

Application Number	19/1616/FUL	Agenda Item	
Date Received	22nd November 2019	Officer	Ganesh Gnanamoorthy
Target Date	21st February 2020		
Ward	Kings Hedges		
Site	67 - 97A Campkin Road		
Proposal	Demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping and associated works.		
Applicant	.. Mandela House (ground Floor) 4 Regent Street Cambridge CB2 1BY		

<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 more efficient use of 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 is of a high quality and responds appropriately to the surrounding built form; - The proposed development meets high standards of sustainability with fabric-first construction, MVHR, green roofs, EV charging points, electrically based low carbon heating solution with air source heat pumps, solar panels, and sustainable urban
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	drainage.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

0.1 This is a Regulation 3 planning application that 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 Campkin Road includes 75 new council rented homes – an uplift of 43 homes. This equates to 8.60% (net) of the 500 home target.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is an irregular shaped plot of land and occupies approximately 0.90 hectares in area.

1.2 The site hosts 4x 2-storey blocks of flats (32 flats in total) which have pitched roof forms and gable ends. The blocks are rectangular in form and have a strong linear layout. The blocks are set back significantly from Campkin Road, leaving a large area of green to the front of the site. The site also houses 31 garages.

1.3 Campkin Road runs along the north and eastern aspects of the site, with Hawkins Road, Jackson Road and Kent Way directly to the south and west. The nearby surrounding area is broadly residential in nature with some alternative uses dotted around, including a school, shops and other commercial premises. Building heights locally vary between two and four storeys in height with four storey properties evident directly to the south-west of the site, and further to the south and south-east.

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 eastern section of the site (running north-west to south-east) which is currently green and separates the road from the existing flats site is identified on the adopted Cambridge Local Plan (2018) proposals map as being Protected Open space.

2.0 THE PROPOSAL

2.1 This application proposes a comprehensive redevelopment of the site involving the demolition of 32no existing flats and garages, and erection of 75no new affordable dwellings, including 4no houses and 71no apartments, a new community facility, car parking, landscaping 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 includes a new community facility which would be situated at the ground floor level of the north-western most building.

2.4 The proposal retains the area of Protected Open space to the east of the site whilst also creating other open spaces within the site, including private gardens for the houses, a communal garden, and the provision of play equipment to the north-western part of the site.

2.5 The scheme has been through an extensive pre-application process with officers, and the design of buildings, layout and open spaces has evolved.

2.6 In addition to the relevant plans and application form, the application is accompanied by the following supporting information:

- Air Quality Assessment
- Preliminary Ecological Appraisal
- Daylight & Sunlight Assessment
- Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Phase 1 Land Contamination Assessment

- Noise Assessment
- Planning Statement
- Statement of Community Involvement
- Transport Statement
- Arboricultural Survey and Implications Assessment
- Energy Strategy
- Utilities Assessment
- Public Art Strategy and Delivery Plan
- Demolition and Construction Management Plan (Inc Traffic Management Plan)
- Sustainability Statement
- BREEAM Pre-assessment
- Landscape Strategy
- Overheating statement
- Phase 2 Geo-Environmental Assessment

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, 50, 51, 55, 56, 57, 59, 67, 68, 69, 70, 71, 73, 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 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) Greater Cambridge Sustainable Design and Construction SPD (2020)
	<u>Area Guidelines</u> None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer was generally supportive of the proposal subject to the imposition of a condition with regard to securing details of the management and maintenance of the proposed streets within the development.

- 6.2 A concern had been raised with regard to the hours of deliveries/collections of waste due to the proximity of the site to a nearby school. It was recommended that the Traffic Management Plan be updated to change these hours so that no such activity would take place between 0930 and 1500 during the school week during term time.
- 6.3 It is considered that an amended Traffic Management Plan can be secured by way of condition.

Cambridgeshire County Council (Transport Assessment Team)

- 6.4 The Transport Assessment Officer had raised no objection to the proposal, noting that the proposal would only generate a 'very small increase in vehicle trips in peak periods'.

Cambridgeshire County Council (Education and Libraries)

- 6.5 The County Council's Growth and Development Officer has stated that the proposed development would be unlikely to result in a net gain of children. As such, no contributions towards education and libraries have been requested.

Urban Design Officer

- 6.6 The Council's Urban Design Officer has commented in support of the scheme subject to the imposition of a condition to secure samples and a schedule of materials to be used in the external elevations – including balconies.

Sustainability Officer

- 6.7 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 statement, provision of water efficiency specifications for each dwelling type and submission of BREEAM certification for design and post construction.

Landscape Officer

- 6.8 The Council's Landscape Officer has commented in support of the proposal, subject to the imposition of conditions to secure

further details of landscaping and the maintenance and management of the proposed landscaping.

Tree Officer

- 6.9 The Council's Tree Officer has been consulted on the proposal. No comment has been received.

Drainage Officer

- 6.10 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing full drainage scheme details, a maintenance plan for the drainage system, a flood evacuation plan and details for foul drainage.

Local Lead Flood Authority

- 6.11 The Local Lead Flood Authority have been consulted on the proposal and an objection has been raised due to concerns relating to the Surface Water Flood Risk Modelling information provided as part of the submission.
- 6.12 Further information has been submitted in response to the concerns raised and at the time of writing this report, an updated response is awaited.

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 commented stating that the proposal is not high risk and will not therefore be providing comments.

Developer Contributions Monitoring Officer

- 6.15 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

6.16 No objection raised.

Ecology Officer

6.17 No comment received.

Public Art Officer

6.18 No comment received.

Fire and Rescue

6.19 No comment received.

Anglian Water

6.20 No objection raised.

Designing Out Crime Officer

6.21 The Officer has confirmed that the applicant has been engaging with the police prior to the submission of the application, and raises no objection – stating that the scheme is designed to Secured By Design ‘Gold’ standard.

Cadent Gas

6.22 No objection raised

Cambridgeshire County Council Archaeological Officer

6.23 No objection subject to condition.

NHS

6.24 No objection subject to a S106 contribution to local medical services.

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 Letters of representation from the following addresses have been received as a result of this process:

- 2 Jackson Road
- 14 Jackson Road
- 16 Jackson Road
- 38 The Westering

7.3 The representations can be summarised as follows:

Concern	Officer Response
Proximity to existing buildings	8.14-8.17
Overlooking/loss of privacy	8.14-8.17
Increased noise	8.77-8.78
Increased traffic	8.43
Possibilities for criminal activity	8.76
Parking provision	8.36-8.39
Drainage concerns	8.50-8.54

Camcycle

7.4 Camcycle responded to the proposal as originally submitted and raised concerns with regard to the layout of cycle parking in the store for Block A, the width of the pathway between Kent Way and Campkin Road, and the cycle shed access for houses.

7.5 The applicant engaged in conversations directly with Camcycle in order to resolve their concerns.

7.6 Amendments have been made and Camcycle have subsequently removed their objection.

Disability Panel

7.7 The application was presented to the Disability Panel on 28th January. The application was well received from a disability and access perspective.

7.8 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. Flood risk
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Drainage
9. Trees and ecology
10. Energy and Sustainability
11. Affordable housing
12. Public art
13. S106 contributions
14. 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 result in a more efficient use of brownfield land, and falls within an existing urban area.

8.3 Policy 67 of the Cambridge Local Plan (2018) seeks to ensure that new development does not harm the character of, or result in the loss of, open space. The Protected Open space to the east of the site currently serves as a visual and physical break between the residential properties on the site and Campkin Road. The proposal would retain this area of open space, whilst not altering its character in a harmful way.

- 8.4 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)

- 8.5 As discussed earlier in this report, the site sits within a predominantly residential area with some non-residential in close proximity.
- 8.6 The proposed development has been laid out with two part 3, part 4 storey blocks of flats creating a strong frontage to Campkin Road. These blocks would be three storeys in height at the points nearest to each other, and a short row of terraced 2 storey houses would be located in a set-back position from the rear of the shorter elements of these blocks. This would facilitate the creation of a communal garden which would be square in shape and screened to the front and rear to help to provide a sense of ownership to the residents. To the north-west of the site, a further block is proposed, three storeys in height and set back from the two larger blocks when viewed from Campkin Road.
- 8.7 The main vehicular access to the site would be from Hawkins Road with parking located to the rear of the site.
- 8.8 The changes in height across the site ensures that the development responds well to the adjoining properties and would have an acceptable impact on the wider area. Four storeys is the largest height of building in the near vicinity and this proposal respects this, with shorter elements provided to reduce the sense of scale and ensure the development would not be overly dominant.
- 8.9 The buildings have been designed to provide some visual interest with projecting balconies, undulating heights, and a variety of brick tones. 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.

- 8.10 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 is largely contained within three parking courts – two to the rear of the site and one fronting Campkin Road, although this is set-back from the road itself by the Protected Open Space. These locations further ensure that the development does not feel car dominated. The location of the disabled community centre car parking space is acceptable – in close proximity to the facility, and more importantly adjacent to the access ramp to the entrance.
- 8.11 The Council's Landscape Officer has been consulted on the proposal and they have confirmed that the scheme is satisfactory subject to the imposition of a number of conditions.
- 8.12 It is considered that the quantum and quality of open space proposed is of a sufficient scale for the development proposed.
- 8.13 It is considered 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

- 8.14 The development has been designed with the context of neighbouring properties in mind. The proposed buildings would have separation distances from those nearby ranging between 16m and 43m, with the shorter measurement being a proposed blank flank wall facing an existing flank wall with windows.
- 8.15 There are properties located along Jackson Road and Kent Way which have distances from windows on block A of 21 and 16 metres respectively, with gardens significantly closer. The windows at ground floor level cause no concern from an amenity point of view as these look out onto a boundary treatment. The upper floors, however, have windows serving apartments. On each floor windows facing this garden would

serve kitchens and living rooms. These are all proposed to be obscure glazed and a condition can be attached to secure this. These windows are considered acceptable to be obscure glazed as the living room windows are secondary ones, while the kitchen windows serve kitchens that could not be considered habitable rooms due to their size.

- 8.16 Concerns have been raised by residents of Jackson Road with regard to a loss of privacy to their properties from the proposed apartments and houses. The proposed properties are in excess of 30m away from the windows of these properties and are, therefore, considered far enough away for there to be an unacceptable impact with regard to overlooking. It is acknowledged that the gardens of these properties are closer to the proposed windows although this distance is still approximately 15m away from the very end of their relatively sizeable gardens, and so any overlooking caused would not be significant.
- 8.17 The distance to all other properties is greater than the relationships described above, and are therefore considered acceptable.
- 8.18 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.
- 8.19 The new buildings would not appear overbearing when viewed from neighbouring properties, and there are no significant issues regarding overlooking or loss of privacy.
- 8.20 Officers 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, and are 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

- 8.21 As with any development of this nature, there could be some adverse impact during the construction phase – including noise, dust and disturbance. 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. Officers have no reason to deviate from the advice given and have recommended these conditions accordingly.
- 8.22 Officers consider that 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

- 8.23 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, Officers consider that all the new homes proposed would provide a high-quality internal living environment for the future occupants.
- 8.24 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.
- 8.25 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens and balconies.
- 8.26 As well as the private amenity spaces, the development incorporates a shared communal garden and improvements to existing open areas.
- 8.27 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and, in this respect, it is compliant with Cambridge Local Plan (2018) policy 50.
- 8.28 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, a condition has been recommended to secure these requirements.

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

Refuse Arrangements

- 8.30 The proposed refuse storage arrangements are shown to be of a logical layout, with external underground bin stores proposed for the flat blocks. A bin store would be located next to each block. The houses would have refuse stores in their back gardens which would be presented to the rear of the site on collection day. 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.
- 8.31 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.
- 8.32 Drag distance would be broadly within ten metres and this would comply with the RECAP Waste Design Guide (2012).
- 8.33 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.34 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 and Transport Assessment Team have been consulted as part of the application and, further to amendments to details within the Traffic Management Plan regarding hours of deliveries and waste collections, no objections exist. They have suggested that conditions be attached in the event of permission being granted and these feature at the end of this report.

8.35 Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.36 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

8.37 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.

8.38 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)

8.39 The proposal affords 60 car parking spaces – 54 for the residential properties and 1 disabled bay for the community centre. This equates to 0.72 spaces per residential dwelling. Five additional spaces are provided which are for wider use on a first come, first serve basis.

8.40 All M4(3) homes would have wheelchair accessible parking spaces in close proximity.

8.41 The proposal includes provision of active charging points for each of the four houses, and for 10% of the unallocated parking for residents of the flats. The remaining spaces are proposed to have infrastructure put in place to allow for future connectivity for electric charging.

- 8.42 The Council's Environmental Health Officer has requested that there should be a provision of 50% active slow electric vehicle charge points with additional passive provision for the remainder of the spaces and has requested a condition to secure this.
- 8.43 The County Council's Transport Assessment Team have commented on the proposal and have noted that the development would unlikely increase trip generation to and from the site. Given that the parking standards are a maximum requirement, and the Local Plan seeks to encourage more sustainable methods of transport, the level of provision proposed is considered to be policy compliant. Officers have no reason to disagree with this conclusion.

Cycle Parking

- 8.44 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.
- 8.45 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 109 cycle parking spaces.
- 8.46 The proposal provides 124 cycle parking spaces, exceeding the policy requirement of 109 spaces by 15 spaces.
- 8.47 All dwellings are compliant with the required standards outlined above. The flat block would have internal cycle stores with external access. All cycle stands would be Sheffield stands. Houses would have cycle stores in their rear gardens.
- 8.48 8 visitor spaces are proposed, and these are located to the north west of the site.
- 8.49 It is considered that the proposal promotes the prevalence of sustainable transport methods, and provides an acceptable balance between car and cycle parking. The proposal is considered to be compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.50 The application has been supported by a Flood Risk and Drainage strategy.
- 8.51 The Local Lead Flood Authority (LLFA) have been consulted on the proposal and concerns were originally raised regarding the potential for ground floor properties to flood. Following a meeting between the applicant and the LLFA, additional information has been provided by the applicant and the LLFA have confirmed that their concerns have been overcome subject to conditions.
- 8.52 At the time of writing this report, the LLFA were in the process of drafting required conditions. These will be reported in the update report prior to planning committee.
- 8.53 The Council's Drainage Officer has been consulted on the application and they have commented that the application is acceptable from a drainage perspective subject to the imposition of conditions. A full suite of drainage conditions will be reported on the update report once the LLFA have provided their recommended conditions.
- 8.54 It is considered, 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

- 8.55 The application was accompanied by a tree survey, arboricultural impact assessment and tree protection plan.
- 8.56 The proposal identifies the loss of 8 category B and C trees (or groups), which is unfortunate. The Council's Tree Officer has been consulted on the proposal and no comments have been received.
- 8.57 The applicant has provided a landscape masterplan which indicates that there is room for significant replacement planting, and Officers consider that there is scope to provide more than the 8 lost species. The Landscape Officer has requested a

condition for a detailed landscape plan which would allow the further exploration, and securing, of the provision of replacement trees. The applicant has explored alternative layouts for the properties in order to reduce the loss of trees, and Officers are satisfied that the current proposal provides a level of public benefit that outweighs the loss of trees.

8.58 Officers are 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.

8.59 Subject to the condition recommended, Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

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

8.61 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.

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

Energy and Sustainability

8.63 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 buildings
- Sustainable urban drainage integrated into hard landscaping including permeable paving
- Air Source Heat Pumps
- 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.

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

8.65 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, as well as BREEAM certification.

8.66 Officers have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

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

8.68 The proposed development is for a scheme of 75 dwellings with all of these being affordable for social rent. This equates to 100% of the total number of dwellings. Of these, 41 would be 1-bedroom units, and 34 would be 2-bedroom units.

8.69 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount of affordable housing proposed, nor the breakdown of tenure.

8.70 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. It is considered that the proposed tenure of

affordable housing is justified in this case, especially in light of the 100% affordable housing provision.

Public Art

8.71 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. Officers 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

8.72 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.

8.73 In bringing forward these recommendations in relation to the Planning Obligation for this development Officers 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. The Heads of Terms are summarised 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	J15,851.00 plus indexation towards the provision of and / or improvement of and /

	or access to Informal Open Space facilities at Nuns Way Recreation Ground.
Provision for children and teenagers	J1,264 plus indexation towards the provision of and / or improvement of the Childrens play area facilities at Nuns Way Play Area.
Indoor sports	J17,619.50 plus indexation towards the improvement of / provision of Scoreboard, PA, AV and displays to cater for indoor sports at North Cambridge Academy.
Outdoor sports	J15,589.00 plus indexation towards the provision of / and /or improvement of artificial cricket nets and wicket at North Cambridge Academy.
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	J10,400 towards Cambridge City PCN (Arbury Road Surgery and Nuffield Road Medical Centre)

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

Third Party Representations

8.75 Some of the matters raised in the representations have been

addressed in this report already. Other issues are addressed in this section.

- 8.76 Concerns have been raised about the potential for criminal activity if sufficient lighting/layout consideration is given. The Police have been consulted on the proposal and have confirmed that the proposal would meet Secure By Design Gold standard, indicating an excellent level of safety.
- 8.77 Concerns have been raised with regard to increased noise as a result of the development. It is acknowledged that the inevitable increase in the number of people living at the site, along with the introduction of a community centre, would result in an increase in noise. Conditions have been suggested to minimise noise from the community centre, whilst the increase in residential dwellings is unlikely to generate a significant amount of noise.
- 8.78 In addition, there would be some noise during construction, which is inevitable with any construction project, although this would be time limited. In addition, conditions have been recommended to ensure these impacts are considered, monitored and minimised.

9.0 CONCLUSION

- 9.1 The proposal is for the comprehensive redevelopment of the site involving the erection of 75 dwellings (100% for Council rent), 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, it is considered 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 8.73 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. 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).

4. 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).

5. Notwithstanding the plans hereby approved, 5% of all affordable dwellings shall be constructed to meet the requirements of Part M4(3) 'wheelchair user dwellings', and all dwellings shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016).

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

6. The public art provision shall be fully implemented in accordance with the submitted Public Art Strategy and Delivery Plan dated November 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).

7. 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).

8. 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).

9. Prior to the commencement of above ground 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).

10. 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).

11. All windows above ground floor level serving residential properties on the north-west and south-west facing elevations of Block A shall be obscure glazed and non-opening to a height of 1.70m above finished floor level. The windows shall be retained as such thereafter.

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

ENV HEALTH

12. 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).

13. 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).

14. No development shall commence (including any pre-construction, demolition, enabling works or piling), until a written report, regarding the demolition / construction noise and vibration impact associated with this development, has been submitted to and approved in writing by the Local Planning 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. The development shall be carried out in accordance with the approved details only.

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).

15. 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.

16. 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).

17. The proposed sound insulation scheme as detailed in the submitted '67-97A Campkin Road, Cambridge - Noise Impact assessment – Revision B (Ref: SW/JEB/P19-1770/02 Revision B) - October 2019' produced by Create Consulting Engineers Ltd shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

18. Prior to any superstructure works commencing on site for the community centre hereby approved, a noise impact assessment of the community centre use on neighbouring premises (to include existing residential premises in the area and the proposed habitable rooms of the development itself) and a noise insulation scheme or other noise control measures as appropriate, in order to minimise the level of noise emanating from the community centre uses and associated internal and external spaces having regard to but not exhaustively the following:

- Nature / type of uses and events to be held;
- Sound system setup with in-house fixed sound system incorporating noise limiting control / device set to the satisfaction of the Local Planning Authority;
- Noise egress, airborne, structural and flanking sound via building structural elements;
- Building fabric, glazing, openings and ventilation systems acoustic performance;
- Adequate alternative ventilation should be provided to ensure external doors and windows remain closed.
- Premises entrances / exits and any associated external spaces and patron noise;
- There should be a cut-out device fitted to external entrance / exit doors, so that if they are opened, the electrical supply to amplified music and the in-house fixed sound system is terminated / ceased;

shall be submitted in writing for approval by the Local Planning Authority.

The noise insulation / mitigation scheme as approved shall be fully constructed and implemented before the community centre uses hereby permitted are commenced and shall be retained thereafter.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

19. Before the community centre use hereby permitted is commenced a noise insulation scheme post construction completion, commissioning and testing report to include scheme sound performance testing and monitoring, shall be submitted to and approved in writing by the local planning authority.

The post construction completion, commissioning and testing report shall demonstrate compliance with the community centre use Noise Assessment / Insulation Scheme (as approved/required by conditions 17 and 18 respectively) and shall include airborne and structural acoustic / sound insulation and attenuation performance standard certification / reports for scheme elements, the consideration and checking of the standard and quality control of workmanship and detailing of the sound insulation scheme and any other noise control measures as approved. Full noise insulation scheme sound performance testing and monitoring including noise limiting control / limiter device level setting to the satisfaction of the LPA will be required.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

20. The community centre (D1 use) use hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

21. The external community centre garden shall not be used outside the hours of 08:00 – 20:00 Monday to Thursday, 08:00 – 20:00 Friday and Saturday and 09:00 - 20:00 on Sundays

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

22. In the event that amplification is used within the community centre for music and / or voice, all musical and sound generation equipment used within the community centre shall be connected to and played and channelled through an in-house limited amplification / fixed sound system. The use of any external third party independent amplification / sound systems is strictly prohibited.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

23. The use of unamplified / acoustic musical equipment and independent amplification / sound systems that are not connected to and fully played and channelled through / controlled by the in-house limited amplification / fixed sound system is prohibited or not permitted within the community centre.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

24. With the exception of requirements for access and egress through main front doors of the community centre, all external doors and windows serving the community centre shall remain closed during the playing of amplified music / voice.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

25. All service collections / dispatches from and deliveries to the approved development including refuse / recycling collections during the operational phase shall only be permitted between the hours of 07:00 to 23:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Service collections / dispatches from and deliveries to the approved development are not permitted at any time on Sundays or public holidays.

Reason: To protect the amenity of properties from noise. (National Planning Policy Framework, Feb 2019 - paragraph 180 a) and b) and Cambridge Local Plan 2018 - Policy 35: Protection of human health and quality of life from noise and vibration).

26. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the LPA. Remedial actions shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

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.

27. Prior to the installation of any external 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 external artificial lighting of the site and an external artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. External lighting on the development 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 nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59).

28. The approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013 as set out in the Energy Statement (Create Consulting Engineers, November 2019, Ref: TH/CC/P19-1770-05) shall be fully implemented prior to the first occupation of the development. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, specifications and data sheets for the proposed system 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 (Cambridge Local Plan 2018, Policy 28).

29. 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).

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

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

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

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

HIGHWAYS

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 plan in perpetuity).

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. Prior to the commencement of works, an amended 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).

34. 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; thresholds and boundary treatments; vehicle and pedestrian access and circulation areas; hard surfacing materials and specification; ancillary structures (e.g. refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground. 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).

35. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

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).

Archaeology

36. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of 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 timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material

Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 12 (Cambridge Local Plan 2018; Policy 61).

INFORMATIVE: The noise and vibration report should include:

a) An assessment of the significance of the noise impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 1 Annex E - Significance of noise effects. It is recommended that the ABC method detailed in E.3.2 be used unless works are likely to continue longer than a month then the 2-5 dB (A) change method should be used.

b) An assessment of the significance of the vibration impact due to the demolition/construction works and suitable methods for this are to be found in BS 5228:2009 Part 2 Annex B - Significance of vibration effects.

If piling is to be undertaken then full details of the proposed method to be used is required and this should be included in the noise and vibration reports detailed above.

Following the production of the above reports a monitoring protocol should be proposed for agreement with the Local Planning Authority. It will be expected that as a minimum spot checks to be undertaken on a regular basis at site boundaries nearest noise sensitive premises and longer term monitoring to be undertaken when:-

- Agreed target levels are likely to exceeded
- Upon the receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints.

Guidance on noise monitoring is given in BS 5228:2009 Part 1 Section 8.4 - Noise Control Targets and in Annex G - noise monitoring.

A procedure for seeking approval from the Local Planning Authority (LPA) in circumstances when demolition/construction works need to be carried out at time outside the permitted hours. This should incorporate a minimum notice period of 10 working days to the Local Planning Authority and 5 working days to neighbours to allow the Local Planning Authority to consider the application as necessary. For emergencies the Local Planning Authority should be notified but where this is not possible the Council's Out of Hours Noise service should be notified on 0300 303 3839.

Contact details for monitoring personnel, site manager including out of hours emergency telephone number should be provided.

INFORMATIVE: To the Noise Insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

INFORMATIVE: With respect of condition 36, partial discharge can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

INFORMATIVE: As the premises is intended to be run as a business the applicant is reminded of their duty under the Construction (Design and Management) Regulations 2007 to ensure that the that all significant risks related to the design and operation of the premises are minimised. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: The applicant is reminded that under the Food Safety Act 1990 (as amended) the premises may need to be registered with Cambridge City Council. In order to avoid additional costs it is recommended that the applicant ensure that the kitchen, food preparation and food storage areas comply with food hygiene legislation, before construction starts. Contact the Commercial Team at Cambridge City Council on telephone number (01223) 457890 for further information.

INFORMATIVE: A premises licence may be required for this development in addition to any planning permission. A premises licence under the Licensing Act 2003 may be required to authorise:

- The supply of alcohol
- Regulated entertainment e.g.
- Music (Including bands, DJ's and juke boxes)
- Dancing
- The performing of plays
- Boxing or wrestling
- The showing of films
- Late Night Refreshment (The supply of hot food or drink between 23:00-05:00)

A separate licence may be required for activities involving gambling including poker and gaming machines.

The applicant is advised to contact The Licensing Team of Environmental Health at Cambridge City Council on telephone number (01223) 457899 or email Licensing@cambridge.gov.uk for further information.

INFORMATIVE: It is required that any construction dust suppression measures / dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

- Guidance on the assessment of dust from demolition and construction, version 1.1 (IAQM, 2016)
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites, version 1.1 (IAQM, 2018)
- Control of dust and emissions during construction and demolition -supplementary planning guidance, (Greater London Authority, July 2014).

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.