

Application Number	20/02954/FUL	Agenda Item	
Date Received	6th July 2020	Officer	Luke Waddington
Target Date	17th September 2020		
Ward	Kings Hedges		
Site	8 Kings Hedges Road		
Proposal	Erection of four dwellings, including a dropped kerb and associated infrastructure following the demolition of the existing buildings on site.		
Applicant	c/o Carter Jonas One Station Square Cambridge CB1 2GA		

SUMMARY	The development accords with the Development Plan for the following reasons: <ul style="list-style-type: none"> • The development would not have a significant detrimental visual impact on the street. • The proposed new building would not have a significant detrimental impact on neighbouring properties or highway safety
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is located on the north eastern side of King’s Hedges Road. It is a two storey building finished in render with a tiled hipped roof. The building currently contains four studio apartments, one 1 bedroom flat and one 2 bedroom flat. Currently there are two vehicle spaces and a bin store located in front of the existing building. To the south is a 2-storey Post Office building at number 6 Kings Hedges Road, which has been extended to include flats above and to the rear, and to the north is a commercial building (10-12 Kings Hedges Road) which has been extended to fill the majority of its plot with built form.

1.2 The site is located adjacent to the Kings Hedges Neighbourhood Centre. A large Silver Birch tree located in the rear garden of a neighbouring dwelling is protected by a Tree

Preservation Order. The site falls outside the controlled parking zone. The Golden Hind public house is approximately 25 metres from the site and is a Building of Local Interest.

2.0 THE PROPOSAL

- 2.1 It is proposed to demolish the existing flats and replace them with a two-storey building to include three 1 bedroom maisonettes (plots 1-3) and a bin and cycle store and to demolish an existing outbuilding at the rear of the site and replace with a 1.5 storey building to the rear to accommodate a 1 bedroom unit (plot 4).
- 2.2 The proposed two storey building would be located over the footprint of the existing flats and would have a front elevation level with the buildings to the north and south. The building would have a gabled roof with the ridge aligned parallel to Kings Hedges Road. Two parking spaces would be retained at the front of this building. Plots 1 and 2 would have a winter garden and plot 3 would have a courtyard adjacent to the rear elevation of the building.
- 2.3 The building at plot 4 would be detached and 1.5 storeys with a dormer window within its front roof slope. It would have an area of outdoor amenity space and a bin and cycle store to the front of the building. Both proposed buildings would be faced with brick and render and would be roofed with tiles.
- 2.4 The application has been amended to provide an updated Arboricultural Survey and to re-locate plot 4 further from the protected tree.

3.0 SITE HISTORY

Reference	Description	Outcome
16/1157/FUL	Demolition of existing building and the erection of a new building to provide 1no. Studio flat & 4no. 1bed flats, together with bin and cycle storage, and landscaping	Approved

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	No

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1 3 27 28 29 30 31 32 35 36 50 51 55 56 57 62 69 70 71 80 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards Circular 11/95 (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration)
Supplementary Planning Documents	Sustainable Design and Construction (2020)
Material Considerations	<u>City Wide Guidance</u> Air Quality in Cambridge – Developers Guide (2008)

	<p>Arboricultural Strategy (2004)</p> <p>Buildings of Local Interest (2005)</p> <p>Cambridge City Council Draft Air Quality Action Plan 2018-2023</p> <p>Cambridge City Council Waste and Recycling Guide: For Developers.</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The streets in the vicinity provide uncontrolled parking, and as there is no effective means to prevent residents from owning a car and seeking to keep it on the local streets, this demand is likely to appear on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- 6.2 Conditions are requested in relation to visibility splays, contractor parking, drainage and construction deliveries.

Environmental Health

- 6.3 No objections, request conditions relating to construction hours, collection during construction, piling and dust. Conditions are also required in relation to submission of a details of an

alternative ventilation scheme for the habitable rooms in Plot 1 due to road noise from Kings Hedges Road, and details of a dedicated electric vehicle charging point. A and Low NOX boiler informative is also requested.

Head of Streets and Open Spaces (Tree Team)

Comments on original plans:

- 6.4 WC and Kitchen are located to the rear of plot four. This will result in excavation within the RPA to accommodate utilities. The finished floor level of plot four will be above ground level; the tree has been pruned recently and additional pruning is likely to be required to accommodate construction and continued pruning will be required to maintain a reasonable clearance.
- 6.5 Despite tree protection and specialised construction methods detailed in the arboricultural report, the potential for material harm to the tree, both above and below ground is unacceptably high. The removal of plot four would allow the removal of this objection. Consideration could be given to increasing the clearance between plot 4 and the rear boundary.

Comments on amended plans:

- 6.6 Confirms that amendments to the layout as detailed in 150-PL(21)04-P1 and P1592-AIA01V2 allow the removal of the formal objection subject to conditions requiring submission of a Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), requirement for a pre-commencement site meeting to discuss details of the approved AMS, and compliance with the approved TPP and AMS.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.7 The development proposed is acceptable subject to the imposition of conditions relating to provision of an infiltration test, surface water drainage strategy, and maintenance of the surface water drainage.

6.8 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: 10-12 Kings Hedges Road, 11 Kings Hedges Road and 1 Lovell Road

7.2 The representations can be summarised as follows:

- o The forecourt of number 10-12 will be used a parking by residents as is already happening
- o The buildings are unnecessarily close to the boundary between 10-12 and the site
- o Not convinced that there is sufficient drainage capacity within the site
- o The passage between the site and 10-12 is used and will need to be maintained
- o Only 2 spaces for current flats and only 2 spaces are proposed, the current tenants do not park considerably
- o Need assurance that the birch tree in the garden of 1 Lovell Road and its roots will be protected. This tree was pruned without permission of 1 Lovell Road.

7.3 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 the main issues are as follows:

1. Principle of development
2. Context of site, design and external spaces
3. Carbon reduction and sustainable design
4. Water management and flood risk
5. Noise, vibration, air quality and dust
6. Inclusive access
7. Residential amenity
8. Highway safety
9. Car and cycle parking
10. Third party representations

Principle of Development

- 8.2 The building is not Listed, a Building of Local Interest or within the Conversation Area and is not of any particular character or architectural merit. It is considered the demolition of the existing structure and its replacement with residential flats is acceptable and complies with policy 3 of the LP (2018).
- 8.3 The site is currently in residential use and as such the principle of the development is acceptable.

Context of site, design and external spaces

- 8.4 The proposed form of the building as viewed from Kings Hedges Road is similar to that of the flats approved on the site in application reference 16/1157/FUL, although the present proposal does not feature a front dormer.
- 8.5 As with the previous consent, the front facade of the proposed two storey building will be similar in height and width to the existing property. It would be set back from the road with a front elevation that would be in line with the neighbouring properties. It is of contemporary design and detailing with large openings. The site is not within a conservation area and while most buildings within the wider context of Kings Hedges Road are semi-detached dwellings with hipped roofs, there is no distinctive character among these dwellings in terms of architectural style or detailing. The design approach proposed is therefore considered acceptable. The most notable difference between the existing and proposed buildings at the site, when viewed from the street scene, is that the existing roof is hipped, and the proposed two storey building would have a combination of a gable roof at the front and hipped and a lower gable roof at the rear.
- 8.6 While this roof arrangement is not typical within the vicinity of the site, there are some examples of gabled roofs aligned in this way, and the change in roof forms is considered to break up the bulk of the proposed development as it projects towards the rear of the site.
- 8.7 The bulk and scale of the proposed development is comparable to that of the neighbouring property at 6 Kings Hedges Road, which hosts a number of flats in a two-storey building. The

proposed two storey building would not project further into the rear of the site than the adjacent building and is of a similar footprint and scale.

- 8.8 The proposed unit at plot 4 would largely reflect the form and alignment of the main two storey building as viewed from Kings Hedges Road, albeit at a lower and subservient height. The location of an additional unit at the rear of the site behind the main building is considered to be acceptable within the context of the pattern of built form in the area, and officers note the presence of a detached flat in a very similar location at the rear of number 6 Kings Hedges Road which adjoins the site to the south.
- 8.9 The proposed units would be faced with render and brick, both of which are materials present in the street scene. A condition would be attached to any consent granted requiring details of materials to be submitted prior to development above slab level, to ensure they are appropriate and do not harm visual amenity. A condition would be also be added to any consent granted requiring details of hard and soft landscaping and the maintenance of landscaped areas in the interests of visual amenity.
- 8.10 Taking the above into account, the proposed development is considered to be of an appropriate scale and design and would not result in a significant adverse impact upon the character and appearance of the area or the significance, character or setting of the Golden Hind Building of Local Interest. The proposal is therefore compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 62.

Carbon reduction and sustainable design

- 8.11 The submitted Design and Access statement states that the energy strategy for the proposed development aligns with the fundamental principles required to meet the Building Regulations.
- 8.12 To ensure compliance with Cambridge Local Plan (2018) policies 28 and 30 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions will be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and

a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations.

Integrated water management and flood risk

- 8.13 Subject to the imposition of conditions requiring infiltration testing and submission of a surface water drainage strategy as requested by the Sustainable Drainage Officer, the proposed development is considered acceptable in terms of water management and flood risk, and is in accordance with Cambridge Local Plan (2018) policies 31 and 32.

Air quality, noise, vibration, and dust

- 8.14 The Council's Environmental Health Team have been consulted and have recommended conditions in relation to construction hours, collection during construction, piling and dust.
- 8.15 The Environmental Health team has advised that due to the volume of traffic using Kings Hedges Road, the bedrooms and living rooms on the ground and first floors on the Kings Hedges Road facade are unlikely to achieve recommended BS8233:2014 internal noise levels with windows open for ventilation.
- 8.16 One of these units (plot 2) has the option of openable windows on the quieter South-East elevation and can therefore ventilate without being exposed to traffic noise levels. This is not possible for the unit adjacent to 10 Kings Hedges Road (plot 1) which only has openable windows on the Kings Hedges Road elevation.
- 8.17 A ventilation system is therefore required to provide sufficient comfort ventilation for the occupants without the need to open windows. During warmer weather the ventilation system also needs to be able to cope with the need for increased ventilation. This necessitates an increase control for the occupier which may result in elevated noise levels, and so acoustic treatment of the extract system needs to be taken into consideration in these cases. As such a condition is recommended by Environmental Health to require details of an alternative ventilation scheme for Plot 1 and details of operating noise level of the alternative

ventilation. This will be added to any consent in the interests of residential amenity.

- 8.18 The proposed plans show Electric Vehicle charging points for both parking spaces. In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, a condition would be imposed on any consent granted requiring the provision of an EV charging point, as shown on the submitted plans and requested by Environmental Health.
- 8.19 Subject to the recommended conditions, the proposal is in accordance with Cambridge Local Plan (2018) policies 35 and 36.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.20 The proposed development would introduce additional built form at first floor level over a single storey element at the rear of the existing building. The height of the proposed building at this point would be approximately 6.5 metres
- 8.21 It is acknowledged that the proposed development would alter the outlook of the rearmost first floor flat at no.6 Kings Hedges Road, as the additional 1.5 storey form would be perceived from the north-west facing windows which serve the kitchen/living space of that flat. However the living space is open plan and is also served by a larger window which faces towards the rear boundary with an open outlook. The proposed building would be located to the north of the rear first floor flat. As such it is considered that the proposed development would not result in a significant loss of light or aspect, or a significant overbearing impact upon that flat.
- 8.22 The remaining first floor flats at number 6 would not experience any significant change in terms of light or outlook due to the presence of the existing two storey building.
- 8.23 Plot 4 would introduce additional built form at 1.5 storey height near to the rear boundary with properties on Lovell Road. There would be no windows facing towards those dwellings and due to the distance to the rear elevations of dwellings on Lovell Road,

(approximately 25 metres) it is considered there would not be a significant adverse impact upon those dwellings in terms of overlooking, overbearing or loss of light.

- 8.24 Plot 4 is located alongside a detached annex flat at no.6 Kings Hedges Road. There is one window in the side elevation of that flat which would face towards plot 4. However, this window serves a bathroom as opposed to a habitable room. As such it is not considered that the siting of plot 4 would result in a significant loss of light or enclosing impact upon the adjacent flat.
- 8.25 The detached annex flat at no.6 faces over a yard which provides cycle and bin storage and access to the annex flat and a first floor flat at the rear. This area does not contain any private amenity space and as such it is considered that the location of plot 4 would not result in a significant adverse impact upon the residents of no.6 in terms of overlooking or overbearing impact.
- 8.26 The site to the north, number 10-12 Kings Hedges Road, is a commercial building which fills the majority of its plot and so there would be no adverse impact to residential amenity.
- 8.27 The comments of the Local Highway Authority and third parties with regard to parking capacity on nearby streets are noted, however there are bus stops at Milton Road, Green End Road and Kings Hedges Road which are all within 220 metres of the site. The site is adjacent to a Neighbourhood Centre and is 7 minutes/1.7km cycle ride from Arbury Court District Centre. Taking into account the reduction in the number of units at the site, the size of the units, and the availability of public transport is it not considered that the proposed development would result in a significant increase in parking upon residential streets.
- 8.28 In the opinion of officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and is considered that it is compliant with Cambridge Local Plan (2018) policies 55 and 56.

Amenity for future occupiers of the site

- 8.29 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (ml)	Proposed size of unit	Difference in size
1	1	2	2	58	58.8	+0.8
2	1	2	2	58	59.7	+1.7
3	1	2	2	58	58	0
4	1	2	2	58	58	0

8.30 The proposed units would provide sufficient floorspace to meet the residential space standards set out in Policy 50.

8.31 Policy 50 also requires all new units to provide an area of directly accessible private amenity space of some form which can include glazed winter gardens or ground-level patios

8.32 Units 1 and 2 would be provided with the former; glazed winter gardens would be set within the front elevation of the proposed building, facing south west. Units 3 and 4 would have patios / courtyards which would be buffered by an area of planting between the two courtyards. The areas are considered to be of a size that reflects the scale of the units and to allow practical use by the residents for activities such as seating and drying of washing.

8.33 All windows that are proposed to be fitted with obscured glazing on the side elevation of plot 2 serve either non- habitable room (hallways) or are located in rooms that have a larger second window to provide an aspect. A condition would be attached to any consent to ensure that these windows are fitted with obscured glazing in the interests of preserving privacy for occupants of the proposed units and the adjacent first floor flats at no.6 Kings Hedges Road.

8.34 Subject to this condition, the proposed development is considered to provide an appropriate standard of residential amenity for future occupiers, and in this respect, it is compliant with Cambridge Local Plan (2018) policies 50 and 51.

Accessible Homes

8.35 The development has been assessed for compliance with Policy 51 in relation to all the new units. The Design and Access

Statement states the development will comply with the requirements of Part M4 (2) of the Building Regulations. A condition will be imposed upon any consent granted to secure this requirement in compliance with Policy 51 of the Cambridge Local Plan 2018.

Refuse Arrangements

- 8.36 Unit 4 would have 3x 240L bins as advised in the standards for individual dwellings. Units 1-3 would have communal provision of 6x 240L bins including 3 standard waste bins, 2 recycling bins and 1 compostable waste bin. This provision meets the standards advised for refuse storage set out within RECAR Waste Management Design Guide 2012. A bin collection point is provided close to the kerb.
- 8.37 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.38 The Local Highways Authority has been consulted and has no objections subject to conditions requiring maintenance of visibility splays, details of contractor parking, access drainage and construction deliveries. Subject to these conditions the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

- 8.39 Two car parking spaces would be provided at the front of the site, as is the case for the existing flats. For car parking outside of a controlled parking zone, Policy 82 Appendix L states there should be no more than a mean of 1.5 spaces per dwelling. The overall number of units at the site would be reduced from 6 to 4 and the proposed development complies with this maximum standard.
- 8.40 Cycle parking would be provided within covered stores at a ratio of 1 space per bedroom. No external elevations of the cycle store for plot 4 have been submitted however these can be provided by means of a planning condition. The proposal is therefore compliant with Cambridge Local Plan (2018) policy 82.

Trees

- 8.41 There is a large Silver birch tree within the rear garden of 1 Lovell Road which is subject to a Tree Preservation Order. The tree is located close to the rear/north eastern boundary of the application site, near to the proposed location of plot 4. While plot 4 is not immediately adjacent to the boundary it would fall within the RPA of the Birch tree.
- 8.42 It is proposed to construct the foundations for plot 4 on a micro pile and raised slab foundation. The application was amended with the submission of a revised Arboricultural survey and amended plans to move plot 4 further away from the tree, and to re locate its kitchen and bathrooms so services would not breach the RPA of the tree. Following this, the Council's Arboricultural Officer does not object to the proposals, subject to conditions requiring submission of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), a site visit to discuss the approved AMS, and compliance with the AMS. These conditions will be imposed on any consent in the interests of biodiversity and visual amenity, in accordance with Policies 57 and 71 of the Cambridge Local Plan 2018.

Biodiversity

- 8.43 The site is presently laid with hard standing at the front with the exception of a tree which is to be retained. The rear of the site contains 1 small tree and an area of grass. Officers consider that through the introduction of measures such as additional native planting at the front and rear, bird and bat boxes and hedgehog holes a modest net gain in biodiversity could be accomplished. A condition would be added to any consent granted to require submission of details for ecological enhancements in accordance with Policies 59 and 69 of the Cambridge Local Plan 2018 and paragraph 170 of the NPPF 2019.

Third Party Representations

- 8.44 Third party comments in relation to use of the side access and maintenance of the boundary are not planning matters and these issues should be addressed through other processes or legislation such as the Party Wall Act.

9.0 CONCLUSION

- 9.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place above ground level, other than demolition, until details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55 and 57)

4. 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)

5. 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)

6. In the event of the foundations for the proposed development requiring piling, prior to the development taking place, other than demolition, the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

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

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

7. 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.)

8. Prior to the commencement of development/construction, details of an alternative ventilation scheme for the habitable rooms on the Kings Hedges Road facade of the dwelling at plot 1 to negate / replace the need to open windows, in order to protect future occupiers from external traffic noise shall be submitted to and approved in writing by the local planning authority. The ventilation scheme shall source air from the rear of the development away from Kings Hedges Road. The ventilation scheme shall achieve at least 2 air changes per hour. Full details are also required of the operating noise level of the alternative ventilation system.

The scheme shall be installed before the use hereby permitted is commenced and shall be fully retained thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57 and 58).

9. The two pedestrian visibility splays of 2m x 2m shown on drawing number PL(21)01 Rev P2 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.

10. The paths and car parking spaces of the development hereby approved shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: For the safe and effective operation of the highway

11. All construction deliveries to the site and the removal of waste from the site shall take place between the hours of 09.30hrs - 15.30hrs only, seven days a week.

Reason: In the interests of highway safety

12. Prior to the commencement of any works on site a written statement of how contractor and sub-contractor parking will be managed and controlled for the demolition and construction phases of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Parking will be undertaken in accordance with the approved details.

Reason: In the interests of highway safety

13. No permanent connection to the electricity distribution network shall be undertaken until at least one active electric vehicle charge point has been designed and installed with a minimum power rating output of 7kW to serve at least one of the approved allocated parking spaces for the proposed residential units. The approved scheme shall be fully installed before the development is occupied and retained as such.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality (Cambridge Local Plan 2018 policies 36 and 82 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

14. Prior to commencement of development and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (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.

15. Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A record of this meeting shall be provided to the Council for approval.

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.

16. 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.

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

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

18. No development shall commence until infiltration testing has been undertaken in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority.

Reason To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties in accordance with Cambridge Local Plan (2018) policies 31 and 32.

19. 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 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, details of 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) Full details of the maintenance/adoption of the surface water drainage system;

h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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

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 in accordance with Cambridge Local Plan (2018) policies 31 and 32.

20. 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 buildings 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 in accordance with Cambridge Local Plan (2018) policies 31 and 32. and requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

21. No development above slab level shall commence until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 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; and
 - 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 a maintenance schedule; and
- d. Details of any mitigation measures required to maintain amenity and prevent nuisance

There shall be no occupation of the development until the carbon reduction measures have been implemented in accordance with the approved details. 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 and Greater Cambridge Sustainable Design and Construction SPD 2020).

- 22. No dwelling 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).

23. No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure including provision for gaps in fencing for hedgehogs; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

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

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)

25. No development above ground level shall commence until a biodiversity enhancement scheme has been submitted to and approved in writing by the Local Authority detailing the proposed specification, number and locations of internal and / or external bird and / or bat boxes on the new buildings and any other measures to demonstrate that there will be a net biodiversity gain on the site of at least 10%. The installation of the boxes and biodiversity enhancements as agreed shall be carried out prior to the occupation of the development and subsequently maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To provide ecological enhancements for protected species on the site (Cambridge Local Plan 2018 policies 59 and 69, NPPF 2019 para.170).

26. Notwithstanding the approved plans, the flats hereby permitted 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 policy 51).

27. Prior to the occupation of the development, hereby permitted, the windows identified as having obscured glass on the approved plan PL(21)02 Rev P1 shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: In the interests of residential amenity (Cambridge Local Plan 2018 policies 55, 57 and 58).

If a construction dust assessment and management plan is required reference and regard shall be given to various national and industry best practical technical guidance such as:

o Cambridge Sustainable Design and Construction Supplementary Planning Document, (Adopted January 2020)' <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd>

- 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).

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

granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.