

Application Number	19/1757/FUL	Agenda Item	
Date Received	20th December 2019	Officer	Ganesh Gnanamoorthy
Target Date	20th March 2020		
Ward	Kings Hedges		
Site	Buchan Street Neighbourhood Centre 6 Buchan Street		
Proposal	Demolition of existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (use class A1/A3/D1), 28 affordable dwellings, car parking with modified vehicular access arrangements, open space, play equipment and new landscaping.		
Applicant	Cambridge Investment Partnership 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 that helps to 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 occupiers; - The design and scale of the proposed development responds positively to the surrounding built form;
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 includes 28 new council rented homes. This equates to 5.60% 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 0.35 hectares in area.
- 1.2 The site comprises an existing community centre, a retail unit and a café. The site is bound by Kings Hedges Road to the north and west, Buchan Street to the south and east, and Callander Close to the south and west.
- 1.3 The site falls within the Kings Hedges Ward, is not located within a conservation area and none of the buildings on, or in close proximity to, the site are listed.

2.0 THE PROPOSAL

- 2.1 This application proposes the demolition of existing community centre, shop and cafe and erection of new shop (use class A1), community cafe (flexible use class A1/A3/D1), 28 affordable dwellings, car parking with modified vehicular access arrangements, open space, play equipment and new landscaping.
- 2.2 The proposal involves the erection of two rectangular buildings that sit at right angles to each other. The first block, referred to as Block A in the application documentation would be sited to the western part of the site and would sit parallel to Kings Hedges Road. This would be a 3-storey building which would comprise 13 flats and a cycle store. Eight of the flats would be 1-bedroom 2-person units, four would be 2-bedroom 4-person

units and one would be a 2-bedroom 3-person wheelchair accessible unit.

- 2.3 To the north of the site would be Block B. This would be a 4-storey block and would house a 159sqm retail unit and 90sqm café at ground floor level along with ancillary storage space, commercial refuse store and entrance to the upper floors. A room will be available for community use within the café, and this is ancillary to the café use. The upper floors would house 15 flats – nine 1-bed 2-person units and six 2-bed 4-person units.
- 2.4 A hard surfaced open space is provided between the blocks which would have seating for the café use, while planting, visitor cycle parking and underground refuse stores would be accommodated in this location. An area of parking (19 spaces including 2 disabled bays) is proposed to the south-east of this open space and would be accessed from Buchan Street, with a soft landscaped open space including play equipment and street furniture to the south of the site – facing Callendar Close. A further 5 parking spaces are proposed along Callendar Close. Planting of trees and shrubs are proposed to the boundary with Kings Hedges Road and Callendar Close.
- 2.5 It is worthy of note that the scheme has been through an extensive pre-application process with officers.
- 2.6 The proposal has been amended since submission to take on board comments and concerns from statutory consultees. The changes include alterations to the elevation of the cycle store and to the layout of the open spaces.
- 2.7 The application is accompanied by the following supporting information:
- Air Quality Assessment
 - Arboricultural Survey and Implications Assessment with Tree Protection Plan
 - Energy Statement
 - BREEAM Pre-assessment
 - Daylight, Sunlight and Overshadowing Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment and Drainage Strategy;
 - Historic Environment Desk-Based Assessment

- Noise Impact Assessment;
- Phase 1 Contaminated Land Assessment
- Phase 2 Geo-Environmental Assessment
- Planning Statement;
- Preliminary Ecological Appraisal & Bat Scoping Survey;
- Public Art Strategy & Delivery Plan
- Statement of Community Involvement
- Sustainability Statement;
- Transport Statement;
- Utility Assessment

3.0 SITE HISTORY

3.1 There is no relevant Cambridge City Council planning history on this site.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 8, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 55, 56, 57, 59, 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 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.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer originally questioned some inconsistencies between drawings. These were rectified and the officer has no objection subject to conditions and informatives be imposed in the event of permission being granted.

Cambridgeshire County Council (Transport Assessment Team)

- 6.2 The County Officer has commented on the proposal, raising no objection.

Cambridgeshire County Council (Growth Officer)

- 6.3 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

- 6.4 The Council's Urban Design Officer has been involved in pre-application discussions on this site.
- 6.5 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

- 6.6 The Council's Landscape Officer has been involved in pre-application discussions and is supportive of the proposal. One concern has been raised with respect to the choice of trees to be planted along Callander Close although is happy for this to be agreed by way of condition.
- 6.7 The Officer has recommended conditions in the event of permission being granted.

Tree Officer

- 6.8 The Council's Tree Officer has been consulted on the proposal but no response has been received.

Drainage Officer

- 6.9 The Council's Drainage Officer reviewed the submitted documentation and has confirmed that there are no objections to the proposal subject to conditions.

Sustainability Officer

- 6.10 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

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

Environmental Health Officer

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

Refuse Officer

6.13 No comment received.

Environment Agency

6.14 The Environment Agency have raised no objections to the proposal.

Lead Local Flood Authority

6.15 No objection raised subject to the imposition of conditions.

Developer Contributions Monitoring Officer

6.16 A list of contributions required to mitigate the impact of the are detailed later in this report. XXX

Enabling (Affordable Housing) Officer

6.17 The Officer raises no objection to the proposal.

Ecology Officer

6.18 No comments received.

Public Art Officer

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

Anglian Water

6.20 No objection raised subject to planning conditions and informatives.

Cadent

6.21 No objection

Marshall Airport

6.22 No objection subject to conditions.

Designing Out Crime Officer

6.23 No objection raised.

7.0 REPRESENTATIONS

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

Road Name	Property Number
Strathcarron Court	5
Roseford Road	25
Callander Close	7, 32
Haviland Way	11
Ellison Close	43
Buchan Street	7, 21, 29
Aster Way	1
Sandwick Close	18

7.2 The representations can be summarised as follows:

Concern	Officer Response
Loss of shop	8.87-8.88
Loss of community centre	8.9-8.13
Increased parking	8.44-8.51
Increased traffic	8.38-8.42
Too tall and dense	8.15-8.21
Overlooking	8.22-8.25
Loss of trees	8.59-8.63
Loss of wildlife	8.64-8.67
Increased crime	8.32-8.33
Loss of open space	8.18-8.20
Strain on health facilities	8.6-8.7, 8.81
Waste of money knocking down	8.84-8.85

a good building	
Noise and air pollution during construction	8.25
Not enough Council homes	8.73-8.76, 8.86
What will happen to the postbox?	8.89

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 proposal involves the loss of a community facility, retail unit, café, and the provision of a replacement café, retail unit and 28 residential dwellings, as well as open space.

8.3 Policies 3 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 and policy 73 is concerned with, among other things, community facilities.

- 8.4 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.
- 8.5 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 also provide access to a café and retail unit within the site.
- 8.6 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 have a strain on local early years childcare facilities, primary schools, secondary schools or libraries to the extent that a mitigating financial contribution would be required.
- 8.7 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.
- 8.8 With the above in mind, it is considered that the proposal is in accordance with policy 3.
- 8.9 Policy 73 seeks to protect against the loss of existing community facilities. However, it states that the loss of such facilities are acceptable where:
 - The facility/site can be replaced within the new development or relocated to at least its existing scale, range, quality and accessibility for its users. For leisure uses, it should satisfy peak period need; or
 - The facility/site is no longer needed.
- 8.10 The proposal would result in the loss of a community facility although this proposal has been designed with the planning applications at The Meadows (19/1756/FUL and S/4532/19/FL)

in mind. The Meadows scheme would result in the loss of an existing community facility within the South Cambridgeshire District Council authority. The new community centre has been designed with the needs of the existing users of both the existing Meadows and the Buchan Street community facilities. Indeed, the floor area provided is commensurate to the two existing facilities, so there is no net loss of community use floorspace as a result of these proposals.

- 8.11 The new facility at The Meadows has been designed to BREEAM excellent standards, and with significant input from the City Council's Communities Team that operate both of the existing centres. 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 centres. 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.
- 8.12 The new community centre at The Meadows would be located less than 500 metres away from the application site. It is acknowledged that a number of users of this facility would be extremely local to the existing premises, and for these users, there will be an increase in distance. However, other users will come from slightly further afield and the new centre could be equidistant to, or even closer than, the existing facility. In any event, the short distance is considered acceptable for an alternative provision.
- 8.13 In the event of permission being granted, it is considered prudent that the S106 agreement should require the new community facility at the Meadows to be operational prior to the closure of the Buchan Street facility. This will ensure that the existing users are not left without an operable facility. It is also considered appropriate to extend the time for commencing works from 3 to 5 years given that works on this site would be restricted until the community hub on The Meadows site is operable.
- 8.14 With the above in mind, the proposal is compliant with policy 73 of the Local Plan.

Context of site, design and external spaces

- 8.15 The immediate surrounding property typology is 2-storey houses with pitched roofs. This is the prevailing character to the east, south and west of the site. To the north, building heights are more varied with the Orchard Park development introducing buildings up to 5-storeys in height. A greater number of flatted properties are evident in Orchard Park.
- 8.16 This proposal would see the introduction of 1x three and 1x four storey block of flats on this site. The buildings have been designed with flat roofs to minimise their visual bulk and mass and help them respond positively in height to the 2-storey pitched roof buildings nearby. The three storey block would be located closest to the existing residential properties to the west of the site while the 4-storey block would be located close to the junction of Buchan Street and Kings Hedges Road. This arrangement provides a comfortable, and gradual, increase in height along Kings Hedges Road.
- 8.17 The buildings would have rectangular footprints but these are separated by a hard-landscaped open space which would have outdoor seating for the café whilst the taller block would have large glazed elements to the north and east. These features help to minimise the visual dominance of the proposed buildings and provide a sense of place.
- 8.18 The hard-landscaped area would provide seating for the café as well as an area of soft landscaping. Some of the more functional elements of the development, such as car parking, underground bin stores and cycle stores are served by this area. The soft landscaped area to the south of Block A would have play equipment and a path leading from Block A to Callander Close. The play area would benefit from natural surveillance from the residential units proposed – some of which would have balconies facing onto this area. A large number of new trees and planting are proposed as part of the proposal.
- 8.19 Access to the site for vehicles would be from Buchan Street while pedestrian accesses are from Kings Hedges Road, Buchan Street and Callander Close.

- 8.20 The Council's Urban Design 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, planting replacements in the event of damage/death, and future maintenance and management.
- 8.21 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, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.22 The nearest residential properties to the proposed development are on Callander Close and would be sited just over 4m away from the proposed 3-storey block. The block has been designed so that windows on the elevation facing these properties would have two windows on each upper floor. One of these would face directly onto the brick flank elevation of these properties, and these are not considered to give rise to opportunities for overlooking. The other window is further north on the elevation and would look over the amenity spaces of adjoining properties. These windows, on the first and second floor level properties are secondary bedroom windows with the main openings benefitting from a northern aspect. In the interest of protecting neighbouring amenity, it is considered appropriate to condition that these windows at first and second floor level on the western elevation should be obscure glazed and non-opening to a height of 1.70m above finished floor level. The proposal would alter the outlook from some of the windows on these properties although it is not considered that these would be particularly adverse. The proposed Block A would be sited to the north-east of the property and would not have a significant impact on either sunlight or daylight receipt.

- 8.23 The next nearest properties are on opposite sides of roads and at least 13 metres away. The proposal is considered to have an acceptable impact on these properties.
- 8.24 Officers consider that there would be no adverse impact with regards to overlooking, noise, loss of light receipt, overshadowing or a sense of enclosure.
- 8.25 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

- 8.26 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	50
2bed, 3person	2	61	73
2bed, 4person	1	70	70

- 8.27 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.
- 8.28 All of the proposed dwellings benefit from a private amenity area. These take the forms of terraces and balconies.

- 8.29 As well as the private amenity spaces, the development benefits from direct access into the hard and soft landscaped areas that are proposed.
- 8.30 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.
- 8.31 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 28 dwellings proposed for the wider site, one is proposed to be M4(3) – this equates to 3.57%. Whilst it is acknowledged that policy 51 seeks to secure “5 per cent of the affordable housing component...” as M4(3) dwellings, it is considered appropriate to bear in mind that a scheme of 28 dwellings is only required to provide 12 affordable dwellings, and this would require just 1 M4(3) unit. It is not considered appropriate to require more M4(3) units as a result of over-provision of affordable housing. If permission were to be granted, a condition should be attached to ensure this provision is secured.
- 8.32 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.
- 8.33 Officers consider that the layout and design would not only result in a safe standard of accommodation for future residents and users of the café and retail unit, but also for users of the open spaces provided which would benefit from a good level of natural surveillance.
- 8.34 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

- 8.35 The proposed refuse storage arrangements are shown to be of a logical layout, with underground bins being located conveniently between the block of flats, and a commercial bin store to the rear of the commercial units. 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.
- 8.36 The Council's Refuse and Recycling Officer has been consulted on the application and no comment has been received.
- 8.37 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.38 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 have not raised and highway safety concerns.
- 8.39 The Officer has suggested that conditions be attached in the event of permission being granted to ensure visibility splays are provided to the parking spaces on Callander Close, water discharge and a Traffic Management Plan. Officers have no reason to disagree with these recommendations and have added these to the list of conditions at the end of this report accordingly.
- 8.40 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.
- 8.41 The Officer is content that the proposal is acceptable.

8.42 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

8.43 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

8.44 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.

8.45 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)

8.46 The proposal provides a total of 20 parking spaces for the 28 dwellings – a ratio of 0.71:1, which complies with policy 82. One of these spaces would be a disabled parking bay and this would be allocated to the M4(3) unit. Four spaces are proposed for the commercial uses.

8.47 Five of the parking spaces would have active electric charge points (two of which would be fast charging) with the remainder having the infrastructure to allow for future connection.

8.48 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.

- 8.49 The Council's Environmental Health Officer has requested 50% of all spaces to have active slow-charge points, with all remaining spaces having passive provision.
- 8.50 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.
- 8.51 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

- 8.52 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.
- 8.53 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.
- 8.54 The scheme, in total, provides 39 residential cycle parking spaces. There are 39 bedrooms proposed and so the proposal is compliant.
- 8.55 A further 23 spaces are provided for the commercial units and visitors parking.
- 8.56 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

- 8.57 The application has been designed with drainage considerations in mind, and a flood risk and drainage strategy report was submitted with the application.
- 8.58 The Drainage Team and Local Lead flood Authority have both advised that the strategy provided is acceptable. Conditions are

recommended to ensure a detailed drainage scheme and maintenance and management strategy are secured, as well as details for foul water drainage. 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

- 8.59 The application was accompanied by a tree survey and arboricultural impact assessment.
- 8.60 The Arboricultural Impact Assessment identifies that 15 trees would require removal in order to facilitate the proposed development. No category A trees are proposed for removal. 34 replacement trees are proposed.
- 8.61 The Council's Tree Officer has been consulted on the proposal although no comment has been received. It is considered prudent, in the event of permission being granted, to condition the provision of 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.
- 8.62 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.
- 8.63 Officers consider that the proposal complies with policy 71.

Ecology

- 8.64 The application has been supported by an Ecological Impact Assessment.
- 8.65 A condition to secure a detailed scheme for on-site ecological enhancements is recommended in order to ensure the site ecology is maximised.

8.66 The Ecology Report provided with the application concludes that the site is not of high ecological importance in its current guise, and from visiting the site, Officers do not see any reason to disagree with this finding. The proposed net gain of trees and condition to secure an ecological enhancement plan will help to encourage an increase in biodiversity.

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

Energy and Sustainability

8.68 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 Very Good commercial units

8.69 The application has been supported by an energy statement and a sustainability statement.

8.70 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 62% reduction.

8.71 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. The Officer acknowledges that it is difficult for commercial units of the size proposed to be able to achieve greater than a BREEAM Very Good rating and considers this to be acceptable.

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

Affordable Housing

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

8.74 The proposed development is for a scheme of 28 dwellings with all of these being for Council rented accommodation. All units would be one and two bedroom.

8.75 The Council's Growth Officer has been consulted on the proposal and has raised no objections to the amount and breakdown proposed.

8.76 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

8.77 A 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 The Meadows. 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.

8.78 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 play equipment, BREEAM Very Good rated commercial units – Officers consider that the methodology, and financial sum proposed, to be acceptable.

8.79 It is considered appropriate that, in the event of permission being granted, a condition be added securing further details of the artwork. Subject to such a condition, the proposal is

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

S106 Contributions

8.80 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.

8.81 In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	No contributions sought
Provision for children and teenagers	No contributions sought
Indoor sports	No contributions sought
Outdoor sports	No contributions sought
Community facilities	No contributions sought
Affordable housing	100% provision on site. All to be for Council rent
County Council – Education / Refuse	
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
Monitoring	No contributions sought
NHS	TBC

8.82 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

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

Loss of a perfectly good community centre

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

8.85 From a planning perspective, the condition of an existing building is not a material consideration and cannot form a reason for refusal. It is noted, however, that the proposed replacement facility at The Meadows would be a BREEAM Excellent rated facility.

Not enough Council Homes being provided

8.86 A concern has been raised that the development is not providing sufficient Council housing. This application is for 100% Council rented homes.

Loss of shop and café

8.87 It is acknowledged that if permission were to be granted, there would be a period of time where there would be no retail unit

and café on the site, although the development would replace these.

- 8.88 In the short term, there are other retail offerings in relatively close proximity to the site, as well as good and convenient access to public transport links that go into the City.

Loss of postbox

- 8.89 It is acknowledged that there is a postbox at present on the site which would be lost. Whilst this is not a planning consideration, the intention is for this replaced.

9.0 CONCLUSION

- 9.1 The proposal is for the development of the site involving the erection of 28 new dwellings (100% affordable), provision of replacement retail unit and café.
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage and to take on board local concerns.
- 9.3 The application has been considered against the relevant policies, and upon assessment, Officers consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE subject to a S106 in accordance with paragraph 8.82 and the following conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of five 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. Notwithstanding the plans hereby approved, one dwelling shall be constructed to meet the requirements of Part M4(3) '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).

5. 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).

6. 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).

7. Prior to first occupation of any dwelling or the commercial units, the manoeuvring and car and cycle parking areas required for that purpose 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).

8. Prior to the commencement of works, a traffic management plan shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

9. Prior to first occupation of any part of the development hereby permitted, the two pedestrian visibility splays of 2m x 2m shown on drawing number 1806-57 PL04 to the proposed car parking spaces off Callander Close are to be provided. Thereafter, they shall be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway in perpetuity.

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

10. The proposed driveway be constructed off Callander Close shall have falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

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

11. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall also include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers and all SuDS features;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Site Investigation and test results to confirm infiltration rates;
- g) Temporary storage facilities if the development is to be phased;
- h) A timetable for implementation if the development is to be phased;

- i) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- l) Formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

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

12. 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.

13. No building hereby permitted shall be occupied until foul water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development

14. 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).

15. 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).

16. 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).

17. 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).

18. Prior to the first occupation/use of the development, details of equipment for the purpose of extraction and filtration of 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.

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

19. 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).

20. Sound Insulation compliance condition - Ground Floor Community room

The proposed sound insulation scheme as detailed in Section 7.0 of the 'Buchan Street Neighbourhood Centre, Cambridge - Noise Impact assessment (Ref: BD/CC/P19-1767/04) - December 2019' produced by Create Consulting Engineers Ltd shall be fully implemented before the use hereby permitted is commenced and shall be maintained and retained thereafter

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

21. D1 Use: Community room external / third party amplification

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

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

22. Community room acoustic musical equipment

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

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

23. A1 Hours of Use

The A1 use hereby permitted shall only be open to customers between the hours of 0700 and 2300 Monday to Sunday and Bank Holidays.

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

24. A3 Hours of Use

The A3 Class Use hereby approved shall not operate outside the hours of 08:00 to 22:00 Monday to Thursday, 08:00 to 23:00 Fridays and Saturdays and 09:00 to 20:00 on Sundays.

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

25. D1 Hours of Use

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

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

26. D1 Use: doors and windows

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

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

27. Service Collections and Deliveries

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

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

28. Plant noise condition (A1 / A3 / D1 Uses, excluding ASHPs)

Prior to the installation of plant associated with the ground floor occupancy of Block B, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the said plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

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

29. Plant Noise Condition (ASHPs)

The Air Source Heat Pumps (ASHPs) hereby approved shall be installed / implemented fully in accordance with the operational noise levels as specified in Section 9.0 of the document "Buchan Street Neighbourhood Centre, Cambridge - Noise Impact assessment (Ref: BD/CC/P19-1767/04) - December 2019". The ASHPs shall be maintained and not altered thereafter.

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

30. Electric Vehicle (EV) Charge Points - Residential Developments (communal parking)

The electric vehicle charge points and associated infrastructure as detailed in and as shown on drawing BUC-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 commercial units shall be operational prior to first use.

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

31. External Artificial Lighting Condition

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

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

Reason: To protect the amenity of nearby properties. (National Planning Policy Framework, Feb 2019 - paragraph 180 c) and Cambridge Local Plan 2018 - policies 34 and 59)

32. 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 'Very Good' as a minimum will be met, with at least 3 credits for Wat 01 (water consumption). Where the design stage certificate shows a shortfall in credits for BREEAM 'Very Good', 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).

33. 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).

34. 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).

35. 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).

36. Prior to the commencement of above ground works, with the exception of demolition, a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

37. 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.

38. 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.

39. 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.

40. 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 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.

41. 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.

The 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.

42. 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)

43. 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)

44. 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).

45. 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).

46. Notwithstanding the plans hereby approved, the north-most windows at first and second floor levels on the western elevation of Block A shall be fitted with obscure glass, and shall be non-openable to a height of 1.70m above the finished floor level of the rooms they serve.

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

47. 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).

48. 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.

49. Dust Informative

It is required that a dust management plan should reference and have regard to various national and industry best practical technical guidance such as:

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

50. To satisfy conditions relating to 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.