

Application Number	19/1756/FUL	Agenda Item	
Date Received	20th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20th March 2020		
Ward	Histon & Impington		
Site	The Meadows Community Centre 1 St Catharines Road		
Proposal	Erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of substation (as part of wider proposal for the full Meadows site seeking permission for the demolition of existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharines Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).		
Applicant	c/o Agent		

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 affordable housing in a sustainable location to help meet an identified demand within the local area; - The proposed development would provide a high quality development that would not have any significant adverse impact on the residential amenity of the neighbouring
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	<p>occupiers;</p> <ul style="list-style-type: none"> - The design and scale of the proposed development responds positively to the surrounding built form; - The proposal would provide a new BREEAM excellent rated purpose-built community facility
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 using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at this site (in its entirety) includes 78 new council rented homes. This equates to 15.60% 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 2.16 hectares in area.

1.2 The site comprises the Meadows Community Centre and the St Albans Road Recreation Ground. The site is bound by St Catharine's Road and Arbury Road to the north, St Albans Road to the east, Daisy Close and a property fronting St Albans Road to the south, and Daisy Close to the west.

1.3 The site comprises a community centre with dedicated outdoor area and car parking, trees, large sections of grass incorporating a football pitch area, pathways, and play equipment.

1.4 The site is split north to south with respect of administrative boundaries. The western section of the site falls the jurisdiction of South Cambridgeshire District Council (SCDC), and the

eastern section falls within Cambridge City Council. This report is written for the proportion of development that falls within the remit of Cambridge City Council. A parallel separate planning application has been submitted for that part of the site which lies within the SCDC boundary with a separate report being compiled for it that is scheduled to be considered by the SCDC Planning Committee on 22 July. It is worthy of note that this report will address, in areas, the scheme in its entirety, and relevant pieces of information relating to the wider site will be commented on where appropriate. The representations listed are a complete list of responses regardless of which jurisdiction their address falls within.

- 1.5 The site falls within the Arbury Ward, is not located within a conservation area although is designated in the Cambridge City Local Plan as 'Protected Open Space'. No such restriction exists on the South Cambridgeshire District Council part of the site.

2.0 THE PROPOSAL

- 2.1 This application proposes, within the City Council's boundaries, the erection of new community hub and 22 council rented affordable dwellings, car parking, replacement multi use games area, new vehicular access off Arbury Road and enhancements to the recreation ground and installation of a substation.
- 2.2 As mentioned earlier, the scheme spans across the jurisdiction of two Local Authorities. The development cumulatively seeks permission for the demolition of the existing community centre and the erection of a new community hub, 78 affordable dwellings, car parking, a replacement multi use games area, new play equipment, the creation of new vehicular accesses on to Arbury Road, Daisy Close and St Catharine's Road, the provision of new landscaping and substation and the installation of drainage to the football pitch and associated land levelling together with land re-profiling).
- 2.3 The residential accommodation within the City boundaries would be located within a single block of flats of six storeys in height (Block C). 12x 1bed, 2person flats and 10x 2bed, 4 person flats would be provided within this block.

- 2.4 The community centre (Block D) would be a part 2, part 3 storey building. The taller element would feature a double height hall internally.
- 2.5 The proposal also includes works to the existing open space, provision of a replacement Multi-Use Games Area (MUGA), improved drainage to the football pitch area, and a new vehicular access off Arbury Road.
- 2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.7 The proposal has been amended since submission to take on board comments and concerns from statutory consultees as well as feedback received from public representations. The changes include alterations to tree and planting proposals, fully enclosing the children's play area, and altering the materials to be used for pathways. A further period of consultation with the relevant consultees has been undertaken as a result of these changes.
- 2.8 The application is accompanied by the following supporting information:
- Air Quality Assessment
 - Arboricultural Survey and Implications Assessment with Tree Protection Plan
 - BREEAM Pre-assessment
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy;
 - Framework Travel Plan;
 - Historic Environment Desk-Based Assessment
 - Noise Impact Assessment;
 - Phase 1 Contaminated Land Assessment
 - Phase 2 Geo-Environmental Assessment
 - Planning Statement;
 - Preliminary Ecological Appraisal;
 - Public Art Strategy & Delivery Plan
 - Statement of Community Involvement
 - Sustainability Statement;
 - Transport Assessment;
 - Utility Assessment

3.0 SITE HISTORY

3.1 There is no relevant Cambridge City Council planning history on this site, although an application is currently under consideration with South Cambs District Council as discussed earlier in this report. Application reference S/4532/19/FL.

4.0 PUBLICITY

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

4.2 It is noted that concerns had been raised by members of the public that site notices were not erected. Officers visited the site and it was noted that the erected site notices were not present. A further ten site notices were erected around the site. The consultation period was extended by a further 21 days so as to ensure that no parties were prejudiced.

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, 8, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 55, 56, 57, 59, 60, 67, 68, 71, 73, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance
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	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 has recommended conditions and informatives be imposed in the event of permission being granted.
- 6.2 Although no objection to the proposal has been made, the officer has suggested that consideration to the location of the cycle parking in relation to the access of the community centre so as to shorten this route.

Cambridgeshire County Council (Transport Assessment Team)

- 6.3 The County Officer issued a holding objection as they sought more information prior to issuing a full consultation response.
- 6.4 Additional information was provided and the objection has been removed subject to the imposition of conditions and a financial payment to be secured by S106 legal agreement.

Cambridgeshire County Council (Growth Officer)

- 6.5 The County Council have confirmed that the proposal would not provide a level of strain or harm on existing schools, libraries and waste infrastructure that would require financial mitigation. The County Officer has therefore recommended that no contributions are required.

Urban Design Officer

- 6.6 The Council's Urban Design Officer has been involved in pre-app discussions on this site.
- 6.7 The Officer has confirmed that the scheme is acceptable with regard to urban design, subject to a condition securing full details of materials.

Landscape Officer

- 6.8 The Council's Landscape Officer had sought clarification on some elements of the scheme, in particular with relation to the enclosing of the children's play area, as well as materials for pathways and fence heights and planting types. The applicant has provided updated information to address these concerns.
- 6.9 The Officer has been reconsulted and has raised no objections, with conditions recommended in the event of permission being granted to secure details of hard and soft landscaping, earthworks, green roofs and planting.

Tree Officer

- 6.10 The Council's Tree Officer was involved in pre-app discussions on this scheme.
- 6.11 The Officer has raised no objection to the proposal subject to the imposition of conditions.

Drainage Officer

- 6.12 The Council's Drainage Officer reviewed the submitted documentation and raised concerns with the level of information provided with respect to run-off rates. 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

- 6.13 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

- 6.14 The Council's Waste Projects Officer has been consulted on the proposal and no comment has been received.

Environmental Health Officer

- 6.15 The Council's Environmental Health Officer has been consulted on the proposal. Concerns were raised with regard to the introduction of a residential use alongside a community centre and MUGA – especially in relation to noise. The Officer had requested additional information in order to demonstrate that the relationship would be appropriate.
- 6.16 A discussion took place between the applicant and Officers and additional information has subsequently been provided. The Officer has confirmed that the application is now considered acceptable subject to the imposition of conditions.

Environment Agency

- 6.17 The Environment Agency have raised no objections to the proposal subject to the imposition of conditions.

Local Lead Flood Authority

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

Developer Contributions Monitoring Officer

- 6.19 The Officer has confirmed that the cost of the improvements proposed would significantly outweigh the financial contributions that would usually be sought from a scheme of this nature, and therefore, no financial contributions are required.

Enabling (Affordable Housing) Officer

6.20 The Officer raises no objection to the proposal.

Ecology Officer

6.21 No objection raised subject to conditions.

Public Art Officer

6.22 The Officer has commented on the proposal and considers that the budget afforded for public art provision on site is insufficient.

Fire and Rescue

6.23 No objection raised subject to a condition securing fire hydrants.

Anglian Water

6.24 No objection raised subject to planning conditions and informatives.

Cadent

6.25 No objection

Marshall Airport

6.26 No objection subject to conditions.

Designing Out Crime Officer

6.27 No objection raised.

Sport England

6.28 No objection raised subject to the imposition of conditions.

Council's Streets & Open spaces Manager

6.29 The Officer supports the application, noting that the improvements to accessibility and quality of the open space adequately mitigate the loss of quantity.

6.30 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:

Road Name	Property Number
Roseford Road	18, 25, 59, 61, 82
Hurrell Road	36, 60
St Albans Road	5, 7, 37, 40, 43, 47, 51, 57, 66, 68, 70
Howgate Road	12, 14, 30
Hazelwood Close	60
Buchan Street	7
Circus Drive	39
St Catherine's Road	8
St Catherines Square	14b, 21
Cockerell Road	2
Ellison Close	6, 41
Verulam Way	70
Dowding Way	6
Aster Way	1
Milton Road	309
Gilbert Road	193
Perse Way	8, 120
Aylesborough Close	13, 46
Brierley Walk	20
Metcalfe Road	16
Daisy Close	8, 11, 14, 42
Molewood Close	105
Ferrars Way	89
Harding Way	60
Sturmer Close	17
Cobholm Place	22
Chariot Way	14
Harry Scott Ct, Arbermarle Way	32
Whiterose Walk	9
Arbury Road	233

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of designated Protected Open Space	8.2-8.19, 9.4
Too tall and dense	8.32-8.37
Disruption during construction	8.46
Increased traffic	8.61, 8.64
Loss of a perfectly good community centre	8.127-8.128
Character of area will change	8.20-8.21, 8.34
Too much parking	8.65-8.73
Not enough parking	8.65-8.73
Insufficient private and communal amenity space for future residents	8.48-8.50
Increased crime	8.53-8.54, 8.122-8.126
Noise, overshadowing, loss of privacy, air pollution	8.45-8.46, 8.68-8.69, 8.93
Impact upon trees	8.83-8.87
Play area unsafe as unenclosed	2.7, 6.8-6.9, 8.39
Not enough lifts/stairs in blocks	8.120-8.121
Poor communication from Developers re exhibitions	8.116-8.119
Water table impacts	8.81-8.82
Issues with access to CCC website	8.115
School will be overlooked	8.113-8.114
Insufficient disabled bays for the community centre	8.69-8.70, 8.73
Highways safety	8.59-8.64
Strain on GP's and schools	8.20-8.24
Poor design	8.32-8.44
Lack of cycle paths/walking routes	8.40
Poor consultation by Council	4.0-4.3, 8.11-8.12
Who will maintain play equipment?	8.109-8.110
Access issues	8.38, 8.40, 8.60, 8.78
Biodiversity impacts	8.88-8.90
Mental health impacts due to loss of green space	8.107-8.108

- 7.3 Cambridge Past, Present and Future have commented on the proposal and have raised concerns with regard to the loss of open space, and the level of parking provision.
- 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 Cambridge City Council portion of the site is designated as Protected Open Space. It is worthy of note that there is no such designation on the section of land that falls within the jurisdiction of South Cambridgeshire District Council. The proposal involves the loss of 6.4% of the protected open space, and the provision of a community centre and 22 dwellings.
- 8.3 Policies 3, 67 and 73 of the Cambridge Local Plan (2018) are of relevance in determining the acceptability of the principle of this development proposal. Policy 3 relates to new residential development, policy 67 is the overall means of protecting open spaces, and policy 73 is concerned with, among other things, community facilities.

- 8.4 Policy 67 states that “Development proposals will not be permitted which 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.”
- 8.5 The supporting text for this policy makes clear that whilst there is a presumption against the loss of open space of environmental or recreational importance, there are circumstances where development proposals can enhance the character, use and visual amenity of open space.
- 8.6 The Open Space and Recreation Strategy (2011) states that the site is used extensively by local residents, and notes the inclusion of a community centre, sports pitch, and children’s play spaces. The document describes the site as having both environmental and recreational importance, and an overall quality rating of 59.39%. The environmental quality of the site is noted in the Strategy as being of local, rather than City-wide importance with it being noted as having positive features such as trees which provide a major contribution to the area, the fact that it forms part of a local network of green spaces, is enjoyed regularly by users, and provides a visual green break. It is not considered that the proposal eliminates any of these qualities. The recreational importance is due to the facilities on the site, which are being replaced and enhanced by this proposal.
- 8.7 The data in the Strategy shows that the application site is the sixth best quality open space in the Arbury Ward.
- 8.8 The proposal would result in the loss of 6.4% of the Protected Open Space, and this is not being replaced elsewhere. Much of the space to be built on includes areas laid to lawn, which is used in an informal manner. A significant amount of similar areas would remain available if the proposal were to be built. The Council’s Streets & Open Spaces Manager notes in his comments that some of the space proposed to be lost are ‘incidental spaces around the car park, which currently offers

very little recreational value'. However, the Open Space and Recreation Strategy demonstrates that there is scope for the quality of the open space to be improved, and this application seeks to mitigate for the loss of 6.4% of Protected Open Space through a range of improvements to the remaining space. These include:

- Provision of drainage under the football pitch area
- The provision of a replacement Multi-Use Games Area (MUGA) with floodlights
- Creation of a new enclosed play area
- Hard and Soft Landscaping
- Provision of a skate park area
- Provision of table tennis equipment
- New changing room facilities
- New paths through the site for walking and cycling
- New planting
- Biodiversity improvements

8.9 As stated earlier, the site has been designated as Protected Open Space for both environmental and recreational importance. With this in mind, it is important to consider the harm of the proposal on these qualities.

Environmental qualities:

8.10 The proposal would see the existing community centre replaced with a modern BREEAM Excellent rated facility which would be far more energy efficient than the existing facility with respect to heating, fabric of construction, energy storage, and water.

8.11 The range of planting, landscaping, land profiling, and biodiversity measures proposed throughout the site, along with the provision of electric vehicle charging points and a generous amount of cycle parking provision, would offer significant environmental benefits, especially with regard to air quality, drainage, flora and fauna.

8.12 The proposal is considered to provide significant environmental improvements to the existing open space while the new dwellings would also be built to high environmental standards.

Recreational Qualities:

- 8.13 The proposal would see the existing football pitch area re-provided in the same location but with a drainage system underneath. This would allow for consistent use of the pitch through all weather conditions, as well as providing a better playing experience for users.
- 8.14 Whilst the existing MUGA being replaced does, in itself, constitute an improvement on the existing poor quality offering, the addition of higher fencing, improved play surface and floodlights will allow for the new facility to be accessible and useable for more hours of the day and more days of the year, whilst improving the experience of end users.
- 8.15 A range of additional play equipment, including features for under five year olds, skate ramps and table tennis equipment will widen the appeal of the site for a range of age groups. Additionally, the new community centre would allow for the provision of indoor recreational activities.
- 8.16 As well as the equipment and community centre building, the provision of new pathways for cycling and walking will enable greater use of the site for adult recreation, as well as increased accessibility for wheelchair users.
- 8.17 Sport England have been consulted on the proposal and they have confirmed that they consider the proposal to offer an enhancement to the opportunities on-site for both indoor and outdoor recreational activity.
- 8.18 Sport England have recommended a condition be attached in the event of permission being granted to secure details of ground conditions. Officers consider this to be appropriate and have reported this in the list of suggested conditions at the end of this report.
- 8.19 It is clear that there is an element of tension between the proposal and policy 67 although the applicant has proposed on-site enhancements in an attempt to mitigate against this. In making an overall assessment on the acceptability of this proposal, Officers are required to weigh up the harm of the proposal against the benefits. This will be looked at later in the report.

- 8.20 Policy 3 of the Local Plan seeks to ensure that new residential is appropriately located, and this includes with respect to surrounding uses, accessibility, and access to facilities.
- 8.21 Whilst the commentary above acknowledges an area of conflict with policy 67, it is considered that the proposal is in a location which has other residential uses in close proximity, has good transport accessibility to and from the City Centre, and also has nearby shops. The proposal would, of course, also provide access to a community facility within the site.
- 8.22 The County Council have been consulted on the application with respect to education and lifelong learning impacts of the proposal. They have carried out an assessment of the likely occupants of the development, in conjunction with looking at the existing situation and other approved schemes. The Officer has concluded that the proposal would not adversely impact on local early years childcare facilities, primary schools, secondary schools or libraries to the extent that a mitigating financial contribution would be required.
- 8.23 The National Health Service have been consulted on the proposal and although a response has not yet been received, and understandably so, the Developer has indicated a willingness to make a financial contribution towards healthcare facilities. This will be secured by way of S106 agreement, more details of which are provided later in this report.
- 8.24 With the above in mind, it is considered that the proposal is in accordance with policy 3.
- 8.25 Policy 73 supports new community facilities where:
- a) the range, quality and accessibility of facilities are improved;
 - b) there is a local need for the facility, and;
 - c) the facility is in close proximity of the people it serves.
- 8.26 The proposal would result in the loss of a community facility in the South Cambridgeshire District Council jurisdiction (1344sqm), and a replacement, larger facility (1845sqm) within the City Council's jurisdiction.
- 8.27 The proposal has been designed in conjunction with the City Council's Communities Team that operate the existing centre. The centre has been designed with their requirements in mind,

and with the hindsight of what works well, and not so well, in the existing centre. The proposed centre is considered appropriate for the needs of the end users, including a double height sports hall, meeting rooms, café, youth centre, nursery, enclosed outdoor play areas, changing facilities, showers and toilets.

8.28 The proposal is considered to provide an improved facility, with the need being evident by the good level of usage of the existing centre. The facility is likely to attract the existing users, and is likely to draw an increased number of visitors given the facilities provided. The fact that the community building is moving from one site of the district boundary to another will not make any difference the accessibility of the facility to the wider surrounding communities across both Cambridge City and SCDC. The City Council will continue to operate the facility as existing.

8.29 With the above in mind, the proposal is compliant with policy 73 of the Local Plan.

8.30 Overall, there is an element of tension with the Local Plan with respect to the principle of development. However, Local Planning authorities are required to make an assessment of a scheme against the Local Plan as a whole. A scheme is not expected to comply with every policy, and neither is a conflict with a single policy always sufficient to refuse an application outright.

8.31 The remainder of the report will assess the compliance of the scheme against the other relevant material considerations before evaluating the harm caused by the policy conflict identified with regard to principal against the benefits of the scheme.

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

8.32 The site is a large open space with the exception of the existing community centre which sits within the South Cambridgeshire District Council jurisdiction. Although only a single block of flats is proposed in this application along with a community centre, the design has been informed by the wider site and the wider proposal.

- 8.33 This application would house the tallest building – a six story residential block, housing 22 flats. Although the tallest building within the scheme, it has the smallest footprint. The rationale for the height of this building is its siting at the junction of two roads, and would serve as a landmark building for the site. Whilst the height is considered important for this reason, it is also considered that the footprint should be of a smaller scale than the other buildings in order to not be visually oppressive. This height and footprint relates well to the 4-storey and part 4 part 3-storey buildings to the west – within South Cambridgeshire District Council’s jurisdiction.
- 8.34 These would have larger footprints than the 6-storey block. This gradual stepped approach, along with the considerable gaps between buildings is considered to help the development relate well to the adjoining properties which step down further, whilst maintaining a reasonable separation distance. The gaps ensure that views through to the open space are retained from the streetscene. Views of the 6-storey building have been provided in context of the surrounding area and Officers consider that the scale of this building would be acceptable.
- 8.35 The residential blocks have all been designed to have a ‘waisted’ middle which provides relief from the size of the buildings, more visual interest than a standard rectangular block, and an obvious relationship between each other.
- 8.36 To the south-east of the site would be the new community centre which would have an external appearance of a part 2, part 3 storey building and this is largely due to the double height hall. Again, this building would have a larger footprint than the 6 storey landmark building and would further cement the strength of the development at the junction of Arbury Road and St Catharine’s Road. The community centre would have a café fronting the open space which would provide a strong relationship between the two.
- 8.37 In the event of planning permission being granted, it is considered appropriate for a condition to be attached to secure a phasing plan for the wider scheme so as to ensure that there is always a community centre available for use and that areas of open space are available for public use.

- 8.38 A new access from Arbury Road is proposed and would help to increase accessibility to the open space, as well as serving the community centre and residential use. Car parking for the community centre would be located via this access.
- 8.39 The location of the football pitch remains unaltered, whilst a new MUGA and children's play area would be provided in close proximity to each other, as well as close to the café and its seating area – allowing for adults to keep a watch over their charges from a comfortable place. As a result of concerns raised, the applicant has amended the scheme to fully enclose this play area. The enclosing of the play area, along with its relationship to the café, are considered to be two ways in which the change in layout has resulted in an open space that functions better for some of its users.
- 8.40 New pathways are proposed to allow for increased permeability of the site, promoting greater use, increased accessibility for cyclists, walkers and wheelchair users alike.
- 8.41 A substation is proposed to the west of the residential block, and this would be partly hidden from St Catharine's Road by an existing bund. Details of the appearance 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.
- 8.42 Landscaping improvements are proposed including new soft and hard landscaping. These are considered to be an improvement to the existing open space.
- 8.43 The Council's Urban Designer and Landscape Officers were both heavily involved in pre-application discussions and changes have been made both prior to the application being submitted, and during the life of the application. The Officers have been consulted on this application. No objections have been raised subject to conditions relating to materials, landscaping, green roofs, and future maintenance and management.
- 8.44 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. Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 59, and 60.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.45 The nearest residential properties to the part of the development within the City's jurisdiction are located on St Catharine's Road and Crispin Close. These properties are located in excess of 45m away from the proposed buildings, and across the road. The distance is even further still to the community hub. The single storey substation building is closer at approximately 30m away. The significant distance of the nearest residential properties to the proposed development mean that there would be no adverse impact with regard to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 8.46 Concerns have been raised about the impact on amenity during construction. It is acknowledged that any construction project of this ilk is likely to have an impact due to dust, noise and vibration creation as well as comings and goings of deliveries and collections to and from the site. The Council's Environmental Health Team have been consulted on the proposal and have recommended conditions to ensure that any potential disturbance is minimised.

Amenity for future occupiers of the site

- 8.47 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, or 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)
1bed, 2person	1	50	51
2bed, 4person	1	70	70

8.48 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.

8.49 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies. It is noted that there have been representations concerned about the level of private amenity space afforded to the potential occupiers of the development. It is noted that there is no minimum space standard for a balcony, although the level of provision is considered to be in keeping with flatted development seen across Cambridge.

8.50 As well as the private amenity spaces, the development benefits from direct access into the remaining public open space. Officers consider that this level of access to public open space negates the need to provide communal open space exclusive to the residents of the proposal. It is also noted that such a provision would reduce the overall area of publicly accessible space, which is not considered desirable. Representations have been received with regard to the lack of communal open space for future residents but for the reasons given above this is considered acceptable.

8.51 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.

8.52 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. Of the 78 dwellings proposed for the wider site, four are proposed to be M4 (3). Whilst none of these are provided within the City Council's jurisdiction, this is

considered acceptable given that the scheme needs to be looked at holistically. If permission were to be granted by South Cambridgeshire District Council, a condition could be attached to ensure this provision is secured.

- 8.53 The Police's Designing Out Crime Officer has confirmed that they have been involved in early conversations with the applicants on this scheme and have raised no objection to the proposal. The Officer also states that he is awaiting a 'Gold' standard application to be forthcoming from this development, meaning a high level of security would be achieved.
- 8.54 Officers consider that the layout and design would not only result in a safe standard of accommodation for future residents and users of the community hub, but also for users of the park who will benefit from a level of natural surveillance they have never enjoyed previously.
- 8.55 Subject to the imposition of the condition suggested earlier, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.56 The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently next to each block of flats, and to the community hub. 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.
- 8.57 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 8.58 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.59 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 had questioned the location of the cycle parking for the community hub although Officers consider that these spaces would likely be used by other visitors of the open space, and as such the proposed location is closely located to all main areas.

- 8.60 The Officer has suggested that conditions be attached in the event of permission being granted to ensure off-site highway works (changing existing zebra crossing to a tiger crossing) are undertaken, and that a Traffic Management Plan is secured.
- 8.61 The County Council's Transport Assessment Team have reviewed the application documents submitted, including details of likely trip generation to the site, accident data, and nearby developments which have been granted permission but have not been constructed - which also need to be considered.
- 8.62 The Officer had requested further information from the applicant regarding methodologies and technical inputs, and this was provided.
- 8.63 The Officer is content that the proposal is acceptable, although has requested a condition to secure the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction, and a financial contribution for future maintenance.
- 8.64 Officers consider that, subject to the imposition of conditions as outlined above, the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.65 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

- 8.66 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.
- 8.67 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)
 - 1 space per 20sqm of community centre floorspace
- 8.68 The proposal provides a total of 39 parking spaces for the 78 dwellings – a ratio of 0.5:1, which complies with policy 82. One car club space would also be provided. Ten of the parking spaces would have active electric charge points with the remainder having the infrastructure to allow for future connection.
- 8.69 The community centre would have 40 car parking spaces, five of which would be disabled bays. This is equivalent to one space per 20sqm of community centre floorspace which is policy compliant. Six of these spaces would have active electric charge points, while the remainder would have passive provision for future connection.
- 8.70 The site is in a highly sustainable location, and is in close proximity of the guided bus way and bus stops. The level of parking provided is considered to adhere to the spirit of the policy whilst also actively encouraging more sustainable forms of transport. The proposal, therefore, complies with the requirements set out above.
- 8.71 The Council's Environmental Health Officer has requested 100% of all residential spaces have active slow-charge points and for the flats to be provided, 8x rapid-charge active spaces for the community centre, with all remaining spaces having passive provision.

- 8.72 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.
- 8.73 The level of provision proposed, and outlined above, is considered in accordance with Local Plan policy 82, and a condition to secure this level of provision has been recommended.

Cycle Parking

- 8.74 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.
- 8.75 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms. It is stated that cycle parking should not, where possible, be located at basement level.
- 8.76 The scheme, in total, provides 118 residential cycle parking spaces. There are 116 bedrooms proposed. On the City site in isolation, there are 32 bedrooms in total. 32 cycle parking spaces are provided.
- 8.77 The Local Plan is less clear on provision of cycle parking spaces for community buildings of this type – setting a requirement of 1 space per 4 seats. The community hub would benefit from 26 covered cycle parking spaces, with a further 42 spaces across the site.
- 8.78 The proposal also seeks to encourage sustainable modes of transport by seeking to upgrade the existing zebra crossing on Arbury Road to a tiger crossing, allowing for safe movements by both pedestrians and cyclists together.
- 8.79 It is noted that the Open Space & Recreation Strategy identifies the availability of cycle parking at the site as a major weakness – scoring just 1 out of a possible 5 marks. The proposal would see this significantly improved, helping to increase the overall value of the open space.
- 8.80 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

- 8.81 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report was submitted with the application. The site is located within flood zone 1 and is not within a critical drainage area.
- 8.82 The Drainage Team and Local Lead flood Authority had originally raised holding objections, as they sought further information from the applicant – particularly with regard to run off rates. Additional information was provided and both parties have advised that the strategy provided is acceptable. Conditions are recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured. 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

- 8.83 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.84 The Arboricultural Impact Assessment identifies that, across the whole site, there are approximately 120 trees. 21 trees and 2 hedges that would require removal in order to facilitate the proposed development and landscaping works. Six of these would be within the City's jurisdiction. No category A trees are proposed for removal. The mature trees to the front of the site are to be retained as part of the proposal.
- 8.85 The Council's Tree Officer has been consulted on the proposal and has raised no objection to the proposal subject to the imposition of conditions securing an Arboricultural Method Statement and a Tree Protection Plan. This would allow for Officers to ensure the development is carried out in an acceptable way with respect to the trees that are to be retained.

8.86 It is noted that the proposal includes a large amount of new planting with significantly more trees proposed than those lost. Officers consider this would mitigate the loss of the existing trees. The proposed landscaping conditions will allow Officers to ensure an adequate replacement planting scheme is achieved.

8.87 Officers consider that the proposal complies with policy 71.

Ecology

8.88 The application has been supported by an Ecological Impact Assessment and this has been reviewed by the Council's Ecology Officer. The Officer accepts the recommendations within the submitted assessment that the proposal would result in a net gain on site with respect to ecology and biodiversity. Specific positive mention has been made of the inclusion of log piles, bird and bat boxes. A request has been made for swift boxes to be included.

8.89 A condition to secure a scheme for the above has been suggested in order to ensure the site ecology is maximised and contributes to the environmental quality of the site.

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

Energy and Sustainability

8.91 A number of energy efficient and sustainability measures form part of the proposed design. These include, but are not limited to:

- PV panels
- Green roofs
- EV charging points
- Gas free development
- Electric air Source Heat Pumps
- Mechanical Ventilation with Heat Recovery (MVHR) in all buildings
- BREEAM Excellent community hub building
- Sustainable drainage measures, including to sports pitch

- 8.92 The application has been supported by an energy statement and a sustainability statement.
- 8.93 The Energy report demonstrates that the approach chosen would comply with policy 28 of the Local Plan and would significantly exceed the 19% reduction in carbon dioxide emissions target within Part L of Building Regulations – providing a 68% reduction.
- 8.94 The Council’s Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to carbon reduction, water efficiency measures, and BREEAM certification.
- 8.95 I have no reason to consider the information submitted differently to the Sustainability Office and have recommended the suggested conditions accordingly.

Affordable Housing

- 8.96 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.
- 8.97 The proposed development is for a scheme of 22 dwellings with all of these being for Council rented accommodation. Of these, 12 would be 1-bedroom flats and 10 would be 2-bedroom flats. The wider scheme provides 78 dwellings in total, all of which are for Council rent.
- 8.98 The Council’s Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.
- 8.99 The securing of these dwelling for affordable housing purposes will form part of the S106 agreement in the event of a resolution to grant permission being arrived upon.

Public Art

- 8.100A public art strategy and delivery plan has been provided as part of the application submission. The public Art Officer has been consulted on the proposal and has raised concerns over the £90,000 budget proposed for public art on the whole site, and a linked proposal at Buchan Street (19/1757/FUL). The

Officer considers that an addition commission (three in total, not two) should be provided and an additional £45,000 should be made available for art.

8.101 Officers have reviewed the proposal, and whilst additional public art would be a public benefit, the other public benefits provided by the scheme need to be taken into consideration, and given the significance of these – 100% affordable housing, open space and recreation improvements, BREEAM Excellent rated community facility – Officers consider that the methodology, and financial sum proposed, to be acceptable.

8.102 It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the public art. Subject to such a condition, the proposal is compliant with Cambridge Local Plan (2018) policy 56 and the Public Art SPD 2010.

S106 Contributions

8.103 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.

8.104 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 application has been assessed by Officers of both Authorities with respect to likely contributions required, and it is considered that there are significant improvements within both jurisdictions – in terms of built form, landscaping, and open space improvements. The Development Contributions Monitoring Officer has confirmed, with advice from the Streets and Open Spaces manager and Sports and Recreation Officer, that the improvements proposed

significantly outweigh the financial contribution that would otherwise be sought. 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.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	<p>No contributions sought. It is the view of Officers that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Informal Open Space.</p> <p>The combined amount of £29,598.51 towards Informal Open Space would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Provision for children and teenagers	<p>No contributions sought. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p> <p>The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated. It is the view that all the onsite provision included in the applications significantly outweigh the levels of developer contributions that would have been generated for onsite or offsite provision for Play Provision.</p>

	<p>The combined amount of £54,755.29 towards Play Provision would have been requested from both councils across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p> <p>within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered.</p>
Indoor sports	<p>No contributions sought.</p> <p>It is the view that all the onsite provision included in the application does significantly outweigh the developer contributions that would have been generated for onsite or offsite provision for Indoor Sports.</p> <p>The combined amount of £22,999.50 towards Indoor Sports would have been requested across the development sites and is therefore adequately mitigated within the application, and no further financial contributions are required in addition to the level of new onsite provision that is proposed to be delivered. contribution that would be sought and these works would be in excess of £150K for the Halls, and refurbishment of the changing rooms would expect to be in excess of £120K.</p>
Outdoor sports	<p>No contributions sought. The combined amount that would have been sought across both Councils would have been £62,222.88. The MUGA facility proposed, including floodlights, would cost in excess of £150,000 on its own, whilst</p>

	improvements to the football pitch and new changing rooms are also proposed.
Community facilities	No contributions sought. New BREEAM Excellent facility being provided.
Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse/Highways	
Early years	No contributions sought
Primary School	No contributions sought
Secondary School	No contributions sought
Life Long Learning (Libraries)	No contributions sought
Strategic waste	No contributions sought
Maintenance of the 'Keep Clear' area at St Catharine's Road/Arbury Road signalised junction	£20,000 (figure accounts for the wider scheme, not each application)
Monitoring	No contributions sought
NHS	TBC

8.105 Subject to the completion of a S106 planning obligation to secure the above infrastructure contributions and 100% 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

8.106 Many of the third party representations have been discussed in the above commentary. The remainder are covered below.

Mental health impacts due to loss of green space

8.107 Representations have raised concerns about the impact of the loss of open space on the mental health of local people. Whilst there is undoubtedly a correlation between open space and

mental wellbeing, it is not considered that the loss of a small percentage of the protected area would have a detrimental impact on the mental health of local people.

8.108 Indeed, when the improvements to the quality and usability of the remainder of the open space are considered, Officers contend that the proposal may well impact positively on a greater number of people given the improvements to access and usability.

Who will maintain play equipment?

8.109 The maintenance of the play equipment would be the responsibility of the City Council, as per the existing situation.

8.110 Officers do not consider this to be a problem, and certainly not a reason to warrant refusal of this application.

Poor consultation by Council

8.111 The Council have consulted in a manner which is above and beyond their statutory requirement with respect to the planning application. Approximately 1100 letters have been sent out to surrounding properties within both SCDC and City areas alerting them to the proposal, whilst site notices have been erected and adverts placed in the local press.

8.112 It is noted that concerns had been raised by residents about the lack of visible site notices. Officers checked this, and confirmed that they were no longer present in the locations they were erected. As a result, replacement notices were erected and a further 21 days were provided for comments to ensure that no parties were prejudiced.

School will be overlooked

8.113 The school is sited some 50m away from the nearest part of the proposed development, and that is the community centre. The nearest residential properties proposed are in excess of 80m away.

8.114 These sizeable distances would ensure that there is no unacceptable level of overlooking. It is also worthy of note that

the school, who have been consulted on the application, have raised no concerns to the proposal.

Issues with access to the Council's public access database

8.115 It is acknowledged that there have been occasional issues with access to the council's public access database. However, the increased period of consultation, as well as the ability for people to contact the Planning Department directly (as some people have done) satisfies Officers that nobody has been prejudiced by the temporary and occasional IT issues encountered.

Poor communication from Developers re exhibitions

8.116 Concerns have been raised about the level, and adequacy, of communication from the developers in the development of the proposal.

8.117 From a purely legal point of view, there is no statutory obligation for a developer to engage with local residents on proposals although it is broadly considered to be best practice for developments of this size.

8.118 In this instance, the developer has held a number of exhibitions and events to inform people of the proposed development and seek feedback. The feedback received has resulted in changes being made to the scheme, including a reduction in the amount of open space being taken up by the development, and this is acknowledged in a number of the comments received.

8.119 With the above in mind, the level of communication undertaken is not an appropriate reason for this application to be refused, although it is considered that significant communication has been made.

Not enough lifts/stairs in blocks

8.120 A representation has been received in this respect. The comment particularly refers to a consultee response from the Council's Affordable Housing Officer who states that the preference is for more lifts to accommodate the number of flats per floor. However, this is just a preference and there is no planning policy stance to support this as a necessity.

8.121 In addition, the Fire Service have been consulted and have raised no concerns with this. They have sought a condition requiring a scheme for fire hydrants, to be provided, but this is not in direct relation to concerns over the number of stair/lift cores within the buildings.

Increased crime

8.122 Concerns have been raised about a possible increase in crime as a result of this proposal.

8.123 It is worthy of note that the police have been consulted on the proposal and have raised no objections and expect the development to achieve a gold standard – indicating a highly security conscious design.

8.124 The proximity of the community centre and residential dwellings to the open space would provide increased natural surveillance, while the inclusion of more pathways and increased permeability of the site would reduce the number of secluded parts of the site.

8.125 Indeed, one of the measurement criterion within the Open Space & Recreation Strategy is the ‘informal oversight by passers-by or nearby properties such as houses or community facilities. The site was scored 3 out of a possible 5 marks on this front. The proposal would certainly help to improve the quality of the open space in this regard.

8.126 With the above in mind, Officers are content that the development as proposed would not result in an increase in crime.

Loss of a perfectly good community centre

8.127 A representation has been received questioning why the existing community centre is to be demolished.

8.128 From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. In addition, this element of the proposal falls outside of the Cambridge City Council jurisdiction, and as such cannot be addressed under this application.

9.0 CONCLUSION

- 9.1 The proposal is for the development of the site involving the erection of 22 new dwellings (100% affordable), provision of a new community centre, car and cycle parking, open space improvements, a new substation and associated works, as part of a wider redevelopment of the site.
- 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 It is accepted that there is an area of tension with respect to the loss of a small area of protected open space although Officers consider that the harm caused is significantly outweighed by the public benefits provided by the proposal. 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 a S106 in accordance with paragraph 8.105 and the following conditions and informatives:

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 the development, a detailed public art strategy, developing the framework provided in the submitted Public Art Strategy and Delivery Plan dated December 2019, 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 and retained as such.

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 where practicable, a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the uses hereby permitted are 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 or the community chub building, the manoeuvring and car and cycle parking areas required for that use 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, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

8. Prior to first occupation of any part of the development hereby approved, a scheme and programme for modifications to the pedestrian crossing on Arbury Road and the provision of a 'keep clear' area at the St Catharine's Road/Arbury Road signalised junction has been submitted to, and approved, by the Local Planning Authority as part of a Section 278 agreement, under the Highways Act 1980.

The highway works shall be implemented in accordance with the approved details prior to the first use of the development and retained thereafter.

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

9. No above ground works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy prepared by Create Consulting Engineers Ltd (ref: TT/CC/P18-1607/09 Rev A) dated 16 March 2020 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

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

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

11. 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).

12. 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).

13. 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).

14. 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).

15. Material Management Plan:

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

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

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

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

16. Community hub - noise insulation condition

Prior to any superstructure works commencing on site for the community hub hereby approved, a noise insulation/mitigation scheme 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 hub uses hereby permitted are commenced and shall be retained thereafter.

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

17. Community hub doors and windows

All doors and windows serving a given room within the community hub shall remain closed during the playing of amplified music / voice in said room.

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

18. Community hub external areas

The playing of amplified music/voice and acoustic music within the external community hub areas is strictly prohibited.

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

19. Delivery hours

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, 08:00 to 13:00 on Saturday. Service collections / dispatches from and deliveries are not permitted at any time on Sundays or public holidays.

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

20. Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site, including the MUGA, and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded).

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

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

21. Odour abatement

Prior to the installation of plant for the community hub building, details of equipment for the purpose of extraction and filtration of cooking odours shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such. The scheme shall have regard to design recommendations within EMAQ's "Control of Odour and Noise from Commercial Kitchen Exhaust Systems (update to the 2004 report prepared by NETCEN for DEFRA)" dated September 2018.

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

22. Ductwork condition

Prior to works above ground level, details of the location of external duct work associated with the community hub use, specifically for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The details as approved shall be installed before the use hereby permitted is commenced and shall thereafter be retained as such.

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

23. Hours of opening - café external and internal

The A3 permitted use hereby approved shall not be open outside of the following hours:

- o 08:00 - 21:00hrs Monday to Friday
- o 09:00 - 21:00hrs Saturday
- o 09:00 - 21:00hrs Sundays and Bank/Public holidays

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

24. Hours of opening - community hub

The D2 community hub use hereby approved shall not open outside of the following hours:

- o 08:00 - 22:00hrs Monday to Thursday
- o 08:00 - 23:00hrs Friday
- o 09:00 - 23:00hrs Saturday
- o 09:00 - 22:00hrs Sundays & bank holidays.

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

25. MUGA management

Prior to the commencement of works associated with the Multi Use Games Area (MUGA) hereby approved, a noise mitigation / management scheme shall be submitted in writing for approval by the Local Planning Authority. The scheme / details shall have regard (but not be limited to) the following:

- o Perimeter insulation (where appropriate)
- o Hours of use
- o Management of premises and intentions / protocol for hiring the facilities

The noise insulation / mitigation / management scheme as approved shall be fully constructed / implemented before the use hereby permitted is commenced and shall be fully retained thereafter.

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

26. Plant noise condition

Prior to the installation of any operational plant / equipment, a noise insulation scheme in order to minimise the level of noise emanating from the said plant / equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained and maintained thereafter.

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

27. EV Bespoke - Electric Vehicle Charge Points

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing MEA-EV01 (dated 17.12.2019) shall be fully installed and operational before final occupation of the residential units and shall be retained thereafter. The charge points associated with the community hub shall be operational prior to first use of the community hub.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs, 110, 170 and 181, Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 82).

28. Unexpected Contamination

If unexpected land contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the contamination has been fully assessed and a remediation strategy has been submitted to, and approved by, the Local Planning Authority. Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179 and Environment Agency Groundwater Protection Position Statements which can be found here: <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety (Cambridge Local Plan 2018 Policy 33).

29. BREEAM - Condition 1

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 'excellent' as a minimum will be met, with 5 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'excellent', a statement shall also 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

30. BREEAM - Condition 2

Prior to the use or occupation of the development hereby approved, 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

31. Water efficiency

No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by 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 the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

32. Energy and Carbon Reduction

The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

Where on-site renewable or low carbon technologies are proposed, the statement shall also include:

- c) A schedule of proposed on-site renewable energy technologies, their location, design and specification, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution
(Cambridge Local Plan 2018, Policies 28, 35 and 36).

- 33. Prior to the first occupation of any of the development a scheme for the inclusion of swift boxes 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).

34. Prior to commencement 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 (including demolition). 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 and Cambridge Local Plan 2018 Policy 71: Trees.

35. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager, the arboricultural consultant and LPA Tree Officer to discuss details of the approved AMS.

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 and Cambridge Local Plan 2018 Policy 71: Trees.

36. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with 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 and Cambridge Local Plan 2018 Policy 71: Trees.

37. 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 (or their subsequent replacements), 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 and Cambridge Local Plan 2018 Policy 71: Trees.

38. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority.
The submitted plan shall include details of:
- monitoring of any standing water within the site temporary or permanent
 - sustainable urban drainage schemes (SUDS) - Such schemes shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policycampaigns/operations-safety/).

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' (available at www.aoa.org.uk/policycampaigns/operations-safety/) * See next page for information *
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- which waste materials can be brought on to the site/what if any exceptions e.g. green waste
- monitoring of waste imports (although this may be covered by the site licence)
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- signs deterring people from feeding the birds.

Bird Hazard Management Plan shall be implemented as approved on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

39. Hard and soft landscaping: No development above ground level, other than demolition, shall commence until remaining 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 (fences and walls); SUDs features in paving, minor artefacts and structures (e.g. refuse and cycle, or other storage units, signs, lighting); proposed services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports). Soft Landscape works shall include: written specifications including cultivation and other operations associated with plant and grass establishment; specification/method statement for over-seeding/plug planting in existing perimeter woodland areas, specification/method statement for relaying and improving the drainage for the playing pitches, protection of new planting in existing perimeter woodland areas, 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).

40. Earthworks: No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall include SUDs features in soft landscape areas. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

41. Landscape maintenance and management plan: 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. The management plan should particular attention to maintenance of SUDs features, removal of any protection to the perimeter planting etc, management of wildflower areas and the management of green roofs.

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

42. Green (biodiverse) Roofs:

Green roofs can be biodiverse (green/brown) extensive roofs, or intensive (roof gardens) or blue roofs. This condition focusses on biodiverse roofs. Details of the biodiverse (green) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. 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 and include the following:

- a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
- b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum,
- c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,
- d) The biodiverse roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter,

- e) Where solar panels are proposed, bio-solar roofs should be incorporated under and in-between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,
- f) A management/maintenance plan approved in writing by the Local Planning Authority,
- g) Evidence of installation shall be required in photographic form prior to handover.

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).

43. No development shall commence until the following document have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation [or other specified time frame - e.g. before first occupation of the educational establishment]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy 68.

44. 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, 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).

45. Prior to first occupation or use of any part of the development hereby approved, a Parking Management Plan shall be submitted to, and approved in writing by, the Local Planning authority.

The Plan shall include, but not be limited to:

- Details of how spaces will be allocated
- Details of how the parking areas will be controlled

The development shall be carried out in accordance with the approved detail and retained thereafter.

Reason: To ensure the development does not have an unacceptable impact on highways safety (Cambridge Local Plan 2018, policies 81 and 82).

46. Prior to the commencement of the development, a Phasing Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Plan should include, but not be limited to, the following:

- 1) How the development will be constructed so as to allow for the community centre use to function uninterrupted prior to the opening of the community hub hereby approved.

2) How the community centre will continue to be served by off-street parking during the construction of the community hub.

3) How the redevelopment and re-provision of open space, play equipment and associated works are to be phased to minimise the length of time an area of open space is not available for public use and to ensure areas of open space remain available for public use at all times.

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

Reason: To ensure the adequate and uninterrupted, availability of open space and community floorspace (Cambridge Local Plan 2018, policies 67 and 73).

47. 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).

48. The provision of the allocated car club parking space and car club vehicle shall be fully implemented and operational before more than 50% of the dwellings hereby approved are occupied and shall be retained and maintained 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) paragraph, 103, 110, 170 and 181, and Cambridge City Council's adopted Air Quality Action Plan (2018) (Cambridge Local Plan 2018 policy 35).

49. 1. Finished Floor Levels:

The applicant is advised that the proposed finished floor levels are set at 150mm above the predicted flood levels, which is below the recommended freeboard allowance. Our preference would be to provide more freeboard as a contingency. For the avoidance of doubt the setting of finished floor levels (as with all other design choices) is ultimately at the applicant's risk and the Lead Local Flood Authority accept no liability for consequences of the design. The applicant is advised that, given the low amount of freeboard on the finished floor levels, that they consider flood resilient construction techniques and materials such as those outlined in the DCLG Improving the Flood Performance of New Buildings - Flood Resilient Construction guidance:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

50. Green Roofs:

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

51. Pollution Control:

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.

52. To satisfy standard conditions on Noise Insulation, 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.

53. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
54. Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.
55. De Watering: 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>