

Application Number	19/1034/FUL	Agenda Item	
Date Received	24th July 2019	Officer	Ganesh Gnanamoorthy
Target Date	23rd October 2019		
Ward	Cherry Hinton		
Site	66-80B Colville Road		
Proposal	Demolition of existing flats 66-80b Colville Road and erection of 69 affordable dwellings, including 6 houses and 63 apartments, including resident and public car parking, landscaping and associated works		
Applicant	Cambridge Investment Partnership CIP Offices Mill Road Depot Mill Road		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would significantly increase the amount of affordable housing to help meet demand within the city; - The proposed development would make efficient use of underused brownfield land by providing a high quality residential development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development responds appropriately to the surrounding built form; - The proposed development meets high standards of sustainability with fabric-first construction, MVHR, CHP, green roofs, EV charging points, solar
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	panels, and sustainable urban drainage.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 This planning application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes across the City using mainly council owned sites/assets. The City Council has received J70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at Colville Road includes 69 new council rented homes – an uplift of 45 homes. This equates to 9.00% (net) of the 500 home target.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an irregular shaped plot of land with a strong north-south orientation, and occupies approximately 0.76 hectares in area.

1.2 The site hosts 2x 3-storey blocks of flats (24 flats in total) which have pitched roof forms and gable ends. The blocks have a strong horizontal emphasis. The rest of the site is made up of a public car park, amenity space, and a small block of four garages.

1.3 Colville Road runs east to west along the southern aspect of the site, while High Street runs north to south to the west of the site, separated by residential and commercial properties. Further residential properties, and a medical centre, are to the north of the site. To the south of Colville Road is Cherry Hinton Village Leisure Centre and Colville Primary School. Cherry Hinton Recreation Ground sits further to the south. To the west of the site is a residential development.

1.4 The property is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.

1.5 The Cherry Hinton High Street District Centre is adjacent to the site as shown on the adopted Cambridge Local Plan (2018) proposals map, and this includes the garage block within the application site, although this is clearly used for residential purposes.

2.0 THE PROPOSAL

2.1 This application proposes a comprehensive redevelopment of the site involving the demolition of all existing structures, the erection of 69 dwellings (100% Council rented), made up of 63 flats and 6 houses, private, communal and publicly accessible amenity spaces, replacement public car parking (24 spaces in total – 18 in a car park and 6 kerbside), 45 residential car parking spaces, 108 cycle spaces, and associated works.

2.2 The residential accommodation includes a range of dwelling types with 2-bedroom houses and 1 and 2 bedroom apartments. All of the new dwellings proposed meet or exceed the residential space standards within Policy 50 of the Local Plan. The dwellings are proposed within buildings ranging between two and four storeys in height.

2.3 The proposal provides a number of open spaces within the site, including private gardens for the houses, communal gardens for the flats, and a publicly accessible amenity space to the east of the site.

2.4 It is worthy of note that the scheme has been through an extensive pre-application process with officers.

2.5 The application is accompanied by the following supporting information:

- Air Quality Assessment;
- Preliminary Ecological Appraisal;
- Daylight/Sunlight, Overshadowing Assessment;
- Design and Access Statement;
- Flood Risk Assessment and Drainage Strategy Report;
- Phase 1 and Phase II Land Contamination Assessments;
- Noise Assessment;
- Planning Statement;
- Statement of Community Involvement;
- Transport Statement;

- Arboricultural Survey and Implications Assessment
- Energy Strategy Report;
- Archaeological Desk-Based Assessment
- Utilities Assessment
- Public Art and Delivery Plan
- Construction Phase Health & Safety Plan and Traffic Management Plan
- Sustainability Statement
- Bat Survey

3.0 SITE HISTORY

3.1 There is no relevant planning history on this site.

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, 28, 29, 31, 32, 33, 34 35, 36, 45, 47, 50, 51, 55, 56, 57, 59, 68, 70, 71, 74, 75, 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
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	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> None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer raised concerns regarding the level of information provided with respect to the access points between the highway and the site.
- 6.2 Subsequently, additional information was provided and the Highways Officer has confirmed that his concerns have been overcome and that he is content with the application from a Highways perspective. He has recommended conditions be attached with relation to securing details of road maintenance/management, and restricting private water discharging onto the highway.

Cambridgeshire County Council (Transport Assessment Team)

- 6.3 The Transport Assessment Officer had requested more information regarding the allocation of parking spaces between the residential and public car parking elements.

- 6.4 Clarification has been provided by the applicant and the applicant has provided the requested information. No further comment has been received from the consultee.

Cambridgeshire County Council (Education)

- 6.5 The County Council's Growth and Development Officer has stated that the likely increase in residents would be minimal, and of a level that can be accommodated within the existing facilities. As such, no contributions towards education and libraries have been requested.

Urban Design Officer

- 6.6 The Council's Urban Design Officer was generally supportive of the scheme as originally submitted although it was recommended that changes were made to the elevations in order to make the massing feel less imposing. Amendments to layout were also suggested.
- 6.7 The suggested amendments were taken on board, and the Urban Design Officer has confirmed that the scheme is now considered acceptable, subject to the imposition of conditions to secure more detailed design information to ensure a high quality appearance is achieved.

Sustainability Officer

- 6.8 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 compliance with the submitted energy and sustainability statements.

Landscape Officer

- 6.9 The Council's Landscape Officer had voiced concerns with regard to layout, type and amount of landscaping proposed.
- 6.10 The applicant has subsequently made amendments and the Landscape Officer was re-consulted accordingly. The officer has confirmed that the details provided are now acceptable although conditions have been suggested to secure further detailed design and management information.

Tree Officer

- 6.11 The Council's Tree Officer has raised an objection to the proposal due to the number of existing trees to be lost by the proposal. Further information has been submitted by the applicant and the Tree Officer's updated comments are awaited.

Drainage Officer

- 6.12 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.

Environmental Health Officer

- 6.13 The Council's Environmental Health Officer has been consulted on the proposal. No objections have been raised subject to the imposition of conditions.

Environment Agency

- 6.14 The Environment Agency have raised no objections to the proposal subject to conditions relating to contamination and groundwater.

Local Lead Flood Authority

- 6.15 No objection raised subject to a condition similar to that recommended by the Drainage Officer with regard to a drainage scheme, as well as one to ensure that the green roof of the flat block would meet the required standard.

Developer Contributions Monitoring Officer

- 6.16 The relevant Officer has confirmed that contributions are required to mitigate the impact of the development, which are detailed later in this report.

Enabling (Affordable Housing) Officer

- 6.17 No objection raised.

Ecology Officer

6.18 No comment received.

Public Art Officer

6.19 No comment received.

Fire and Rescue

6.20 No comment received.

Anglian Water

6.21 No objection raised.

Designing Out Crime Officer

6.22 No objection raised and confirms that the scheme would achieve Secure by Design Gold standard.

Cadent Gas

6.23 No objection raised

7.0 REPRESENTATIONS

7.1 Letters have been sent to the owners/occupiers of nearby properties informing them of the proposed development. In addition, site notices were erected around the site.

7.2 No letters of representation have been received as a result of this process.

Camcycle

7.3 Camcycle responded to the proposal as originally submitted and raised concerns with regard to the loss of the grass verge and trees, lack of accessibility for wheelchair users, inadequate cycle parking provision and pathways, and lack of detail regarding the site access.

- 7.4 The applicants provided a response to Camcycle's concerns, and Camcycle have confirmed that many of their initial concerns have been overcome.
- 7.5 The remaining issues have either been conditioned (such as visibility splays), are for finalising through a Section 278 Highways Application (which falls outside of the remit of planning), or are at odds with Highways accepted criterion, such as uninterrupted footways.

Disability Panel

- 7.6 Proposals for the site have been before the disability panel on 27th August 2019. The Panel were broadly supportive of the scheme but identified some issues that could present themselves to disabled users. The vast majority of these relate to internal layouts which are beyond the remit of the planning process, although the applicant has committed to taking these into account at the detailed design stage.
- 7.7 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

- 8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:
1. Principle of development
 2. Context of site, design and external spaces
 3. Residential amenity
 4. Refuse arrangements
 5. Highway safety
 6. Car and cycle parking
 7. Drainage
 8. Trees and ecology
 9. Energy and Sustainability
 10. Affordable housing
 11. Public art
 12. S106 contributions
 13. Third party representations

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 a residential development within a predominantly residential area, and on a site which already houses residential dwellings. The proposal would make use of brownfield land, and falls within an existing urban area.
- 8.3 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)

- 8.4 As discussed earlier in this report, the site sits within a predominantly residential area with some non-residential to the north, south and west. The immediate surrounding area is largely typified by two and three storey buildings.
- 8.5 The proposed development has been laid out with a part 3, part 4 storey block of flats which would broadly be 'U' shaped occupying the central and eastern part of the site. The 4-storey element, which occupies a lesser extent of the footprint than the 3-storey part, would be located at the junction of Colville Road and the access road into the site. To the west of the access road would be the new public car park, a pair of two storey semi-detached dwellings and a terrace of four dwellings. Car parking for the residents would be located to the north of the site, largely hidden from the streetscene by the built form. The graduated increase in height towards the centre ensures that the development responds well to the adjoining properties and would have an acceptable impact on the wider area.
- 8.6 The scheme has been laid out in a logical manner with the street layout providing easy access to all properties, whilst being kept to a minimum to ensure that the development would not feel car dominated. The location of the residential parking to the rear of the site further ensures that the development does not feel car dominated. The location of the public car park to the

front of the site is considered acceptable given the need for visibility of this provision. This location also ensures that the public car park would benefit from natural surveillance from both the proposed residential properties and activity along Colville Road, making it feel like a safe facility.

- 8.7 The buildings have been designed to provide some visual interest with projecting balconies, brick banding and a variety of brick tones. Further changes have been made in line with the Council's Urban Design Officer's comments. It is recommended that, in the event of planning permission being granted a condition should be attached to secure samples and a schedule of all external materials so as to ensure an appropriate finish.
- 8.8 The Council's Landscape Officer has been consulted on the proposal and recommendations were made to improve the scheme. The concerns of the Landscape Officer have been addressed, and they have confirmed that the scheme is now satisfactory subject to the imposition of a number of conditions.
- 8.9 I consider that the quantum of open space proposed is of a sufficient scale for the development proposed.
- 8.10 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 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.11 The development has been designed with the context of neighbouring properties in mind. The proposed building would have separation distances from those nearby ranging between 11.40m and 40.00m, with the shorter measurement being a proposed blank flank wall facing an existing flank wall with windows.
- 8.12 The 4-storey element is situated centrally along the east-west orientation of the site, and does not, therefore, have a significant impact on neighbouring amenity.

- 8.13 The scale and mass of the buildings proposed, along with their proximity to neighbouring properties, ensures that the proposal does not adversely impact upon their sunlight and daylight, nor does it cause significant overshadowing. This view is supported by the daylight/sunlight and overshadowing assessment provided by the applicant in support of this application.
- 8.14 The new buildings would not appear overbearing when viewed from neighbouring properties, and there are no significant issues regarding overlooking or loss of privacy.
- 8.15 I have assessed the potential impact on the residential amenity of the surrounding occupiers in terms of sunlight, daylight, overlooking, overbearing sense of enclosure and overshadowing. 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.

Wider area

- 8.16 As with any development of this nature, there could be some adverse impact during the construction phase. The Environmental Health Team have recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. These include, but are not limited to, noise during construction and construction hours. I have no reason to deviate from the advice given and have recommended these conditions accordingly.
- 8.17 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.18 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.

- 8.19 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.
- 8.20 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens and balconies.
- 8.21 As well as the private amenity spaces, the development incorporates a number of shared green spaces, including a communal garden and publicly accessible open space.
- 8.22 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.
- 8.23 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4 (2) of the Building Regulations. In addition, more than the required 5% of all 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.
- 8.24 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

- 8.25 The proposed refuse storage arrangements are shown to be of a logical layout, with flats having internal communal bin stores and houses having their own bin stores. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.26 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.

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

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

Highway Safety

8.29 The application has been supported by a number of plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which demonstrate that refuse trucks can operate safely within the site. The Highway Authority have been consulted as part of the application and, further to amendments, no objections exist. They have suggested that conditions be attached in the event of permission being granted to secure a Traffic management plan, and to ensure private water does not discharge onto the highway to protect the safety of users.

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

Car and Cycle Parking

8.31 The Cambridge Local Plan (2018) seeks to support developments that incorporate sustainable forms of transport, including walking, cycling and public transport. This, however, does not negate the requirement for schemes to provide an appropriate level of car parking within a scheme.

Car Parking

8.32 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.

8.33 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:

- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)

- No less than a mean of 0.5 spaces per dwelling, upto a maximum of 2 spaces per dwelling (3 or more bedrooms)
- 8.34 The proposal affords 69 car parking spaces - 24 public spaces (18 in the public car park and 6 along Colville Road) and 45 for the residential units. This equates to 0.65 spaces per residential dwelling. Six of the space would be disabled bays.
- 8.35 All wheelchair homes would have wheelchair accessible parking spaces in close proximity.
- 8.36 Visitors would be able to make use of the public car parking provision.
- 8.37 The County Council's Transport Assessment Team have commented on the proposal and have noted that although the development would not meet the Local Plan policy requirement for residential car parking spaces, the location of the proposal within close proximity to facilities and amenities and adequate existing sustainable travel links, the proposed level of car parking is acceptable. Given that the parking standards are a maximum requirement, I consider that the level is policy compliant.

Cycle Parking

- 8.38 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.
- 8.39 The standards set out that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. All dwellings proposed are 1 or 2 bedrooms, and as such, the development is required to provide 95 cycle parking spaces.
- 8.40 The proposal provides 108 cycle parking spaces, exceeding the policy requirement by 13 spaces.
- 8.41 All dwellings are compliant with the required standards outlined above. The flat block would have internal cycle stores with external access. Four of the blocks would have internal access also. All cycle stands would be Sheffield stands.

8.42 12 visitor spaces are proposed, and these are located to the east of the site.

8.43 In my opinion the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

8.44 The application has been supported by a Flood Risk and Drainage strategy.

8.45 The Lead Local Flood Authority has advised that the strategy is acceptable, although further 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

8.46 The application was accompanied by a tree survey, arboricultural impact assessment and tree protection plan.

8.47 The proposal identifies the loss of 36 trees (or groups), which is unfortunate. The Council's Tree Officer has been consulted on the proposal and has raised an objection to the proposal for this reason.

8.48 The applicant has proposed the planting of 37 trees which would, to some extent, mitigate the loss of trees as described above. The applicant has explored alternative layouts for the flats in order to reduce the loss of trees, and I am satisfied that the current proposal provides a level of public benefit that outweighs the loss of trees.

8.49 I am also of the opinion that the scheme could potentially provide more tree planting and this could be secured by way of the landscaping condition previously suggested.

8.50 In my opinion, subject to these conditions, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

8.51 The Ecology officer has been consulted as part of the application, although no comment has been received.

8.52 Although no comment has been received from the Council's Ecological Officer, it is considered appropriate to attach a condition requiring a scheme for ecological enhancement to be provided.

8.53 The proposal would, subject to the condition suggested, be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

8.54 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:

- Green biodiverse/sedum roofs to apartment building
- Sustainable urban drainage integrated into landscaping including permeable paving
- Combined Heat and Power (CHP) plant serving all apartments – this would convert unused energy into electricity to power communal areas of apartment buildings, reducing residents' energy bills
- 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 properties
- Electric vehicle charging points – provision made for both residents and the public car park
- Photovoltaic (PV) panels on the roofs of houses and apartments

8.55 The Energy report demonstrates that the approach chosen would comfortably exceed the 19% reduction in carbon dioxide emissions target within policy 28 – the flats would achieve a 30% reduction while the houses would meet 19%. A comprehensive approach has been taken to sustainability and

the measures proposed combine to form a highly sustainable development.

- 8.56 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to complying with the energy statement submitted and water efficiency.
- 8.57 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

- 8.58 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.
- 8.59 The proposed development is for a scheme of 69 dwellings with all of these being affordable for social rent. This equates to 100% of the total number of dwellings. Of these, 43 would be 1-bedroom units, and 26 would be 2-bedroom units.
- 8.60 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.
- 8.61 Whilst Policy 45 requires a mix of intermediate and affordable rented housing, the development 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, especially in light of the 100% affordable housing provision.

Public Art

- 8.62 The applicant has provided a public art strategy and delivery plan as part of their submission. The applicant proposes an amount of J40,000 towards public art within the site. I consider that the sum proposed is acceptable given the number of additional dwellings being created, and in light of recent

approvals, and is therefore compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

8.63 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.

8.64 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.

8.65 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.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	J16,577.00 plus indexation towards the provision of and/or improvement of and/or access to Informal Open Space facilities at Cherry Hinton Recreation Ground
Provision for	J1,264 plus indexation towards the

children and teenagers	provision of and/or improvement of the children's play area facilities at Tenby Close play area
Indoor sports	J18,426.50 plus indexation towards the provision of and/or improvement to indoor sports facilities and equipment at Cherry Hinton Village Centre
Outdoor sports	J16,303.00 plus indexation towards the provision and/or improvement of sports pitched and floodlit training facilities at Cherry Hinton Recreation Ground
Community facilities	No contribution required
Affordable housing	100% provision on site.
County Council – Education / Refuse	
Early years	No contribution required
Primary School	No contribution required
Secondary School	No contribution required
Life Long Learning (Libraries)	No contribution required
Monitoring	J650
Other	
NHS	To be confirmed by NHS

8.66 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.

Third Party Representations

8.67 All matters raised in the representations have been addressed in this report already.

9.0 CONCLUSION

9.1 The proposal is for the comprehensive redevelopment of the site involving the erection of 69 dwellings (100% for Council

rent), a public car park, 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.
- 9.3 The proposal has been guided by the National Planning Policy Framework (NPPF) 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 PLANNING PERMISSION subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.65 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, inclusive of bin and cycle stores, substations, houses and flat blocks, 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 55 and 57).

5. Prior to the commencement of above ground works, a scheme for the provision of fire hydrants shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details. The approved scheme shall detail the implementation strategy for the fire hydrants (noting the hydrants may be installed in a phased manner across the site). No dwellings shall be occupied until the fire hydrants serving that part of the site have been implemented and installed in accordance with the approved Scheme.

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

6. 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).

7. The public art provision shall be fully implemented in accordance with the submitted Public Art Strategy and Delivery Plan dated 19th September 2019, 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. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

9. Prior to first occupation, the manoeuvring and parking areas shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

10. Prior to first occupation, visibility splays of 0.60m x 0.60m shall be provided each side of the vehicular access to the two units immediately west of 82-94 Colville Road. The splays shall be provided and retained in perpetuity thereafter.

Reason: In the interests of highway safety (Cambridge Local Plan 2018, Policies 81 and 82).

11. All areas of private land (i.e. that which is not to become adopted public highway) shall be constructed so that all its falls and levels are such that no private water from these areas drains across or onto the adopted public highway.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

12. The proposed driveways, and main access to the site shall be constructed using a bound material and retained as such thereafter.

Reason: In the interest of the safe and effective operation of the highway (Cambridge Local Plan 2018, Policy 81).

13. The proposed energy strategy as set out in the Energy Statement (Create Consulting Engineers Limited, July 2019) shall be fully implemented prior to first occupation. Any associated renewable and low carbon energy technologies shall be fully installed and operational prior to occupation and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to the occupation. Further information shall also 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 (CHP), or alternative energy solution, including emissions standards. Any gas fired CHP should meet an emissions standard of:

Spark ignition engine: less than 150 mgNO_x/Nm³

Compression ignition engine: less than 400 mgNO_x/Nm³

Gas turbine: less than 50 mgNO_x/Nm³

The renewable and low carbon energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/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 (Cambridge Local Plan 2018, policy 28, and to protect human health in accordance with Cambridge Local Plan policy 36).

14. Water efficiency standards for all residential units will be implemented in line with the water efficiency specification included within the Sustainability Statement (Create Consulting Engineers Limited, July 2019), in order to achieve a design standard of water use of no more than 110 litres/person/day.

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

15. 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).

16. 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).

17. 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).

18. Prior to first occupation, the surface water drainage scheme shall be constructed and maintained in full accordance with the Flood Risk Assessment and Drainage Strategy as submitted (ref: 581291-MLM-ZZ-XX-RP-C-008) dated 16/07/2019.

Reason: To prevent an increased risk of flooding and to protect water quality.

19. Prior to first occupation, details for the long-term maintenance of the surface water drainage system, (including all SuDS features) to be submitted to, and approved in writing by, the Local Planning Authority.

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

20. The development shall be carried out fully in accordance with AIA carried out by Geosphere Environmental (ref: 4044,EC,AR/RF,KL/17-07-19/V3) dated 17/07/2019

Reason: To ensure that the development has an acceptable impact on trees (Cambridge Local Plan 2018; Policy 71).

21. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority 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 (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), bridges, boardwalks and Forest School. 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).

22. Prior to first occupation, a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

23. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. 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).

24. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground works on the apartment block commencing. Details of the green roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used.

Reason: To ensure the development provides the maximum possible provision towards water management and the creation of habitats and valuable areas for biodiversity. (Cambridge Local Plan 2018; Policy 31).

25. There shall 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).

26. Prior to the installation of plant, a scheme for the insulation of the 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.

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

27. 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).

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

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

28. Prior to the commencement of the development (or phase of) 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 the heavy metal contamination found at location WS10 as described by the Phase 2 Geoenvironmental Assessment Report by MLM, document ref: 724413-MLM-ZZ-XX-RP-J-0001, MLM ref: JW/724413/JW, revision C02, dated 12th July 2019. This site investigation report must include the results of all 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 contamination described above 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 protect the amenity of the adjoining properties.
(Cambridge Local Plan 2018 policy 35).

29. The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing number CVL-EV01 - Electric Vehicle Charging Points shall be the type / standard as detailed below and shall be installed prior to use of the development hereby permitted is commenced and maintained and retained thereafter:

o Slow active charge points (those marked as red) will be dedicated slow electric vehicle charge points with a minimum power rating output of between 3.5 and 7kW designed and installed in accordance with BS EN 61851.

o Fast active Charge Points (those marked in green) will be dedicated car parking spaces enabling charging within 2-3 hours and installed in accordance with BS EN 61851.

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, Policy 36 of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

30. Prior to the commencement of works, with the exception of demolition, 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).

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.

INFORMATIVE: Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.