

**Application Number** 18/1947/S73 **Agenda Item**  
**Date Received** 11th December 2018 **Officer** Patricia Coyle

**Target Date** 12th March 2019  
**Ward** Petersfield  
**Site** Mill Road Depot Mill Road  
**Proposal** S73 application to vary condition 2 of planning permission ref. 17/2245/FUL (182 dwellings, including 50% affordable, 51sqm of Class B1 (Business) or D1 (Non-Residential Institutions) - in the alternative, basement car park (101 spaces), surface water pumping station, open space (including play area), alterations to junction with Mill Road and associated works) to change accessibility levels; introduce 4 additional units, including 1 to replace pumping station; revisions to heights and design of dwellings on Headly Street; and redistribution of 50% affordable housing provision within Phase I to 50% affordable housing provision across both Phases I and II (to be secured through S106).

**Applicant** Cambridge Investment Partnership  
 c/o Agent

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>- The amendment will improve the accessibility of the scheme to better align with standards in the Council's Local Plan</li> <li>- The amendment will provide an additional 4 dwellings with minimal adjustment to built footprint and without harming existing residential amenity</li> <li>- The amendment guarantees the delivery of 50% affordable housing</li> </ul>
----------------	--

	across the entire Mill Road Depot development
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.

## 1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site area is 2.15 hectare and located within Petersfield ward. The site forms the majority of the wider Mill Road Depot site. A separate application for the remainder of the site (the southern section) has been presented to you earlier in this meeting (reference 19/0175/FUL).

1.2 The application site benefits from planning permission for the erection of 182 dwellings (including 50% affordable housing), 51sqm of floor-space consisting of Use Class B1 (Business) or D1 (Non-Residential Institutions) - in the alternative, basement car park (101 spaces), surface water pumping station, open space (including play area), alterations to the junction with Mill Road, together with associated external works including cycle parking and landscaping (reference 17/2245/FUL). This was granted on 11<sup>th</sup> June 2018.

1.3 The site is located within the designated Mill Road conservation area. There are no listed buildings on the site but the former library building adjacent to the site is listed (grade II) and a number of buildings of local interest (BLI's) are within close proximity of the site.

## 2.0 THE PROPOSAL

2.1 This application seeks to make minor amendments to the permission mentioned above. The amendments sought are as follows:

- Alterations to the accessibility of the new homes to meet the new Local Plan standards for 100% M4(2) and 5% of the council rented housing as M4(3) with the exception of the two flats above the commercial unit in B\_09 which shall have stair lift access
- Change of mix in block B.08 to provide accessible units with lift access. The change in layout would create an additional two dwellings without altering the footprint or scale of the building.
- Replace the pumping station (which is no longer required) with one dwelling.
- Creation of a studio flat in place of the approved substation. An alternative location for the substation has been heard under a separate application at this committee.
- Change of houses H\_04 to H\_08 on Headly Street from 2-storey 3-bedroom units to 3-storey 4-bedroom units.
- Change of tenure of properties within phase one in order to facilitate a 50% affordable housing provision across the wider site (in conjunction with the phase two planning application considered earlier today).

2.2 The application is accompanied by the following supporting information:

- Supporting statement;
- Planning drawings

## 3.0 SITE HISTORY

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

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
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	Pending

	housing across both Phases I and II and to ensure that the informal open space is provided and maintained.	
19/0176/LBC	Demolition of 'link building' attached to Old Library (Grade II listed).	Pending
19/0175/FUL	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).	Pending
18/1990/FUL	Erection of a single storey building to house a substation, and associated screening.	Pending
17/2245/FUL	The erection of 182 dwellings (including 50% affordable housing), 51sqm of floor-space consisting of Use Class B1 (Business) or D1 (Non-Residential Institutions) - in the alternative, basement car park (101 spaces), surface water pumping station, open space (including play area), alterations to the junction with Mill Road, together with associated external works including cycle parking and landscaping.	Permission granted

## 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 Local Plan 2018	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, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework February 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) Public Art SPD 2010.
	<u>Area Guidelines</u>  Mill Road Depot Planning and Development Brief SPD

## 6.0 CONSULTATIONS

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

- 6.1 No objection raised subject to the imposition of a condition requiring that the garage door of the new dwelling on Hooper Street does not open in a manner which would oversail the highway, in the interest of highways safety.

### **Cambridgeshire County Council (Growth Projects Officer)**

- 6.2 No objection raised but additional contributions requested towards primary and secondary school contributions.

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

- 6.3 The Conservation Officer has confirmed that the proposal raises no material concerns from a conservation point of view.

### **Environmental Health Officer**

- 6.4 The Environmental Health Officer has raised no objections subject to the imposition of an additional condition requiring an EV charging point for the new dwelling on Hooper Street.

### **Sustainable Drainage Officer**

- 6.5 The Officer has requested an updated surface water drainage plan and revised strategy statement be provided as part of the submission.

### **Local Lead Flood Authority (LLFA)**

- 6.6 The LLFA Officer has raised no objection to the proposal.

### **Landscape Officer**

6.7 No objection raised.

### **Tree Officer**

6.8 The Council's Arborist has been consulted on the proposal and has raised an objection to the loss of a silver birch tree on Hooper Street.

### **Ministry of Defence**

6.9 No objection raised.

### **Other**

6.10 No other comments have been received from statutory consultees.

## **7.0 REPRESENTATIONS**

7.1 The owners/occupiers of the following addresses have made representations objecting to the proposal:

- 19 Cavendish Road
- 21 Cavendish Road
- 99 Cavendish Road
- 105 Cavendish Road
- 14 Hooper Street
- 23 Hooper Street
- 39 Great Eastern Street
- 57 Great Eastern Street
- 79 Great Eastern Street
- 113 Gwydir Street
- 140 Gwydir Street
- 176 Gwydir Street
- 20 Kingston Street
- 15 Shelly Garden
- 90 Ainsworth Street
- 106 Ainsworth Street
- 6 Edward Street

7.2 The representations can be summarised as follows:

Comment made	Officer response
Tall buildings between three and six storeys are inappropriate	Please see section 8
Buildings out of character with the existing Victorian-style buildings. New buildings should look like the existing	Please see section 8
Tall buildings will overlook and overshadow properties on Great Eastern Street	Please see section 8
Increase in noise from the trains as the noise will bounce off the tall buildings. Train frequency will also increase.	Please see section 8
The small road will not cope with the additional traffic	Please see section 8
Loss of a tree	Please see section 8
Loss of views due to tall buildings	Please see section 8
Population increase will impact local services	Please see section 8
Negative impact on property values	This is not a material planning consideration
Loss of visitor cycle racks	None are being lost. Plans have been updated accordingly
Accessibility of cycle stores	Please see section 8
Omission of appropriate cycle store for the new dwelling on Hooper Street	Plans have been amended to address this
Lack of off-gauge cycle parking provision	Please see section 8
Loss of affordable housing	Please see section 8
Impact on the Chisholm Trail	Please see section 8
Scale of new Headly Street dwelling	Please see section 8

7.3 Camcycle responded to the proposal and raised concerns over a number of issues including cycle storage provision, and the gate width to rear gardens being too narrow. Further to these comments, the applicant met with Camcycle, and amended plans were submitted to address these concerns. Camcycle



have confirmed that their concerns were overcome subject to the capacity of the external cycle store to the south of the site being of a sufficient capacity.

- 7.4 One letter of support has been received from 75 Cavendish Road who considered the provision of new housing, including affordable housing within existing communities should be encouraged.
- 7.5 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 It is important to note that the proposal does not seek to make changes to the development outside of those specified above. In particular, it is noted that many of the concerns raised relate to buildings of up to six storeys in height on the site. These have already been granted planning permission, do not form part of this application, and so this application cannot reassess these.
- 8.2 With the above in mind, and 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. Context of site, design and external spaces
  2. Impact on the adjacent Grade II listed building and the Mill Road conservation area
  3. Residential amenity
  4. Refuse arrangements
  5. Highway safety
  6. Car and cycle parking
  7. Drainage
  8. Trees
  9. Affordable housing
  10. S106 contributions

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

- 8.3 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 an extant planning permission exists on this site, and construction works are already under way.

- 8.4 This application proposes some relatively minor changes to the approved scheme, as detailed in section 2.0.
- 8.5 It is noted that concerns have been raised regarding the density of the proposal, but as earlier stated, the height and massing of the apartment blocks are not being altered by this proposal. The increase in height of the dwellings along Headly Street would be appropriate when viewed within the wider context of what has been approved on this site, as well as development proposed within phase 2, which has been considered by this committee earlier today.
- 8.6 Concerns regarding the style of the buildings have been raised – in particular that the new dwellings should appear as if they were built in the Victorian times. The design of the new dwellings is consistent with the rest of the development and a pastiche of a Victorian style property would be inappropriate.
- 8.7 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 52, 55, 56, 57, 59, 60 and 61.

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

- 8.8 It is worthy of note that the proposal seeks to make minor alterations to the approved scheme.
- 8.9 The Council's Conservation Officer has been consulted on the proposal and has raised no objections to the proposal, acknowledging that there is no material change in impact on the heritage assets above and beyond the approved scheme.
- 8.10 The scale of the proposed changes are situated far enough away from the listed former library building, and are of a small enough scale, that I do not consider that they adversely impact on said building.

- 8.11 The alterations proposed sit within the wider development site and would mainly be visible from within the site itself, bearing in mind that the proposed phase two development would sit between this site and Mill Road. With this in mind, I consider that the proposal would preserve the character and setting of the Mill Road conservation area.
- 8.12 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

- 8.13 Most of the concerns raised with regard to amenity impact relate to the apartment blocks causing overshadowing, loss of privacy, and increased noise. As previously mentioned, this application does not seek to make alterations to the scale and mass of these buildings and so this report will not address these concerns further.
- 8.14 There is an increase in height to five houses which face towards phase two development, and the approved pumping station which faces Hooper Street. These would increase by one storey only. The five dwellings facing Headly Street would be three storeys in height and the new dwelling replacing the approved pumping station will be two storeys.
- 8.15 The closest relationship between a dwelling with increased height and an existing property will be the dwelling which will replace the pumping station. This property would sit approximately ten metres away from the nearest existing property and this distance would be to the flank garden wall. The property itself would sit even further away.
- 8.16 I am satisfied that the proposed changes, due to their 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, and is compliant with Cambridge Local Plan (2018) policies 55 and 56.

### Amenity for future occupiers of the site

- 8.17 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.
- 8.18 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. The proposal complies with this.
- 8.19 As well as the private amenity spaces, the development incorporates a number of shared green spaces, as outlined earlier in this report.
- 8.20 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.
- 8.21 The proposed changes have been assessed for compliance with Policy 51 and all new dwellings comply with the requirements of Part M4 (2) of the Building Regulations with the exception of the two flats above the commercial unit in B\_09. As stated earlier, 5% of new affordable dwellings across proposed development would comply with Part M4(3).
- 8.22 I am content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

### **Refuse Arrangements**

- 8.23 The amendments do not change the approved approach to refuse and recycling storage and collection. However, they do improve accessibility to the bin stores in B\_05 and B\_06 to correct a previously identified concern.
- 8.24 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.
- 8.25 Drag distance would still be within ten metres and this would comply with the RECAP Waste Design Guide (2012).

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

### **Highway Safety**

8.27 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.

8.28 The Highway Authority was consulted as part of the application and have raised no objection to the scheme subject to the imposition of a condition as outlined in section 6.0.

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

### **Car and Cycle Parking**

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

### Car Parking

8.31 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.

8.32 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)

8.33 The new dwelling on Hooper Street has been provided with an allocated parking space within an internal garage. The remaining dwellings will not have allocated parking.

8.34 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

- 8.35 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.
- 8.36 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.
- 8.37 All dwellings are compliant with the required standards outlined above and all cycle stands would be Sheffield stands.
- 8.38 Concerns have been raised regarding the lack of cycle parking for off-gauge bicycles. The approved plans provide dedicated storage for off-gauge cycle parking, and this is unchanged by this proposal
- 8.39 Following comments from Camcycle, all access ways to and from the stores are now a minimum of 1.00m wide, in accordance with the City Council's guidance. In addition, an amendment was made to ensure that the Chisholm Trail route is unaltered compared to the approved scheme.
- 8.40 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**

- 8.41 Following approval of the original application the applicant has worked with engineers to remove the requirement for the surface water pumping station and develop a more sustainable drainage strategy.
- 8.42 The Drainage Team has requested an updated surface water drainage plan and revised strategy statement be submitted. This has been submitted by the applicant to discharge their obligation by way of planning condition for the originally

approved development and such obligation will be carried through to this amended application.

- 8.43 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**

- 8.44 The proposal does see the loss of one silver birch tree on Hooper Street, and it is noted that this has been raised as a concern by a number of residents. The Council's Tree Officer has raised an objection to the proposal due to the loss of the tree.
- 8.45 I would agree that the loss of the tree is unfortunate. However, the proposal seeks to replace the approved pumping station with a more appropriate use on this corner of the Mill Road Depot development. The proposed two storey house addresses the conservation area sympathetically and two additional trees are proposed just to the east of the new house.
- 8.46 It is the responsibility of the Local Planning Authority to weigh up any perceived harm of a scheme against the wider benefits.
- 8.47 Whilst the retention of the tree would be preferable, and with the benefits of the redevelopment of this site in mind, I consider that the mitigation measure proposed of two new trees could be acceptable should suitable species and sizes be planted. I would recommend a condition to have the details of the trees agreed by the Local Planning Authority in order to ensure that the trees planted provide adequate mitigation for the felled tree.
- 8.48 In my opinion, subject to this condition, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

### **Affordable Housing**

- 8.49 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.
- 8.50 The proposal seeks to change the affordable housing provision on this phase of development so as to ensure that a 50% affordable housing provision across the whole site is achieved.

8.51 The reduction in affordable housing on this parcel has been discussed within the phase two application heard by this committee earlier today. Concerns have been raised about the loss of affordable housing. Whilst the proposal would see a reduction in affordable housing on this part of the site, the proposal would see significantly more than 50% affordable housing provided on the southern part of the site (phase 2), which would see the overall site provision balanced out at 50%. A carefully worded legal agreement will guarantee that 50% affordable housing will be provided.

8.52 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 proposal would see the reduction in clustering on this part of the site.

### **S106 Contributions**

8.53 It is noted that there are concerns regarding the impact of the development on local services.

8.54 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.

8.55 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.

8.56 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 consider it appropriate that in the event of permission being granted, an appropriate uplift should be provided with respect to library contributions, education, NHS and open spaces where deemed appropriate by the Section 106 Officer.

8.57 Subject to the amendment of the existing S106 planning obligation to secure the above infrastructure and affordable housing provision to reflect the changes detailed above, 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 minor alterations to the planning permission granted on the northern part of the Mill Road Depot site under planning permission reference 17/2245/FUL.

9.2 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 the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission ref 17/2245/FUL.

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. The conditions of planning permission 17/2245/FUL (as set out below) shall continue to apply to this permission.

Where conditions pertaining to 17/2245/FUL have been discharged, the development of 18/1947/S73 shall be carried out in accordance with the terms of discharge and those conditions shall be deemed to be discharged for this permission also.

Reason: To define the terms of the application.

4. Submission of Preliminary Contamination Assessment:

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

(a) Desk study to include:

-Detailed history of the site uses and surrounding area (including any use of radioactive materials)

-General environmental setting.

-Site investigation strategy based on the information identified in the desk study.

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

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

5. Submission of site investigation report and remediation strategy:

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 4 and in accordance with the approved investigation strategy agreed under clause (b) of condition 4, the following shall be submitted to and approved in writing by the local planning authority:

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

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

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

## 6. Implementation of remediation.

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 5 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

## 7. Completion report:

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

(a) A completion report demonstrating that the approved remediation scheme as required by condition 5 and implemented under condition 6 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

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

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

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33

8. Material Management Plan:

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

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

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

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

9. If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 5 above. The approved remediation shall then be fully implemented under condition 6.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

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

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

11. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

12. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. 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 nearby properties (Cambridge Local Plan 2018 Policy 35)

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

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

14. Prior to installation of any external fixed, mechanical plant, a scheme for the insulation of said plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

The combined sound rating level of sound emitted from all fixed plant and/or machinery associated with the development at the use hereby approved shall not exceed the sound rating level limits specified within the Mott Macdonald 'Mill Road Depot, Cambridge Noise and Vibration impact assessment report dated 18th December 2017 (Document reference: 383347NS01 | 01 | D)'.

Reason: To protect the amenity of existing and future properties (Cambridge Local Plan 2018 Policy 35)

15. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms within blocks B2, B3, B4, B5, B6 and B7 on the east and south façades to negate / replace the need to open windows, in order to protect future occupiers from external traffic and railway noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

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

Reason: To protect the amenity of future occupants from high ambient noise levels in the area. (Cambridge Local Plan 2018 Policy 35)

16. Prior to the commencement of development/construction, a noise insulation / attenuation scheme as appropriate, detailing the acoustic /noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

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

Reason: To protect the amenity of future occupants from high ambient noise levels in the area. (Cambridge Local Plan 2018 Policy 35)

17. Prior to the commencement of development, a detailed ground-borne mitigation building design scheme demonstrating how the propagation of ground-borne vibration including reradiated vibration noise within blocks 2 - 7 is to be controlled to ensure that vibrations from railway traffic are not amplified between the foundations and the receiving rooms, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the amenity of future occupants from vibrations attributed to the use of the adjacent railway line (Cambridge Local Plan 2018 Policy 35)

18. Prior to the commencement of above ground works to any units within blocks B2, B3, B4, B5, B6 and B7, on the east and south elevations, full details of the design and construction of the enclosed winter gardens located on the east and south elevations of said blocks, including the acoustic / noise insulation performance specification of the glazing, to reduce the level of noise experienced at the residential units as a result of high ambient noise levels in the area from road and rail shall be submitted to and approved in writing by the local planning authority.

The winter gardens shall be installed in accordance with the approved details and retained in situ thereafter.

Reason: To protect the amenity of future occupants from high ambient noise levels in the area. (Cambridge Local Plan 2018 Policy 35)

19. Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded) as detailed within the Mott Macdonald "Mill Road Development - Lighting Strategy" document dated 8th December 2017.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: In the interests of amenity. (Cambridge Local Plan 2018 Policy 34)

20. The B1 or D1 use space on the ground floor of B.09 shall be open only between 08:00 and 23:00 Monday to Saturday and 09:00 and 18:00 Sunday and Bank Holidays.

Reason: To protect residential amenities and to accord with policy 35 of the Local Plan 2018.



21. Amplified music shall not be permitted on the ground floor of the B.09 building at any time.

Reason: To protect residential amenities and accord with policy 35 of the Local Plan 2018.

22. Before the development hereby permitted is commenced, a scheme for the insulation of the ground floor of B.09 building in order to minimise the level of noise emanating from the said building shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the building hereby permitted is occupied and shall be thereafter retained as such.

Reason: To protect residential amenities and to accord with policy 35 of the Local Plan 2018.

23. Prior to occupation, further information shall be submitted and agreed in writing by the local planning authority in relation to the technical specification of the proposed gas fired Combined Heat and Power System, including emissions standards. Any gas fired CHP shall meet an emissions standard of:

Spark ignition engine: less than 150 mgNO<sub>x</sub>/Nm<sup>3</sup>

Compression ignition engine: less than 400 mgNO<sub>x</sub>/Nm<sup>3</sup>

Gas turbine: less than 50 mgNO<sub>x</sub>/Nm<sup>3</sup>

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 28, 35 and 36 of the Cambridge Local Plan 2018.

24. The industrial plant approved under Condition 23 shall be installed in accordance with the approved details before the first occupation of the development and shall thereafter be retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 28, 35 and 36 of the Cambridge Local Plan 2018.

25. The development hereby approved shall utilise low NOx boilers, i.e., boilers that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality. Details of the boilers shall be submitted to the local planning authority for approval prior to installation.

A manufacturer's NOx emission test certificate or other evidence to demonstrate that every installed boiler meets the approved emissions standard shall be submitted to and approved by the local planning authority. The details shall demonstrate compliance with the agreed emissions limits. The scheme as approved shall be fully carried out in accordance with the approved details before first occupation and shall be thereafter retained.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development, to contribute toward National Air Quality Objectives and accords with the requirements of the National Planning Policy Framework (NPPF) and policies 28, 35 and 36 of the Cambridge Local Plan 2018.

26. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing numbers 17024\_07\_099 (Basement Plan) and 17024\_07\_109 (Houses) shall be installed prior to use of the development hereby permitted and maintained thereafter.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) Paragraph 35 and Policy 36 of the Cambridge Local Plan (2018).

27. The provision of an allocated car club car parking space and car club vehicle as detailed in the Air Quality Assessment (Ref: DM/JEB/P17-1283/02) shall be agreed prior to first occupation of the development hereby permitted and maintained thereafter.

Reason: In the interests of encouraging more sustainable forms of travel/transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF) Paragraph 35 and Policy 36 of the Cambridge Local Plan (2018).

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

Reason: In the interests of highway safety in accordance with Policy 81 of the Cambridge Local Plan 2018.

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

Reason: for the safe and effective operation of the highway in accordance with Policy 81 of the Cambridge Local Plan 2018.

30. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the 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).

31. Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

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

32. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

33. The manoeuvring areas shall be provided as shown on the drawings and retained free of obstruction.

Reason: In the interests of highway safety and to comply with policy 81 of the Cambridge Local Plan 2018.

34. The access shall be provided as shown on the approved drawings and a retained free of obstruction.

Reason: In the interests of highway safety and to comply with policy 81 of the Cambridge Local Plan 2018.

35. Development shall not commence until a construction management strategy for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

36. No drainage works shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority

Reason: To ensure appropriate foul water drainage. (Cambridge Local Plan 2018 policy 28)

37. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policy 28)

38. No development shall take place 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; 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); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); 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.

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)

39. No development shall take place until full details of Sustainable Urban Drainage/landscape features 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, low flow channels, details showing method of inflow and outflow and detailed design of such features, sections showing details of lining, dimensions, construction, surface treatment, details of culverts, gulleys, rills etc. Details of softworks to drainage features. The development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2018 policy 28)

40. No development shall take place until full details of the play areas 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: location and general arrangement, levels, play equipment, surfacing, fencing, seating and other furniture, lighting and softworks. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the park area is provided as part of the development. (Cambridge Local Plan 2018 policies 55, 57 and 59)

41. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.

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)

42. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018 policies 55, 57 and 59)

43. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). 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 this condition, 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.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2018 policies 55, 57 and 59)

44. Prior to the installation of any surface material except for access requirements, sample panels for all surfacing types shall be required to a minimum size of 1.0 x 1.0m complete with the correct laying patterns and jointing. The sample panel shall be retained on site during the course of the development unless otherwise agreed.

Reason: In the interests of the visual amenity and to ensure that the quality and detailing of the surface material is acceptable and maintained throughout the development. (Cambridge Local Plan 2018 policies 55, 57 and 59).

45. Before starting any brick work, sample panels (minimum 1x1m) of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with 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 55, 57 and 59).

46. Full details of all non-masonry walling systems, cladding panels or other external screens including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing are to be submitted to and approved in writing by the LPA. This may consist of large-scale drawings and/or samples. Thereafter the development shall be undertaken in accordance with the agreed details unless the LPA agrees to any variation in writing.

Reason: To accord with policies 55, 57 and 59 of the 2018 Cambridge Local Plan

47. No demolition/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 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.

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

48. Prior to first occupation, a scheme for the type and location of bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 70).

49. The approved renewable and low carbon energy technologies shall be fully installed and operational prior to the first occupation of the development and 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 the development does not give rise to unacceptable pollution. (Cambridge Local Plan 2018 policies 28, 35 and 36).

50. Prior to the occupation of the first dwelling, 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 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 and Supplementary Planning Document 'Sustainable Design & Construction' 2007).

51. Prior to the commencement of development (or in accordance with an alternative timetable otherwise agreed in writing by the local planning authority), with the exception of any works of demolition or below ground works, a Public Art Delivery Plan (PADP) shall be submitted to and approved in writing by the local planning authority and shall include the following:

- a) Details of the public art and artist commission;
- b) Details of how the public art will be delivered, including a timetable for delivery;
- c) Details of the location of the proposed public art on the application site;
- d) The proposed consultation to be undertaken;
- e) Details of how the public art will be maintained;
- f) How the public art would be decommissioned if not permanent;
- g) How repairs would be carried out;
- h) How the public art would be replaced in the event that it is destroyed;

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. 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) and policy 56 of the Cambridge Local Plan (2018).

52. The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of residential safety (Cambridge Local Plan 2018 policy 35).

53. Prior to the first occupation of the development hereby approved, the highway works associated with the S278 highways work shall be carried out fully in accordance with the approved details.

Reason: for the safe and effective operation of the highway in accordance with policy 81 of the Cambridge Local Plan 2018.

54. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed street trees within the development have been submitted to and approved in writing by the Local Planning Authority. The street trees shall thereafter be maintained in accordance with the approved management and maintenance details unless local planning authority gives written consent to any variation.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features. (Cambridge Local Plan 2018 policy 71)

55. Prior to occupation of the development hereby approved, a scheme for the interim use of the 6 metre wide strip of land along the eastern boundary of the site to be used for the Chisholm Trail route as shown on drawing no.17024\_07\_109 rev P3 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed hard and soft landscaping of this area, boundary treatment at each end and a programme of implementing the interim scheme. The interim scheme shall be installed in accordance with the approved detailed.

Reason: To ensure the land is safeguard for the Chisholm Trail in the long term and but used as part of the approved development in the interim (Cambridge Local Plan 2018 policies 56 and 80).

56. Prior to first occupation, the dwelling on Hooper Street shall have an EV charging point fitted and available for use.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 36).

57. The garage door of the new dwelling on Hooper Street shall open only in a way that does not oversail the public highway.

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

58. The dwellings hereby approved, with the exception of the two flats above the commercial unit in B\_09 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).