability**

- 8.66 The proposed development includes a series of renewable energy and sustainability measures to reduce carbon emissions and to save energy in accordance with Policy 28. These include the following:

- BREEAM 'Excellent' community facility
- Green biodiverse/sedum roofs to all flat roofs i.e. to building B\_10
- Sustainable urban drainage integrated into landscaping – rainwater gardens, bio-retention areas, permeable paving etc. – whereas the existing site is nearly 100% hard-paved, the proposed development includes a sustainable drainage system that means even in severe storm events the majority of water infiltrates into the soil within the site, taking pressure off the surrounding infrastructure
- Fabric-first – thicker, denser insulation and wall construction to minimise heat loss and reduce residents' energy bills
- Mechanical Ventilation with Heat Recovery (MVHR) for all new apartments
- Combined Heat and Power (CHP) plant within the approved Phase 1 serving all new apartments in Phase 2 – this would convert unused energy into electricity to power communal areas of apartment buildings, reducing residents' energy bills
- Photovoltaic (PV) panels on the roofs

8.67 The Energy report demonstrates that the approach chosen would exceed the 19% reduction in carbon dioxide emissions target within policy 28. A comprehensive approach has been taken to sustainability and the measures proposed combine to form a highly sustainable development.

8.68 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to the provision of a carbon reduction statement (which the development would then adhere to, once approved), and demonstrating compliance with the required BREEAM standards.

8.69 I have no reason to consider the information submitted differently to the Sustainability Officer and have recommended the suggested conditions accordingly.

### **Affordable Housing**

8.70 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.

8.71 The proposed development is for a scheme of 50 dwellings with 49 of these being affordable for social rent. This equates to 98%

of the total number of dwellings. As discussed earlier in this report, this proposal is to be considered in conjunction with a proposal to reduce the amount of affordable housing across phase one so that the entire site would provide 50% affordable housing, all of which will be council rented housing.

- 8.72 It is noted that the Council's policy seeks to ensure that affordable housing provision is pepper-potted and not clustered in one place. In this instance, the proposals do exceed the Council's guidance on cluster sizes which seeks no more than 25 affordable dwellings in one particular location. However, the external appearance and design is tenure blind with no discernible difference in quality between private sale and council rented homes; and, the retention of the larger apartment building and residents courtyard in a single tenure delivers more public benefit and better quality amenity space for the new residents.
- 8.73 The Council's Housing Growth Officer has been consulted and considers that in this instance, in view of the above-policy provision of affordable housing (50%), the proposed arrangement would be acceptable. The officer also notes that this arrangement would allow for lower service charge demands on the Council tenants.
- 8.74 Given the quantum of affordable homes proposed (50% across both phases), along with the challenges of splitting the tenure in the proposed block, it is considered that the approach proposed is acceptable.
- 8.75 Whilst Policy 45 requires a mix of intermediate and affordable rented housing, the scheme would deliver council rented housing only. In this case a very significant and un-met need has been found to exist for Council rented housing. The Council has identified that the significant levels of affordable rented need might otherwise go unmet without its own direct intervention. In my opinion the proposed tenure of affordable housing is justified in this case.

### **Public Art**

- 8.76 A public art strategy and delivery plan was approved as part of the phase one development, and covered both phase one and phase two. This secured an amount of £200,000 towards public

art within the site. I consider that the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010 and a condition should be attached to this permission accordingly.

## **S106 Contributions**

- 8.77 It is noted that there are concerns regarding the impact of the development on schools and NHS services.
- 8.78 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
- 8.79 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.
- 8.80 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. I have summarised the Heads of Terms below. Financial contributions would be calculated using formulae based on the final housing mix agreed through reserved matters.

<b>Heads of Terms</b>	<b>Summary</b>
<b>City Council Infrastructure</b>	
Informal open space	TBC
Provision for children and teenagers	TBC
Indoor sports	TBC
Outdoor sports	TBC
Community facilities	TBC
Affordable housing	98% provision on site. Tenure and dwelling type mix to be submitted for approval (50% across whole Depot site).
<b>County Council – Education / Refuse</b>	
Early years	£83,956 towards the St Matthew's catchment
Primary School	£83,956 towards St Matthew's Primary School OR other relevant project as agreed with the Local Planning Authority (in consultation with Cambridgeshire County Council) in writing.
Secondary School	No contribution sought
Life Long Learning (Libraries)	No contribution sought
Strategic waste	No contributions sought
Monitoring	£650
<b>County Council – Transport</b>	
Chisholm Trail	TBC
NHS	£18,151.00 (based on £363.02 per dwelling)

8.81 Subject to the completion of a S106 planning obligation to secure the above infrastructure and affordable housing provision, I am satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

## 9.0 CONCLUSION

- 9.1 The proposed is for the redevelopment of the southern part of the Mill Road Depot site (the northern part having already gained planning permission and under construction) involving the erection of 50 dwellings (including 49 for Council rent), a community facility (use class D1), a commercial unit, car and cycle parking, open space provision, and associated works.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 The proposal has been guided by the previously approved phase one scheme, as well as the Mill Road Depot Development and Planning Brief SPD and Cambridge Local Plan (2018) which are material considerations.
- 9.4 The application has been considered against the relevant policies, and upon assessment, I consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

## 10.0 RECOMMENDATION

**APPROVE** subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.80 of this report, and (2) 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. 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).

4. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 52, 55 and 57).

5. Notwithstanding the plans hereby approved, 5% of all affordable dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings', and all dwellings 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, Policies 50 and 51).

6. No part of the development shall be occupied until further details of facilities for the covered, secured parking of bicycles in the southern part of the site (to the west of the block of 45 flats) have been submitted to, and approved in writing by, the Local Planning Authority. The approved facility shall be provided in accordance with the approved details prior to the occupation of each dwelling.

Reason: To ensure appropriate provision for the secure storage of bicycles and in the interest of residential amenity (Cambridge Local Plan 2018, Policies 35, 55, 56 and 82).

7. The public art provision shall be fully implemented in accordance with the approved Public Art Strategy & Delivery Plan produced by Clare Phillips Consultancy Ltd and dated October 2018, unless otherwise approved in writing by the Local Planning Authority.

Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) (Cambridge Local Plan 2018, Policy 56).

8. No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no 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.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2018, Policy 61).

9. The approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013 shall be fully implemented prior to the first occupation of the development. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and 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/low carbon technologies 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 development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

10. Prior to occupation of the development hereby permitted, further details of the connection of the Phase 2 development to the Combined Heat and Power (CHP) system being provided as part of Phase 1 of the development shall be submitted to, and approved in writing by, the local planning authority. These further details shall include:

- A plan showing the proposed route of the heat main connecting Phase 1 and Phase 2;
- The interaction of the heat main with other utilities and any impacts on landscape and drainage features where applicable;
- The entry point into the plant room for Phase 2; and
- Details of the date of implementation and connection.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that the siting of the heat main is coordinated with landscape and drainage. (Cambridge Local Plan 2018 policies 28 and 59).

11. Prior to the occupation of each dwelling, a water efficiency specification for that dwelling, 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 the dwelling is able to achieve a design standard of water use of no more than 110 litres/person/day and that the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28).

12. Within 6 months of the commencement of above ground works to the community facility, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'excellent' as a minimum will be met, with 3 credits for Wat 01 (water consumption). Where the interim certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

13. Within 6 months of occupation of the community facility, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

14. No above ground works to B\_10 shall commence until full details of green 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, edging, make up and type of substrates, details of biodiverse, intensive, extensive planted roofs, drainage details and management plan.

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

15. Prior to commencement of development of B\_01 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. 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 (Cambridge Local Plan 2018 Policy 71).

16. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained in situ until all equipment, and surplus materials have been removed from the affected part of 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 (Cambridge Local Plan 2018 Policy 71).

17. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, 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: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

18. No development shall commence above ground level 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 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, details of the swales, bio-retention areas, permeable paving and green roofs;

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) Site Investigation and test results to confirm infiltration rates;

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

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 Policy 28).

19. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

20. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority: 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site. 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM. 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary. 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3), unless the phased occupation of the development is first agreed in writing by the Local Planning Authority. The long term monitoring and maintenance plan in (3) shall be updated and 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 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 32).

21. 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 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

22. Piling or investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> (Cambridge Local Plan 2018 Policy 33).

23. No development shall commence above ground level (or such other date or stage in development as may be agreed in writing with the Local Authority) until a Materials Management Plan has been submitted to and approved, in writing, by the local planning authority. The plan will include:

1. An inspection and sampling strategy for the testing of excavation formations;
2. A procedure for screening contamination discovered in the development phase to be screened against criteria outlined in the remediation strategy;
3. A stockpile validation strategy;
4. Detailed material re-use criteria;
5. Details of arisings processing; and
6. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in a) to e) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme 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 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements>, to ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

24. No development above ground level 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 and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports) and bridges. Soft Landscape works shall include detailed planting plans showing location of species; written specifications (including soils importation and quality control of soils) 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.

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).

25. Prior to the first occupation of any of the development a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

26. 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)

**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.