

Application Number	21/00659/FUL	Agenda Item	
Date Received	12th February 2021	Officer	Ganesh Gnanamoorthy
Target Date	14th May 2021		
Ward	East Chesterton		
Site	71 - 73 Fen Road Cambridge CB4 1UN		
Proposal	Demolition of the existing development and erection of 12no. dwellings together with access, car parking, bin and bike stores, landscaping and associated infrastructure.		
Applicant	C/O Carter Jonas One Station Square Cambridge		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would significantly increase the amount of affordable housing to help meet demand within the city; - The proposed development would provide a high-quality residential development that would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development is of a high quality and responds appropriately to the surrounding built form; - The proposed development meets high standards of sustainability with Passivhaus standards, MVHR, EV charging points, electrically based low carbon heating solution with air source heat pumps, solar panels, and sustainable urban drainage.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

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. One of the original goals of the partnership was to deliver 500 net new council rented homes across the City 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.
- 0.2 The partnership has received permission for a total of 954 homes, with 614 being Council rented. Of the 954 homes that have received permission, 851 have either been completed, occupied or are under construction on site.
- 0.3 Having met the original aim stated above, the partnership has decided to extend the drive to build more housing.

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. The site is located on the northern aspect of Fen Road.
- 1.2 The site hosts two single storey buildings with large footprints, although these are unoccupied at present and boarded up. Two smaller buildings are present on site also. The site was last used as a care facility.
- 1.3 The red line site takes in a small area of the open space to the north-west of the site (known as Five Trees) as the proposal includes alterations to the existing access between Fen Road and this space which currently runs along the north-eastern boundary of the site.
- 1.4 The property is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.
- 1.5 The site is primarily residential in character, with the River Cam running broadly parallel to the south of this part of Fen Road.

2.0 THE PROPOSAL

- 2.1 This application proposes the demolition of the existing buildings and erection of 12no. dwellings together with access, car parking, bin and bike stores, landscaping and associated infrastructure.
- 2.2 The proposal includes 4x two storey buildings, each housing between two and four dwellings. The dwellings would all be two storey and constructed of brickwork. The buildings would run broadly north-west to south-east through the site, with two buildings either side of an access road which would be, in parts, a shared surface. The access road would also provide a replacement pedestrian access from Fen Road through to Five Trees.
- 2.3 The proposal includes the provision of 8x 2-bedroom houses, 3x 3-bedroom dwellings and 1x 4-bedroom dwelling. Two of the dwellings (1x 3-bedroom and 1x 4-bedroom) would be suitable for occupation by wheelchair users.
- 2.4 A total of eleven car parking spaces are proposed, including a disabled access bay for each of the wheelchair user dwellings.
- 2.5 All properties would have private gardens with refuse and cycle stores contained within.
- 2.6 The scheme has been through an extensive pre-application process with officers, and the design of buildings, layout and open spaces has evolved.
- 2.7 In addition to the relevant plans and application form, the application is accompanied by the following supporting information:
- Preliminary Ecological Appraisal;
 - Design and Access Statement;
 - Flood Risk and Drainage Strategy Report;
 - Tier 1 Contamination Risk Assessment;
 - Topographical Survey
 - Planning Statement;
 - Electric Vehicle Charging Plan;
 - Dust Management Plan;
 - Transport Appraisal;

- Tree Survey and Arboricultural Impact Assessment, and associated Drawing;
- Traffic Management Plan;
- Demolition and Construction Noise Assessment
- Sustainability Report;
- Carbon Reduction and Energy Statement
- Illustrative Landscape Masterplan;
- Overheating Report;
- Tier 2 Geo-Environmental Report;

3.0 SITE HISTORY

3.1 The most relevant applications are as follows:

- Outline permission refused 14 June 1989 for residential development. Ref C/89/0091
- Outline permission granted 10 April 1991 for the erection of two houses and two bungalows to vacant sites. Ref C/90/1116
- Reserved Matters permission granted 20 November 1991 for the erection of two bungalows for the disabled. Ref C/91/0860
- Permission granted 24 March 1999 for the erection of single storey extension at rear to provide 2 additional bedrooms and a sleeping room. Erection of a conservatory on south west side. Ref C/99/0052
- Permission granted 10 June 1999 for the erection of single storey extension at rear and a conservatory on the south-west side (amendment to application above). Ref C/99/0317

4.0 PUBLICITY

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

4.2 The Case Officer was informed by a resident that a site notice that had been erected was not in situ, and so a replacement notice was erected, starting the twenty-one day consultation period afresh.

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 28, 29, 31, 32, 33, 34, 35, 36, 45, 50, 51, 52, 55, 56, 57, 59, 67, 68, 70, 71, 73, 74, 75, 80, 81, 82, 85

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

Central Government Guidance	National Planning Policy Framework February National Planning Policy Framework – Planning Practice Guidance Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction SPD 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 Public Art SPD

	<u>Area Guidelines</u>
	None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The Highways Officer had initially raised concerns regarding the width of the access road. This was due to an error on some of the submitted drawings.
- 6.2 Amended plans were submitted and the Highways Officer has confirmed that these overcome his original concerns. Conditions have been recommended and these all feature at the end of this report.

Urban Design Officer

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

Sustainability Officer

- 6.4 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions regarding Passivhaus certification, and water efficiency. These have been recommended accordingly.

Landscape Officer

- 6.5 The Council's Landscape Officer has commented in support of the proposal, subject to the imposition of a condition to secure further details of hard and soft landscaping proposals.

Refuse Officer

- 6.6 The Council's Refuse Officer had originally raised concerns over the proposal although has subsequently withdrawn their objection after further explanation from the applicant.

Tree Officer

- 6.7 The Council's Tree Officer has been consulted on the proposal, and no objections have been raised subject to the imposition of conditions.

Drainage Officer

- 6.8 The Council's Drainage Officer had originally requested more information be provided to allow for a full assessment of the scheme.
- 6.9 The requested information has been provided and the Officer has confirmed that the information provided is now adequate, and the proposal is acceptable subject to the imposition of conditions.

Local Lead Flood Authority

- 6.10 The Local Lead Flood Authority have been consulted on the proposal and an objection has been raised due to a lack of information regarding finished floor levels, pollution control, and infiltration testing.
- 6.11 This information was subsequently provided and the Officer has confirmed that they are happy to remove their objection subject to the imposition of conditions.

Environmental Health Officer

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

Environment Agency

- 6.13 The Environment Agency have raised no objection to the proposal.

Ecology Officer

6.14 The Council's Nature Conservation Officer has commented on the proposal and indicated that an after dark bat survey would be required to be undertaken prior to the application being determined.

6.15 This survey was subsequently undertaken and submitted for the Nature Conservation Officer's scrutiny. The survey found no evidence of bats on the survey date, and found that two of the four buildings on the site had 'low' roosting potential whilst the other two had even smaller potential. The Officer has confirmed that he is content with the findings of the document.

Public Art Officer

6.16 No comment received.

Fire and Rescue

6.17 No comment received.

Anglian Water

6.18 No objection raised.

Designing Out Crime Officer

6.19 The Officer has raised no objection to the proposal.

Cambridge Airport

6.20 No objection raised

7.0 REPRESENTATIONS

7.1 Letters have been sent to the owners/occupiers of nearby properties informing them of the proposed development. In addition, site notices were erected around the site.

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

Road Name	Property Number
Fen Road	26, 34, 69
Cheney Way	5, 9, 19, 21, 27
Lents Way	26
Brookside	1

7.3 The representations can be summarised as follows:

Concern	Officer Response
Poor public transport links, and unlikely use of train by Council tenants	8.48
Overlooking/loss of privacy	8.21-8.22, 8.26
Increased noise from future occupiers	8.25
Increased traffic	8.41
Shared roadway would be unsafe	8.41-8.42
Insufficient regular parking provision and no disabled parking	2.4, 8.45-8.48, 8.55
Loss of existing path to rear of properties on Cheney Way	8.11-8.12
Fen Road not appropriate for Motability scooters	8.86
Historic agreement regarding non-development of the site for residential purposes other than bungalows	8.87
Possible future building on Fiveways as precedent will have been set	8.88
Wildlife impacts	8.67-8.69
No disabled user dwellings	2.3, 8.34
Loss of greenery and trees/hedges	8.60-8.66, 8.71
Overdevelopment	8.20
Change to character	8.7-8.10, 8.19
Overshadowing	8.21-8.23, 8.26
20% net biodiversity gain is	8.69-8.71

unambitious	
Impact of proposed trees on existing properties	8.65
Impact on Chisholm Trail route	8.89
Proximity of bin and bike stores to existing residential properties	8.15, 8.37-8.39, 8.53

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. Flood risk
5. Refuse arrangements
6. Highway safety
7. Car and cycle parking
8. Drainage
9. Trees and ecology
10. Energy and Sustainability
11. Affordable housing
12. Public art
13. S106 contributions
14. Third party representations

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally. The proposal is for a residential development within a predominantly residential area, and on a site which already houses buildings that were built for the purpose of residential development.

- 8.3 It is noted that the site was most recently used as a care facility, although planning permission has never been granted for this use. A search of the Care Quality Commission website, and other online sources, has failed to provide concrete evidence of when the care use started, and the only records that have been located confirms the use for a period of less than ten years.
- 8.4 The most recent planning permissions provided outline planning permission for two bungalows on this site (C/90/1116) and reserved matters permission for two bungalows for disabled users. Officers have negotiated with the applicant that two dwellings suitable for disabled users should be provided as part of this scheme.
- 8.5 With the above in mind, it is officers' opinion that the lawful planning use of the site is residential, and the proposal does not seek to change this. It is open to the applicants if they so wished to demonstrate this categorically through the submission of a certificate of lawful development, however, officers do not consider this to be necessary for the purposes of determining this proposal.
- 8.6 The principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met.

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

- 8.7 The site sits within a predominantly residential area with two storey, pitched roofed, dwellings being the most common built form. There are also a number of chalet bungalows in the immediate vicinity, most notably on the southern aspect of Fen Road. Brick is the prevailing material of construction in the properties nearby.
- 8.8 The proposed development has been laid out in the form of four small blocks, each of two storeys in height, which would ensure that the massing is sympathetic to the character of the existing area. Indeed, the northern aspect of this part of Fen Road is typified by housing of the same form.

- 8.9 The properties would have pitched roofs and would be constructed of brick – further ensuring a coherent response to the existing character.
- 8.10 The properties would sit perpendicular to the properties fronting Fen Road. This mews-type style of development would be read from the streetscene in a similar way as other roads that run perpendicular to Fen Road - that is, a road with properties on either side.
- 8.11 The proposal would result in the loss of an existing pedestrian pathway that runs north-west to south-east from Fen Road to Fiveways. This pathway is relatively narrow and is bound on either side by timber close boarded fences that form the rear boundaries of properties on Cheney Way and the flank boundary of the application site. The proposal would re-provide the link from Fen Road to Fiveways through the access road of the development site. This is considered to provide an improved situation to the existing – in terms of width and openness as well as surveillance and user experience.
- 8.12 It is understood that some concern exists from residents of Cheney Way who would like to have access to the rear of their properties retained from the public footpath. There are no gates leading into properties from this pathway although residents have stated they sometimes get large/bulky items through by lifting up the fence panels. This concern is understood, although there is no right of access in the manner described above, and as such there is no planning reason to insist upon the path being retained in its current location. Indeed, doing so would result in the loss of garden space for some of the new houses proposed which would be detrimental to the quality and success of the overall scheme, as well as future occupiers.
- 8.13 The buildings have been designed to meet Passivhaus standards, and as such, the building form is somewhat simplistic, although this is not alien in the existing surrounds. Officers consider that the construction materials are of paramount importance and a condition to secure detail and sample of these have been suggested.
- 8.14 The scheme has been laid out in a logical manner with the street layout providing easy access to all properties, whilst being kept to a minimum to ensure that the development would

not feel car dominated. The location of the residential parking is suitably distributed through the site which further reduces any sense of the development being car-led.

- 8.15 Each house would have their own refuse stores which helps to reduce visual clutter within the streetscene.
- 8.16 Each property would benefit from a private garden, and it is considered that the quantum and quality of open space proposed is of a sufficient scale for the development proposed.
- 8.17 The Council's Urban Design Officer has been involved in pre-application discussions on this proposal and the scheme has evolved with her input. The Officer has confirmed support for the scheme subject to the conditions discussed above.
- 8.18 The Council's Landscape Officer has been consulted on the proposal and they have confirmed that the scheme is satisfactory subject to the imposition of a condition securing detailed hard and soft landscaping plans.
- 8.19 It is considered that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. 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

- 8.20 The development has been designed with the context of neighbouring properties in mind and has a similar urban grain to the surrounding area. The proposed buildings would have minimum separation distances from properties on Cheney Way of 23.00m and 10.60m from the flank boundary of 69 Fen Road, with the distance to the nearest window approximately 12.0m away. The buildings have been positioned so that the shorter views are more oblique (69 Fen Road is perpendicular to the nearest dwellings proposed) whilst the properties on Fen Way have a significant 'breathing space' from the proposed dwellings – 23m not being uncommon for back to back distances for two storey properties.

- 8.21 The distances between the existing properties and Cheney Way mean that the proposed dwellings would not cause any significant loss of privacy by way of overlooking, nor would there be a significant adverse impact to sunlight or daylight receipt. The rear garden of 69 Fen Road would have a dwelling facing towards their flank boundary (and garden beyond) some 10.60m away and this is, again, not an uncommon arrangement. It is also worthy of note that there is a large tree existing within the application site which would provide some additional privacy to occupiers using the garden space whilst sunlight and daylight receipt would not be significantly adversely impacted upon.
- 8.22 The distance to all other properties is greater than the relationships described above and are therefore considered acceptable.
- 8.23 Post application submission, the Urban Design Officer had requested a study to be undertaken to look at the impact of the proposal on existing properties. This was provided in an amended Design and Access Statement, and this demonstrated that any increase in overshadowing – at various times of the year – would be minimal.
- 8.24 It is acknowledged that the views experienced from some existing properties would be altered by the proposed development. However, it is not considered that the proposal, which respects the height and massing of the established urban grain in the vicinity, would be unduly visually dominant or overbearing to existing occupiers. The separation distances between properties further cements this comfortable relationship.
- 8.25 Concerns have been raised through representations about the noise generated by future occupiers. An increase in noise from any new development of this nature is to be expected although it is not appropriate for Officers to assume that the level of noise would be unacceptable, or unduly loud, and could not substantiate a reason for refusal on these grounds.
- 8.26 Officers have assessed the potential impact on the residential amenity of the surrounding occupiers in terms of sunlight, daylight, overlooking, overbearing sense of enclosure and overshadowing, and are satisfied that the proposal, due to its

siting, layout and distance from existing dwellings and boundaries, would not have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Wider area

8.27 As with any development of this nature, there could be some adverse impact during the construction phase – including noise, dust and disturbance. The Environmental Health Team have recommended various construction related conditions in order to protect the residential amenity of occupiers of properties in the wider area during construction. These include, but are not limited to, noise during construction and construction hours. Officers have no reason to deviate from the advice given and have recommended these conditions accordingly.

8.28 Officers consider that the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and consider that it is compliant with Cambridge Local Plan (2018) policies 35, 55 and 56.

Amenity for future occupiers of the site

8.29 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, or exceed, these standards. The table below sets out the standard of accommodation provided against the minimum requirements.

House Type	Min Requirement	Min proposed
2bed, 4person	79	80
3bed, 5person	93	93
4bed, 6person	106	121

8.30 In this regard, Officers consider that all the new homes proposed would provide a high-quality internal living environment for the future occupants.

8.31 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.

- 8.32 All of the proposed dwellings benefit from a private garden. These are considered to be of an appropriate size, and conveniently located, for the dwellings provided.
- 8.33 It is considered that the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and, in this respect, it is compliant with Cambridge Local Plan (2018) policy 50.
- 8.34 The development has been assessed for compliance with Policy 51 and all dwellings comply with the requirements of Part M4 (2) of the Building Regulations. In addition, two dwellings would be suitable for wheelchair users, which is more than the required 5% of all units have been designed to M4 (3), indicating that they are suitable for wheelchair users. In order to ensure the units are provided to these standards, a condition has been recommended to secure these requirements.
- 8.35 The proposal has been designed to be energy efficient, and as such would help to ensure fuel bills for future residents are kept to a minimum.
- 8.36 Subject to the imposition of a condition as suggested in the previous paragraph, Officers are content that the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.37 The proposed refuse storage arrangements are shown to be of a logical layout, with each house having a refuse store in their back gardens which would be presented at a designated collection point on collection day. The applicant has provided calculations of storage provision and these demonstrate that the quantum of provision is in accordance with the required levels. The applicant has provided detailed tracking plans demonstrating how refuse vehicles would be able to negotiate the development safely when collecting refuse and recycling.
- 8.38 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.
- 8.39 Representations have raised concerns regarding the locations of proposed bin stores to property boundaries. No bin stores are proposed close to adjoining property windows and in a

convenient location that allows for use of the garden and good accessibility of the bins. Officers consider this arrangement to be acceptable. It is also worthy of note that planning can not ultimately control where people choose to leave their bins in any event and as such a reason for refusal on these grounds could not be substantiated.

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

Highway Safety

8.41 Concerns have been raised about the safety of the road layout with shared surfaces creating possible conflicts between different users as well as from increased traffic created by the development. This arrangement is not unfamiliar within Cambridge, and the use of shared surfaces assists with addressing the hierarchy of cars, cycles and pedestrians. The development proposed is relatively small in nature and the numbers of vehicle movements are not likely to be so significant that any significant conflict would be likely to occur. Any such conflict would not be noticeably different to pedestrians crossing roads.

8.42 The application has been supported by plans demonstrating how the development would be accessed and egressed. This includes swept path analysis which demonstrate that refuse trucks can operate safely within the site. The Highway Authority has been consulted as part of the application and no objections exist. They have suggested that conditions be attached in the event of permission being granted and these feature at the end of this report.

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

Car and Cycle Parking

8.44 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

- 8.45 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.
- 8.46 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:
- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)
 - No less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)
- 8.47 The proposal affords 11 car parking spaces for the 12 properties proposed. This equates to 0.92 spaces per residential dwelling. The two M4(3) dwellings would have wheelchair accessible parking spaces within their curtilage, and two other dwellings would also have parking within their curtilage. The remaining seven spaces would be allocated in accordance with residents' needs.
- 8.48 Representations have raised concerns about the quantum of parking proposed, and whether it is sufficient. The representations have challenged the applicant's view that the site is a relatively sustainable one with bus stops and a train station in close proximity. The representation pointed out the infrequency of the bus service which is acknowledged by Officers. The representation accepts that the train service is much more frequent although challenges whether council housing tenants would be likely to use the train. This is not a view that appears to be supported by evidence, and is not supported by Officers.
- 8.49 The proposal includes provision of active charging points for 6 of the 11 car parking spaces (54.5%), and the remaining spaces are proposed to have infrastructure put in place to allow for future connectivity for electric charging.
- 8.50 The Council's Environmental Health Officer has requested that there should be a provision of 50% active electric vehicle charge points and the proposal complies with this.

Cycle Parking

- 8.51 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.
- 8.52 The standards set out that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms, and 3 spaces should be provided for dwellings with 4 bedrooms. The development is required to provide 28 cycle parking spaces.
- 8.53 The proposal provides 28 cycle parking spaces – which are provided in the gardens of each property. The location of these are considered to be easily accessible whilst allowing for enjoyment of the garden. Six additional spaces are provided in the external areas for visitors.
- 8.54 All dwellings are compliant with the required standards outlined above.
- 8.55 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

- 8.56 The application has been supported by a Flood Risk and Drainage strategy.
- 8.57 The Council's Drainage Officer and the Local Lead Flood Authority (LLFA) have been consulted on the proposal and concerns were originally raised regarding level of information provided. More information was requested regarding finished floor levels, pollution control, and infiltration testing.
- 8.58 Both consultees have confirmed that the information is acceptable subject to the imposition of conditions which have been added to this report.
- 8.59 It is considered, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.60 The application was accompanied by a tree survey, arboricultural impact assessment and tree protection plan.
- 8.61 Policy 71 of the Local Plan requires proposals to 'preserve, protect, and enhance' existing trees and hedges that have amenity value as perceived from the public realm.
- 8.62 The report identifies a number of trees and hedges falling in A, B, C and U categories that are likely to be impacted by the proposal. The proposal will retain all of the A and B category trees whilst the majority of the C and U category trees in the middle of the site are to be removed.
- 8.63 The proposal involves new tree planting which would create a tree lined 'avenue' from Fen Road to Five Trees. Further details of the tree planting would be secured through the landscape condition detailed earlier in this report.
- 8.64 The Council's Tree Officer has been consulted on the proposal and has raised no objection subject to the imposition of conditions.
- 8.65 Concerns have been raised around new tree planting and the impact this would have on existing properties with respect to light receipt for the dwellings and also the likely increased competition for water that the trees would provide. Officers understand these concerns and the details of any trees to be planted would need to be submitted to the Local Planning Authority as part of the hard and soft landscaping condition. The Council's Landscape Officers would be consulted on such a submission and would seek to ensure that any future trees would be appropriate to their proposed location.
- 8.66 Subject to the conditions recommended, Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.67 Representations have raised concerns regarding the impact of the development on wildlife. A preliminary Ecological Appraisal was submitted as part of the application and this concludes that the site does not fall under any wildlife designations. The report found that there could be a low chance of roosting bats on site, and recommended a further study be undertaken.
- 8.68 The Ecology officer has been consulted as part of the application, and after further information in the form of a night time bat survey, was submitted, has confirmed that there are no objections to the proposal.
- 8.69 The proposal would retain a number of important trees and hedges, whilst also introducing new landscaping, bird/bat boxes and fencing that would allow for hedgehog dispersal.
- 8.70 An objector has stated that the 20% net biodiversity gain aimed for by the applicant is 'unambitious', and wishes for a higher threshold to be insisted upon for this site. Officers do not consider it appropriate to insist on any standard that is above and beyond what planning policy sets out (Policy 57 (h) states that development will be supported where it "includes an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment"), and a reason for refusal on these grounds could not be warranted. The applicant has provided metric calculations that demonstrate a likely net gain in biodiversity of approximately 30%.
- 8.71 The proposal would be in accordance with Policies 57 and 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

- 8.72 The proposed development includes a series of renewable energy and sustainability measures to reduce carbon emissions and to save energy in accordance with Policy 28. These include the following:
- Passivhaus standard housing
 - Sustainable urban drainage integrated into hard landscaping including permeable paving
 - Air Source Heat Pumps

- Mechanical Ventilation with Heat Recovery (MVHR) for all properties
- Electric vehicle charging points – provision made for both residents and the public car park
- Photovoltaic (PV) panels on the roofs of houses and apartments.

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

8.74 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to Passivhaus certification and water efficiency.

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

Affordable Housing

8.76 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings, and 25% for schemes with 11-14 dwellings.

8.77 The proposed development is for a scheme of 12 dwellings and so is required to provide 25% affordable housing provision. However, all 12 dwellings are proposed for affordable housing – as social rented accommodation. This equates to 100% of the total number of dwellings.

8.78 Whilst Policy 45 requires a mix of intermediate and affordable rented housing, the development would deliver Council rented housing only. There is a very significant and un-met need for Council rented housing and the Council has identified that the significant levels of affordable rented need might otherwise go unmet without its own direct intervention. It is considered that the proposed tenure of affordable housing is justified in this case, especially in light of the 100% affordable housing provision.

Public Art

- 8.79 Policy 56 seeks to ensure public art is embedded within new developments.
- 8.80 The applicant has provided a statement in their Planning Statement which explains that no public art provision is proposed for this site. The justification for this is the cost of providing Passivhaus standard housing, along with the other benefits afforded by the proposal – such as 100% affordable housing, two wheelchair habitable homes, EV charging points as well as an improved public route from Fen Road to Five Trees.
- 8.81 Officers are required to weigh up the benefits of a proposal against the negative aspects. In this instance, Officers acknowledge the conflict with policy 56 but consider that the wider public benefits of the proposal significantly outweigh the non-provision of public art.

S106 Contributions

- 8.82 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.
- 8.83 In bringing forward these recommendations in relation to the Planning Obligation for this development Officers have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. The Heads of Terms are summarised below. Financial contributions would be calculated using formulae

based on the final housing mix agreed through reserved matters.

Heads of Terms	Summary
City Council Infrastructure	
Affordable housing	100% provision on site.

8.84 Subject to the completion of a S106 planning obligation to secure the above 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

8.85 Some of the matters raised in the representations have been addressed in this report already. Other issues are addressed in this section.

8.86 Concerns have been raised about the suitability of Fen Road for motorised scooter users. The rationale for this concern is not clear to officers although it is assumed this is questioning the provision of wheelchair accessible dwellings being provided in this location. The current condition of Fen Road, which Officers are not offering comment on, is not considered to be an appropriate reason to not provide wheel chair accessible units in the development. Conversely, it would not be appropriate to expect the applicant to make alterations to the public highway.

8.87 Representations have made mention of an historic agreement regarding non-development of the site for residential purposes other than bungalows. It is not clear who this alleged agreement was made between, or when it was made, but there is nothing in planning law, nationally or at a local level, restricting the development of this land. If there was a covenant on the land restricting such development this would fall outside of the remit of planning.

8.88 Concerns have been raised regarding this development, if permitted, setting a precedent for future development of Five Trees, particularly in light of the location of the access road. Officers wish to make clear that each planning application is assessed on its own merits, and this scheme cannot be refused

because of what may or may not be applied for at some point in the future. If any scheme were to come forward for the Five Trees area in the future this would be assessed against the planning policies of that time and determined accordingly, but the granting of an application on this site does not make future development on the adjoining site more, or less, acceptable.

- 8.89 Concerns have been raised about the impact of the development on the proposed Chisholm Trail route. The proposed route would come north from the River Cam between 34 and 46 Fen Road and then turn right, which would be to the east of the access to the site. The proposal does not interfere with this arrangement, and while there would be a new access near the route of the Chisholm Trail it is not considered to provide an unacceptable conflict between users. Indeed, the application actively supports the use of cycles through the provision of 34 cycle parking spaces throughout the site, and residents would have convenient access to the Chisholm Trail.

9.0 CONCLUSION

- 9.1 The proposal is for the comprehensive redevelopment of the site involving the erection of 12 dwellings (100% for Council rent).
- 9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission. Nevertheless, the scheme has been amended post submission to address issues that were not satisfactorily resolved at the pre-application stage.
- 9.3 The proposal has been guided by the National Planning Policy Framework (NPPF) and Cambridge Local Plan (2018) which are material considerations.
- 9.4 The application has been considered against the relevant policies, and upon assessment, it is considered that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE PLANNING PERMISSION subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.83 of this report, and (2) the following conditions:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

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

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

3. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include all brick types, roof tiles, window and door details, and rainwater goods. Development shall 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 brickwork above ground level shall be laid until a sample panel 1.5 x 1.5m has been prepared on site detailing the choice of brick, bond, coursing, mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with 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).

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

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

6. No laying of services, creation of permanent surfaces or erection of any building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Flood Risk & Drainage Strategy Report prepared by Walker Associates Consulting Ltd (ref: 7425) dated 12 May 2021 and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage and disposal elements, including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system and attenuation measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Site Investigation and test results to confirm location of testing and infiltration rates as well as finished levels showing the clearance to measured groundwater;
- e) 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;

f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non_statutory technical standards for sustainable drainage systems;

g) Full details of the maintenance/adoption of the surface water drainage system;

h) In the event that infiltration is not feasible, permissions to connect to a receiving watercourse or sewer;

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

7. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

8. No development above ground level shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments, incorporating a method of dispersal for hedgehogs, to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

9. Prior to the commencement of above ground works, with the exception of demolition, a scheme for ecological enhancement (minimum 20%) including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

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

10. Prior to first occupation, the manoeuvring and parking areas for the dwelling in question shall be provided as shown on the drawings hereby approved and retained free of obstruction.

Reason: In the interests of highway safety and to ensure an adequate level of parking provision is retained (Cambridge Local Plan 2018, Policies 81 and 82).

11. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

12. There shall be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

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

13. 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)

14. Implementation of remediation: Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 17 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

15. Completion Report: Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority.
 - (a) A completion report demonstrating that the approved remediation scheme as required by condition 17 and implemented under condition 14 has been undertaken and that the land has been remediated to a standard appropriate for the end use.
 - (b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to

prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

16. Material Management Plan:

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

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

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

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

17. Submission of Detailed Remediation Strategy

Prior to the commencement of the development (or phase of) a detailed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The remediation strategy must detail the works required in order to render harmless the contamination identified in the Tier 2 Geoenvironmental Assessment (by MLM, ref: 66201918-MLM-ZZ-XX-RP-J-0002, rev C02, status S2, dated 10th February 2021) given the proposed end use of the site and the surrounding environment, including any controlled waters.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

18. Unexpected Contamination (In the place of standard condition CE13C)

If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

19. No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

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

20. Demolition and construction shall be carried out fully in accordance with the methodology, proposed mitigation and monitoring as specified within the following documents:

1. Create Consulting Engineers Ltd "demolition & construction noise impact assessment - revision A" dated 27th January 2021 (reference: SW/CS/P21-2216/01 Rev A).
2. Create Consulting Engineers Ltd "dust management plan - revision B" dated 29th January 2021 (reference: NP/CS/P21-2216/02 Rev B).

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

21. Artificial Lighting

Prior to the installation of any artificial lighting, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20 (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 the adjoining properties.
(Cambridge Local Plan 2018 policy 35).

22. Prior to first occupation of the development, the proposed Electric Vehicle charging points shall be operational and in accordance with drawing FR-EV01.

The EV charging points shall be retained as such thereafter.

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

23. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the 71-73 Fen Road Sustainability Report, Pollard Thomas Edwards, February 2021 (Rev C01). Prior to occupation, or as soon as practicable after occupation, evidence of Passivhaus certification shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions

and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020)

24. Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification set out in the 71-73 Fen Road Sustainability Report, Pollard Thomas Edwards, February 2021 (Rev C01) , which sets out the measures to be implemented to achieve no more than 100 litres/person/day. The development shall only be used or occupied in accordance with the agreed details, and any amendments to the specification shall first be submitted to and approved in writing by the local planning authority.

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).

25. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance plan in perpetuity).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

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

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

27. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, cctv installations and water features); proposed (these need to be coordinated with the landscape plans prior to be being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- b) 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; The scheme must be developed and delivered in line with the Landscape Institute's current guidance on plant biosecurity (Biosecurity Toolkit);
- c) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.
- d) If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
- e) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity. (Cambridge Local Plan 2018 policies 55, 57, 59 and 69)

28. 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

29. 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 and to discuss details of the approved AMS. A record of the meeting will be forwarded to the LPA Tt officer 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.

30. 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.

31. 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: Trees

32. No building hereby permitted shall be occupied until foul water drainage works have been detailed 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.

INFORMATIVES

1. The details required to discharge the submission of materials condition above should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.
2. To satisfy the Noise Insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This

requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

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

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

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

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

3. Infiltration rates should be worked out in accordance with BRE 365. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.
4. 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.

5. Fire service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations.