

Application Number	19/1734/FUL	Agenda Item	
Date Received	17th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	17th March 2020		
Ward	Newnham		
Site	Clerk Maxwell Road		
Proposal	Erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.		
Applicant	Mr Henry James c/o Hill Residential Ltd, the Courtyard Abbey Barns, Duxford Road Ickleton		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none">- The development would increase the amount of housing (both affordable and market) to help meet demand within the city;- The proposed development would make efficient use of vacant 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 proposal would preserve the character and appearance of the nearby West Cambridge conservation area;
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RECOMMENDATION	APPROVAL
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1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is a broadly 'L'-shaped plot of land with a strong north-south orientation, and occupies approximately 0.87 hectares in area.
- 1.2 The site is located on the eastern aspect of Clerk Maxwell Road and is the former home of a tennis club, which has now been relocated. The site comprises areas of hardstanding, hard-surfaced tennis courts grassed areas and a wooden clubhouse structure. The site is not publicly accessible.
- 1.3 To the north, east and south of the site are (predominantly) residential properties located along Madingley Road, The Lawns and Hedgerley Close. The site, as existing, benefits from a single point of access along Clerk Maxwell Road.
- 1.4 The property is not located within a conservation area although is designated in the Local Plan as 'Protected Open Space'. The West Cambridge conservation area is sited to the north and east of the site. There are no listed buildings on the site or in the immediate vicinity.
- 1.5 A 'Proposal Site', noted as M13 on the Proposals Map, lies directly to the west of the site.

2.0 THE PROPOSAL

- 2.1 This application proposes a redevelopment of the site involving the erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.
- 2.2 The residential accommodation includes 21 houses (ranging between 2 and 4 bedrooms) and 14 flats (ranging between 1 and 2 bedrooms).
- 2.3 The houses would be two and two and a half storeys in height and would be for private sale while the flats, which are housed in a part two, part three storey building would be provided as

affordable housing. The council, through the Cambridge Investment partnership, have expressed an interest in purchasing the affordable housing in the event that planning permission is granted.

- 2.4 The proposal provides two communal open spaces within the site, one either side of the access road, which would be relocated to the south of the existing one, but maintaining an east to west orientation.
- 2.5 The proposal has been amended since submission to take on board comments and concerns from statutory consultees. The changes include alterations to the mass and appearance of the flat block, amendments to the drainage strategy, and an improvement in the hierarchy between cars and pedestrians. A further period of consultation with the relevant consultees has been undertaken as a result of these changes.
- 2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.7 The application is accompanied by the following supporting information:
- Ecological Impact Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy Report;
 - Tennis Provision Assessment
 - Landscape Masterplan & Strategy;
 - Sustainability & Energy Statement;
 - Ground Investigation Report (Phases 1 and 2);
 - Planning Statement;
 - Transport Statement;
 - Arboricultural Impact Assessment, and Tree Constraints Plan;

3.0 SITE HISTORY

- 3.1 The application site has an extensive planning history, the majority of which relates to the previous use of the site as a tennis club. The most relevant planning history is listed below:

Reference	Description	Outcome
18/2062/FUL	Erection of 35 dwellings (12 x 1bed, 4 x 2bed, 10 x 3bed and	Withdrawn

9 x 4+bed) and re-position of existing access onto Clerk Maxwell Road. Provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.

4.0 PUBLICITY

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

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge	Local	1, 3, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 55, 56, 57, 59, 61, 67, 68, 70, 71, 74, 75, 80, 81, 82, 85
Plan 2018		

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	Greater Cambridge Sustainable Design and Construction (Jan 2020) 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. Open Space and Recreation Strategy (2011)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer raised concerns with the fact that the layout gave priority to motor vehicles over cyclists and pedestrians. A suggestion was made to improve this relationship by incorporating a raised table. The applicant has made the suggested amendment and the Highways Officer has confirmed that this is acceptable.
- 6.2 The Highways Officer has recommended a condition be attached with relation to securing details of road maintenance/management.

Cambridgeshire County Council (Education)

- 6.3 A response has been received detailing the contributions required from the development.

Planning Policy Officer

- 6.4 The principle of the development has been assessed against the provisions of the NPPF, and Local Plan policies 67 and 73, and is considered to be compliant. No objections are raised.

Urban Design Officer

- 6.5 The Council's Urban Design Officer has been involved in pre-app discussions on this site, following the withdrawal of a previous submission.

- 6.6 The layout has evolved as a result of these discussions to allow for a better sense of arrival and a more open and 'green' feeling to the site entrance.
- 6.7 A broad palette of materials have been agreed with Officers to respond more effectively to the adjoining conservation area, while the scale and mass of the flat block has been reduced to minimise its dominance – both from within the site and the adjoining conservation area. These details are reflected on the latest iteration of plans.
- 6.8 Amendments to the scheme have been made during the life of the application and the Officer has confirmed that the scheme is now considered acceptable with regard to urban design, subject to a condition securing further details of materials.

Conservation Officer

- 6.9 The Council's Conservation Officer has been consulted on the application, and has stated that any development of this site would have an impact on the adjacent conservation area.
- 6.10 The Officer has stated that the development of this site for residential purposes would cause harm, although the proposal would cause "less than substantial harm".
- 6.11 Of particular concern is the block of flats, and amendments to the design of this was suggested to reduce its bulk and mass. This has been done, and the Officer has confirmed that the bulk and mass are now acceptably reduced.
- 6.12 The loss of trees are another cause for concern for the Officer as a number of these have a positive impact on the character of the West Cambridge conservation area. Whilst some loss is acknowledged, retention of the trees to be retained, along with new planting, is recommended.
- 6.13 With the above in mind, the Officer has concluded that the proposal is, subject to conditions, compliant with the NPPF and Local Plan.

Landscape Officer

- 6.14 The Council's Landscape Officer has raised concerns over the loss of trees, and the likely pressure on others to be removed in the future. A concern has also been raised about the need for each house to have two parking spaces and whether a reduction in these numbers could have provided greater tree planting opportunity.
- 6.15 No formal objection has been raised, with conditions recommended in the event of permission being granted to secure details of hard and soft landscaping and their future maintenance and management.

Tree Officer

- 6.16 The Council's Tree Officer has raised an objection to the proposal due to the removal of trees along Clerk Maxwell Road and the potential for pressure for future removal of trees shown to be retained.

Drainage Officer

- 6.17 The Council's Drainage Officer reviewed the submitted documentation and raised concerns with the accuracy of some of the information provided, as well as the level of information relating to surface water flooding. The applicant provided an amended report, and the technical Officer has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

- 6.18 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions.

Waste Services

- 6.19 The Council's Waste Projects Officer has provided comments outlining the requirements for the development. No objection has been raised.

Archaeology Officer

- 6.20 The County Council's Archaeology Officer has raised no objections to the proposal subject to a condition requiring the applicant to secure the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation.

Environmental Health Officer

- 6.21 The Council's Environmental Health Officer has been consulted on the proposal. No objections have been raised and the application is considered acceptable subject to the imposition of conditions.

Environment Agency

- 6.22 The Environment Agency have raised no objections to the proposal.

Local Lead Flood Authority

- 6.23 No objection raised subject to the imposition of conditions.

Developer Contributions Monitoring Officer

- 6.24 A list of contributions required to mitigate the impact of the development has been provided and these are detailed later in this report.

Enabling (Affordable Housing) Officer

- 6.25 The Officer notes that there would be a visual distinction between the market and affordable dwellings, with all houses being for market sale and all flats for affordable housing. However, the Officer acknowledges that the design of the flats are in keeping with the houses, and are prominently located within the site. The Officer also confirms the Council's intent to purchase the affordable units for social rented purposes.
- 6.26 The level of affordable housing provided is in accordance with planning policy requirements and no objection is raised.

Ecology Officer

6.27 No objection raised subject to conditions.

Public Art Officer

6.28 No comment received.

Fire and Rescue

6.29 No comment received.

Anglian Water

6.30 No objection raised.

Designing Out Crime Officer

6.31 No objection raised, subject to the imposition of a condition requiring a lighting plan.

Sport England

6.32 No objection raised.

6.33 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

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

- 17 Adams Road
- 11 Clarkson Road
- 2 Hedgerley Close
- 4A Hedgerley Close
- 5 Hedgerley Close
- 5A Hedgerley Close
- 6 Hedgerley Close
- 7 Hedgerley Close
- 3 The Lawns
- 5 The Lawns

- 7 The Lawns
- 53 Madingley Road
- 2 Perry Court
- 15 Perry Court
- 7 Wilberforce Road

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of designated Protected Open Space	6.4, 8.2 – 8.10
Not in keeping with the adjoining conservation area	6.9 – 6.13, 8.11 – 8.15, 8.22
Impact upon ecology	6.27, 8.72 – 8.75
Is the development sustainable?	8.76 – 8.79
Car dominance of development	8.14, 8.51 – 8.57
Overdevelopment	8.18, 8.22
Flat block too large	6.7 – 6.8, 6.11, 8.13, 8.14, 8.15, 8.22
Flood risk	6.17, 6.32 – 6.33, 8.64 – 8.65
Insufficient amenity space for flats	8.39 – 8.40
Too much tree loss	6.16, 8.66 – 8.71
Amenity impact – light, noise and privacy	8.23 – 8.36
Parking – not enough	8.51 – 8.57
Parking – too much	8.51 – 8.57
Construction controls	8.33, 8.36
Substation details	8.21, 8.32
Unimaginative design	8.16 – 8.18, 8.22

7.3 Camcycle responded to the proposal as originally submitted and echoed the concerns of the Highways Officer with regard to the site access being too car dominant. A question was also asked by Camcycle as to whether the cycle parking spaces would be 1m in width and that passageways to gardens are at least 1.20m wide.

7.4 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 The vast majority of the site is identified in the Open Space and Recreation Strategy (OSRS) 2011 as 'University Croquet and Tennis Club (Cocks and Hens Lawn Tennis Club)'. The site has sat vacant since the closure of the tennis club in 2016. It is worthy of note that the tennis facility which previously occupied this site has been relocated to Grantchester Road, in the South Cambridgeshire District Council jurisdiction.

8.3 Policies 67 and 73 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 67 is the overall means of protecting open spaces, with the specific loss of a formal sports area such as a playing pitch or a tennis court (regardless of its condition) is protected by Policy 73.

8.4 Policy 73 is applicable to formal sports facilities including pitches/courts last used as a formal sports facility/pitch. The loss of a facility "will only be permitted if it is demonstrated that...

...i. the facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak

period need; or
j. the facility/site is no longer needed.”

- 8.5 In order to comply with policy 73, it needs to be demonstrated that the scale, range and quality of the new facility are equal to, or greater than, the replaced one. The application has been accompanied by a Tennis Provision Assessment, and this demonstrates that membership of the club has increased in its new location. In addition, analysis of where members lived demonstrates an increase in the percentage of City Council residents. Officers are content that the information provided is accurate, and have concluded that the requirements of this policy have been met.
- 8.6 Policy 67 prohibits development that “would harm the character of, or lead to the loss of, open space of environmental and/or recreational importance unless:
- a. the open space can be satisfactorily replaced in terms of quality, quantity and access with an equal or better standard than that which is proposed to be lost; and
 - b. the re-provision is located within a short walk (400m) of the original site.
- ... Where replacement open space is to be provided in an alternative location, the replacement site/facility must be fully available for use before the area of open space to be lost can be redeveloped.”
- 8.7 The site is protected in the Open Space and Recreation Strategy due to its environmental and recreational importance. The recreational importance has been discussed above, and so it now falls for an assessment to be made on the environmental matters.
- 8.8 The qualities that make a location environmentally important can vary significantly from site to site. In this case, the environmental importance is in relation to its contribution to the character and environmental quality of the local area. It contains a number of positive features such as trees and hedgerows around the site’s periphery which give it a sense of place sufficient to make a major contribution to the character of the local area. The site also forms an important green break in the framework of the local area between the adjacent West

Cambridge Area of Major Change and the West Cambridge Conservation Area.

- 8.9 The thrust and purpose of policy 67 is considered to be met as long as the identified importance is retained. In this case, that would mean continuing to serve as a green break, and relating positively to the character and setting of the West Cambridge conservation area.
- 8.10 With the above in mind the principle of development is considered acceptable subject to the material considerations identified in the previous paragraph (which are discussed later in this report) being satisfactorily met.

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

- 8.11 The site is located to the south and west of the West Cambridge conservation area, although does not sit within it. The site sits within an area of mixed building character with residential development, open spaces and university and other non-residential buildings in close proximity. This variance in land uses results in a mixed scale of buildings in the immediate proximity. Clerk Maxwell Road, to some extent, provides something of a dividing line – with residential properties predominantly featuring to its eastern aspect, and non-residential uses to its west. The proposal would see additional residential accommodation provided to the east of Clerk Maxwell Road.
- 8.12 Clerk Maxwell Road has a verdant feel with trees and hedgerows flanking either side of the road, with very occasional breaks where access to properties/developments are gained. The application site currently has one access from Clerk Maxwell Road and the proposal seeks to create an alternative access further south of the existing in order to serve the development.
- 8.13 To the east of the site, the predominant prevailing building height is two storeys although some taller buildings (three and four storeys) are also evident in close proximity. The proposal would provide 2 and 2.5 storey houses to the south of the access point and a 3-storey block of apartments to the north of the access. This layout is considered to acceptably find the

balance between providing a sense of arrival to the site, whilst also having an acceptable impact on the character and setting of the West Cambridge conservation area.

- 8.14 The scheme has been laid out in a logical manner with the road layout providing easy access to all properties, whilst being kept to a minimum to ensure that the development would not feel overly car dominated. The introduction of a raised table and shared surface, at the suggestion of the County Council's Highways Officer, further reduces the sense of car-domination. The location of the public open spaces directly upon entering the site ensures that the sense of a green break which the existing site provides is effectively retained. These open spaces help the development relate well to the character and identity of Cambridge as a whole with development often punctuated by open spaces, providing a sense of openness. The flat block has been moved away from the road and further into the site as a result of pre-application discussions to ensure this is further achieved. The concerns initially expressed by the Urban Design and Conservation Officers regarding the bulk and scale of the flat block has been successfully overcome by reducing the height, and setting back elements, of the building which significantly reduces its visual dominance both from within the site and the streetscene.
- 8.15 As a result of pre-application discussions, the buildings have been designed with a more simplistic and rationalised approach to materials and architectural features in order to ensure the development responds well to the character and appearance of the adjoining conservation area. Examples of these include brick type, roof tiles, and the introduction of bay windows. Both Urban Design and Conservation Officers are content with the layout, scale, appearance and broad material palette proposed and have requested a condition be attached in the event of permission being granted in order to secure exact details of the materials to be used. This will allow further control over the finished appearance – both in terms of the development itself and its relationship to the wider context.
- 8.16 It is noted that a number of representations have described the design and appearance of the development as unimaginative and unacceptable. It is considered that the changes made to the scheme – both through material choices and design – have raised the quality of the scheme, to an acceptable level, with

respect to the design achieved – and this view is echoed by the positive comments from the Urban Design and Conservation Officers.

- 8.17 A number of views have been provided of the development and these have been updated as a result of changes made. Officers have sufficient comfort from these that the development is of an appropriate design and scale for its location.
- 8.18 Concerns have been raised with regard to the proposal being an overdevelopment of the site, with particular reference being given to the development directly to the south of the site, The Lawns. It is undeniable that the development proposed is more dense than The Lawns although much of this is due to the types of properties accommodated on the respective developments – The Lawns has detached dwellings whereas the proposed development comprises a mixture of house types and flats. Part of this rationale is to ensure that the development provides an acceptable mixture of property types and tenure – as required by Planning Policy – and this requirement is not the same as what would have been required at the time of The Lawns being granted permission which was under a previous iteration of the Local Plan. At present, there is a clear demand in the City for more 1 and 2 bedroom dwellings, and this has resulted in an ability to fit more properties in a smaller space. The proposal sits comfortably within the site, and accommodates adequate private, communal and public open spaces within the site. The density is considered acceptable in this context.
- 8.19 The proposal includes a number of landscaped areas within the site, including the publicly accessible open spaces and the parking courts. Children’s play equipment is also proposed. The opening of the site for public accessibility is considered to be a positive for the wider area, with the site currently inaccessible.
- 8.20 The Council’s Landscape Officer has been consulted on the proposal and recommendations were made to improve the scheme, as summarised in section six of this report. The Landscape Officer has recommended the imposition of a number of conditions so as to ensure a sufficient landscaping scheme is secured.
- 8.21 A substation is shown to the north of the site, although details of this have not been provided as part of the application. In the

event of permission being granted, details of the design of the substation enclosure shall be submitted to, and approved in writing by, the Local Planning Authority. This will allow Officers to ensure an acceptable appearance is achieved.

- 8.22 Officers consider that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the wider area and would not constitute overdevelopment of the site. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 52, 55, 56, 57, 59, 60 and 61.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.23 The properties most likely to be impacted upon by the development, from an amenity impact perspective, are the properties directly to the south of the site within The Lawns, the properties directly to the east of the site on Hedgerley Close, and properties to the north of the site fronting Madingley Road. These will be looked at in turn.

The Lawns

- 8.24 There are three properties sited to the north of The Lawns that have rear gardens at the boundary with the application site, and these sit at acute angles to, and at varying distances from, the boundary. The boundary is heavily planted and has a tall dense green presence, offering significant screening to and from the application site. The proposal would see seven houses in an east to west orientation along this part of the development, and these would have rear gardens backing on to the shared boundary. The rear garden to rear garden relationship which is proposed is not an uncommon one and the distances between properties will vary from 17m upwards and this would be acceptable. This distance, along with the acute views and heavily planted boundary, mean that there is unlikely to be any harm to light receipt, privacy, or overshadowing. Nor would there be the creation of an undue sense of enclosure. It is considered that the impact on these properties would be acceptable.

Hedgerley Close

- 8.25 There are a number of properties to the east of the application site which are accessed from Hedgerley Close. The majority of these are far enough away from the application site to be adversely impacted upon with respect to neighbouring amenity. Two properties, 5 and 5A Hedgerley Close, are in closer proximity to properties that are proposed withing the application site – these being shown on the plans provided as Plot 17 and Plot 25. 5 Hedgerley close benefits from a 2-storey extension which has a first floor window facing on to the application site. The proposal would see a 2-storey dwelling in line with the window although this would be just shy of 5.00m away from the window in the extension. Whilst the outlook from this window would undeniably be altered, it is not considered unacceptable, or unusual, for a window to face another building some 5.00m away. Additionally, the proposed dwelling that this property would face would have a hipped roof so as to reduce the visual mass, and still afford some uninterrupted views skywards.
- 8.26 Light receipt would be impacted by the proposal although the distance of the proposed dwelling would ensure that an acceptable level of light receipt would be retained.
- 8.27 Although Officers have not been able to ascertain the exact nature of the use of the room served by the window in question, a review of the planning permission granted for the extension shows this being sited at the top of a staircase, and not serving a habitable room. The resident of this property has objected, siting a loss of light, and not privacy, which would further indicate that this is the correct use served by this window, rather than a more sensitive use such as a bedroom.
- 8.28 The proposal includes one first floor window facing this property, and this serves a bathroom. A condition has been recommended to ensure that this window is obscure glazed and fixed shut to a height of 1.70m above finished floor level to protect privacy.
- 8.29 The property at 5A Hedgerley Road benefits from an outbuilding which was granted permission for use as a gym, ancillary to the host property. This building faces the site and has windows at ground and first floor levels facing the site. The property proposed on plot 25 would have views into this gym from a first

floor level bedroom although these would be oblique and would not result in a significant loss of privacy.

- 8.30 The gym is not directly aligned to any of the proposed properties and so light receipt will not be significantly adversely impacted upon, nor would the properties appear overbearing.

Madingley Road

- 8.31 The nearest properties along Madingley Road are far enough away (in excess of 40m) from the proposed development to be impacted adversely with respect of sunlight and daylight receipt. These properties are significantly screened by substantial vegetation at the border with the application site and so loss of privacy and overlooking is not considered to be a concern. No sense of overbearing would be created.

- 8.32 A concern has been raised about the location of the proposed substation to the rear of a property that fronts Madingley Road. The concerns relate to both visual and noise intrusion. A condition has been recommended in paragraph 8.22 to ensure that the visual appearance of the substation is acceptable, and as part of discharging such a condition Officers will assess the impact of the building proposed on the neighbouring properties. With respect to noise, the substation is located in excess of 40m away from the nearest property and is not considered to be likely to create undue noise pollution to the nearby properties.

Wider area

- 8.33 Representations have raised concerns regarding the impact of noise and traffic during the construction phase. The Council's Environmental Health Team has recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. These relate to noise levels during construction, construction hours, and construction vehicle movements. I have no reason to deviate from the advice given and have recommended these conditions accordingly.
- 8.34 Concerns have been raised with regard to noise pollution if the site were to be occupied for residential purposes.

- 8.35 It is undeniable that the proposed development would generate more noise than the existing vacant site, although the occupation of, and comings and goings associated with, 35 new dwellings is unlikely to generate significant levels of noise so as to be significantly harmful to neighbouring amenity.
- 8.36 Officers consider that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

- 8.37 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. The table below outlines the schedule of accommodation provided.

Unit Type	No. of levels	Min standard (sqm)	Min proposed (sqm)	Max proposed (sqm)
1bed, 2person	1	50	51	51
2bed, 4person	2	70	76	76
2bed, 4person	3	79	80.3	80.3
3bed, 6person	2	102	103.6	105.2
4bed, 7person	2	115	118.4	120
4bed, 8person	3	130	158.8	182.2

- 8.38 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.
- 8.39 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens, terraces, and balconies.

- 8.40 As well as the private amenity spaces, the development incorporates a communal garden for the flat block and two publicly accessible open spaces to the front of the site, including the provision of children's play equipment.
- 8.41 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and is compliant with Cambridge Local Plan (2018) policy 50.
- 8.42 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. A condition is recommended to secure these requirements.
- 8.43 It is noted that some external parts of the development would not benefit from significant natural light or overlooking, and the Designing Out Crime Officer has requested a condition for a lighting plan so as to ensure that all residents and visitors to the site feel safe when in the development. Such a condition has been included.
- 8.44 Subject to the imposition of conditions as suggested in the previous paragraph, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.45 The proposed refuse storage arrangements are shown to be of a logical layout, with flats having an internal communal bin store 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.
- 8.46 The Council's Refuse and Recycling Officer has been consulted on the application and no objection has been raised.
- 8.47 Drag distance would be within ten metres and this would comply with the RECAP Waste Design Guide (2012).

- 8.48 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.49 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 show safe use by refuse trucks is possible within the site. A Transport assessment has also been submitted. The Highway Authority was consulted as part of the application and, having reviewed the submitted documents, has not raised any highway safety concerns. They have suggested that a condition be attached in the event of permission being granted to ensure private water does not discharge onto the highway to protect the safety of users.
- 8.50 Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.51 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

- 8.52 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.
- 8.53 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, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)

- 8.54 All of the houses proposed, which would have 2, 3 or 4 bedrooms, would have two allocated spaces each. Parking is provided in the form of parking spaces, carports and garages. The 14 flats would have communal unallocated parking for 14 vehicles. The proposal, therefore, complies with the requirements set out above.
- 8.55 The Council's Environmental Health Officer has requested that each house should have an active charging point and 50% of all spaces for the flats to be provided by the developer as active, with all other spaces having passive provision provided.
- 8.56 Policy 82 states that where appropriate and viable charging point, or the infrastructure for these, should be provided. There is no stipulation afforded within the policy for quantum.
- 8.57 The applicant has proposed to provide one active charge point for each house and 2 of the 14 communal spaces for the flats to be active. The remaining 12 spaces for the flats are proposed to have passive provision made. This accords with policy 82, and a condition to secure this has been recommended.

Cycle Parking

- 8.58 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.
- 8.59 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms, and three spaces for 4 bedroom dwellings. It is stated that cycle parking should not, where possible, be located at basement level.
- 8.60 All dwellings are compliant with the required standards outlined above. The flat block would have an internal cycle stores with external access.
- 8.61 Camcycle had raised concerns over the width of accesses to the rear gardens and the amount of space between cycle spaces. Officers can confirm that these dimensions comply with the requirements set out in the Local Plan.
- 8.62 Camcycle considered that the development was too car dominated, with cyclists and pedestrians a secondary condition.

This view was shared by the County Council's Highways Officer. As a result of this, a raised table and a shared surface has been introduced. The Highways Officer has confirmed this overcomes his concerns and Officers consider this to provide a more acceptable relationship for interactions between cars and cyclists/pedestrians.

- 8.63 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

- 8.64 The application has been designed with drainage considerations in mind, and a flood risk and a drainage strategy report was submitted with the application.
- 8.65 The Drainage Team and Local Lead flood Authority have advised that the strategy provided is acceptable. Conditions are recommended to ensure compliance with the details submitted. Officers consider that 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

- 8.66 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.67 The Arboricultural Impact Assessment identifies some trees and hedgerow that would require removal in order to facilitate the proposed development, and these are categorised as B2, C1 and C2. Some of these are sited along the western boundary of the site which provides part of the visual green break which forms part of the importance of the site – although, due to the constraints of the site, this is required to form the new entrance into the site.
- 8.68 The Council's Tree Officer has been consulted on the proposal and has raised an objection to the proposal. The officer has

noted that the development will result in the loss of trees in the western belt, and contends that these are category A trees, not B as stated in the submitted information. The Officer also has concerns that there may be additional loss of trees if the trees proposed for felling are lost due to the fact that the trees have developed codependently. These concerns have been echoed by the Conservation and Landscape Officers.

- 8.69 The loss of some trees is undeniable and has, in part, been caused by the need for the access/egress to the site being in the proposed location. The application does propose some mitigation in the form of replacement planting, whilst there is also scope for further planting to be achieved – especially in the belt to the west of the site. In addition, amendments have been made to the scheme to help further protect existing trees from future pressure for felling. This includes moving the boundary fences of the properties to the west of the site so as to remove the trees from being under the control of future occupants, which could lead to subsequent loss.
- 8.70 If permission is granted a landscaping condition could secure details of additional planting to be achieved, and this is recommended. Conditions ensuring the protection of existing trees which are proposed to remain have also been added.
- 8.71 Although there is an area of conflict with policy 71, Officers consider that, on balance, the merits of the scheme outweigh the harm caused.

Ecology

- 8.72 Concerns have been raised by local residents regarding the harm of the development to existing wildlife, with particular mention of badgers.
- 8.73 The application has been supported by an Ecological Impact Assessment and this has been reviewed by the Council's Ecology Officer. No badger setts were identified within or adjacent to the site during the time of the surveys undertaken by the applicant however, the Ecology Officer has recommended a condition be attached to secure badger-specific studies prior to the commencement of development.

8.74 A further condition requiring a scheme for ecological enhancement to be provided has been suggested in order to ensure the site ecology is maximised.

8.75 The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

8.76 The proposed development includes provisions for solar panels, water efficiency and carbon reduction.

8.77 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations.

8.78 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to the implementation of the carbon reduction strategy and water efficiency measures outlined in the report.

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

Affordable Housing

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

8.81 The proposed development is for a scheme of 35 dwellings with 14 of these being for affordable housing. This equates to 40% of the total number of dwellings. Of these, 12 would be 1-bedroom flats and 2 would be 2-bedroom flats.

8.82 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed. He has noted that the development would not be tenure blind with all flats being affordable and all houses being market dwellings, although there is an acknowledgement that the demand for affordable one and two bedroomed units makes this acceptable. In addition, having a block of flats split

between market and affordable, and the houses also split, could create issues with management of communal areas both internally and externally, and could make finding an affordable housing provider potentially more challenging.

- 8.83 The Council have expressed an interest in purchasing the affordable dwellings for use as social rented properties, in the event of permission being granted.

Public Art

- 8.84 A public art strategy and delivery plan was not provided as part of the application submission. It is considered appropriate that, in the event of permission being granted, a condition be added securing such detail prior to the commencement of works above ground level. Subject to such a condition, the proposal an appropriate public art scheme could be achieved.

S106 Contributions

- 8.85 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.

- 8.86 In bringing forward 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	£8,415 (plus indexation) for the provision of and/or improvement of access to the Informal Open Space at Penarth Place, Gough Way, Cambridge.
Provision for children and teenagers	£13,167 (plus indexation) towards the provision of and/or improvement of the play area equipment and facilities at Penarth Place play area, Gough Way, Cambridge.
Indoor sports	£25,017 (plus indexation) is requested towards improvements and upgrading of indoor sports facilities (to include improvements and upgrading of the sports hall, gym and changing rooms at the Chesterton Sports Centre, Gilbert Road, Cambridge
Outdoor sports	£22,134 (plus indexation) for the provision of and / or improvements to the athletics facilities and running track along with supporting facilities at Wilberforce Road Athletics Track, Wilberforce Road, Cambridge.
Community facilities	£55,854.00 (plus indexation) is requested towards the provision of and / or improvement of community facilities and equipment at Akeman Street Community House, Cambridge.
Affordable housing	40% provision on site
County Council – Education / Refuse	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	£136,160
Life Long Learning (Libraries)	£1,320
Strategic waste	No contributions sought
Monitoring	Not Applicable

NHS	TBC

- 8.87 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

- 8.88 All third party representations have been covered in the above commentary.

9.0 CONCLUSION

- 9.1 The proposed is for the redevelopment of the site involving the erection of 35 new dwellings (including 40% affordable), car and cycle parking, open space provision, a new substation and associated works.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of 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. Notwithstanding the plans hereby approved, 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).

4. Prior to the commencement of works above ground, a Public Art Strategy and Delivery 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 detail. 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).

5. 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).

6. Prior to first occupation of any dwelling, the manoeuvring and parking areas required for that dwelling 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).

7. Prior to the commencement of works above ground, full details including samples of all the materials to be used in the construction of the external surfaces of buildings, which includes external features such as windows, cills and surrounds, doors and entrances; porches and projecting canopies; roof cladding; external metal work, balustrades, rain water goods, edge junction and coping details shall be submitted to and approved in writing by the local planning authority. This may consist of a materials schedule, large-scale drawings and/or samples. Development shall be carried out in accordance with the approved details. Sample panels (minimum of 1mx1m) of the facing materials to be used shall be erected to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing shall be agreed in writing with the local planning authority.

The quality of finish and materials incorporated in any approved sample panels, which shall not be demolished prior to completion of development, shall be maintained (on site or at an alternate agreed location) throughout the development.

Reason: To ensure that the appearance of the external surfaces is appropriate and that the quality and colour of the detailing of the facing materials maintained throughout the development. (Cambridge Local Plan 2018 policies 55 and 57).

8. 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); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

9. Prior to first occupation 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).

10. The proposed development should be constructed in accordance with the submitted Flood Risk Assessment and Drainage Statement. (fifth issue - March 2020).

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity (Cambridge Local Plan 2018; Policy 32).

11. The proposed surface water drainage system should be inspected and maintained in accordance with the submitted 'SuDS Maintenance Plan' (Appendix 15, SDP Consulting Engineers Flood Risk Assessment and Drainage Statement, fifth issue - March 2020).

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 32).

12. No development works above ground shall commence until a plan has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and/or external bird and bat boxes on the new buildings, biodiverse green roofs and proposed native planting. The installation shall be carried out and subsequently maintained in accordance with the approved plans.

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

13. No development, including site clearance or ground disturbance shall precede until pre-commencement surveys have assessed if the local badger population have changed their use of the site. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts are submitted to and approved in writing by the local planning authority.

Reason: To ensure the protection of existing wildlife (Cambridge Local Plan 2018 policy 70).

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

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) The programme for the analysis, publication & dissemination, and deposition of resulting material. Part (c) of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- d) a timetable for the investigation.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16 (Cambridge Local Plan 2018; Policy 61).

15. Prior to the occupation of any of the units details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details 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 (Cambridge Local Plan 2018; Policy 81).

16. The proposed road into the site be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018; Policy 81).

17. 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).

18. 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).

19. 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.

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

20. 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).

21. Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point for each house, and two active charge points for the communal flat parking. The active charge points should have a minimum power rating output of 3.5kW. All other communal flat spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

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 105, 110, 170 and 181, Policies 36 and 82 of the Cambridge Local Plan (2018) Cambridge City Council's adopted Air Quality Action Plan (2018).

22. 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 and to ensure that the development has adequate lighting to deter criminal activity. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34, 56, 57 and 59).

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

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

24. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained in situ until all equipment, and surplus materials have been removed from the affected part of the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

25. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

26. The development, hereby permitted, shall not be used or occupied until the approved approach to meeting a 19% reduction in carbon emissions compared to Part L 2013, as set out in the Energy and Sustainability Statement (NRG Consulting, December 2019) has been fully implemented. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and approved in writing by the local planning authority before the development is first occupied.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised approach to meeting a 19% reduction in carbon emissions shall be submitted to and approved in writing by the local planning authority. The approved revised approach shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

27. The approved water efficiency specification set out in the Energy and Sustainability Statement (NRG Consulting, December 2019) shall be installed in each dwelling prior to occupation 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

28. No development works above ground level shall commence until details of the substation building have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out, and retained, in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties and to ensure a good quality of design. (Cambridge Local Plan 2018 policies 35, 55 and 57).

29. The eastern facing flank window at first floor level to the property shown on the plans as 'Plot 17' shall be obscure glazed and non-opening to a height of 1.70m above finished floor level of the room it serves

Reason: To protect the amenity of the adjoining properties and to ensure a good quality of design. (Cambridge Local Plan 2018 policies 55 and 57).

INFORMATIVE: All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

INFORMATIVE: Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

INFORMATIVE: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application.

More information on this and how to apply for a de-watering licence can be found on our website using the below link:
<https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

INFORMATIVE: The noise and vibration report (condition 19) 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.

INFORMATIVE: 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 be 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 satisfy the condition requiring the submission of a program of measures to control airborne dust (condition 20), the applicant should have regard to:

- Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

- Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2012

http://www.iaqm.co.uk/wp-content/uploads/guidance/monitoring_construction_sites_2012.pdf

- Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: Cambridge City Council recommends the use of low NOx boilers i.e. appliances that meet a dry NOx emission rating of 40mg/kWh, to minimise emissions from the development that may impact on air quality.

INFORMATIVE: With respect to condition 13, the measures may include:

- a) creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
- b) open pipework greater than 150 mm outside diameter being blanked off at the end of each working day.

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.

INFORMATIVE: Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.