

Application Number	21/00383/FUL	Agenda Item	
Date Received	28th January 2021	Officer	Mary Collins
Target Date	22nd April 2021		
Ward	Queen Ediths		
Site	5 Luard Close Cambridge		
Proposal	Demolition of existing house and garage and erection of 5-bedroom house with integral garage and new crossover with dropped kerb.		
Applicant	Mr Les Whitfield 5 Luard Close Cambridge		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development would respect the character and appearance of the surrounding area. - The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers. - The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is situated on the southern side of Luard Close and is currently occupied by a detached dwelling which is set back from the road frontage behind a garden and benefits from a large garden to the rear. To the rear of the property are the school grounds of The Perse Upper School.
- 1.2 Opposite the application site are the rear gardens to properties in Luard Road.

The land at Luard Close was occupied by the buildings associated with Trinity Farm until the late 1930s and remained undeveloped until the 7 detached properties on Luard Close were constructed in the early 1960's.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the demolition of the existing house and garage and erection of 5-bedroom house with integral garage and new crossover with dropped kerb.
- 2.2 The principal elevation of the replacement dwelling would have twin two storey gables with one having a two story bay window, with the other having a smaller bay at first floor with an integral garage below. The central section of the proposed dwelling would have a hipped roof, with a central hipped roof section. The entrance to the house is under a porch roof with a gallery space over and feature window.
- 2.3 The rear elevation would also have twin gables as well as a double height glazed section. To the rear roof slope is a dormer window. Also, to the rear is a single storey, flat roofed family room. To the sides of the proposed dwelling are flat roofed single storey elements.
- 2.4 The new dwelling would have a Spanish slate roof, grey/ black aluminium windows and areas of cladding, hardwood doors, and a brick finish in Terca Smeed Dean London Stock.
- 2.5 Most existing hedging and trees are to be retained on the site, with only two small trees removed to allow for the new crossover on the left of the plot.
- 2.6 Bin and recycling storage areas are included to the utility side of the house adjacent to the rear patio area. Bikes would also be stored there.
- 2.7 The application is accompanied by the following supporting information:
 1. Design Statement
 2. Drawings

3.0 SITE HISTORY

None

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 28 31 32 33 35 36 50 51 55 56 57 59 81 82

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

Central Government Guidance	National Planning Policy Framework 2019 National Planning Practice Guidance 2019 Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A) Technical housing standards – nationally described space standard – published by Department of Communities and Local Government March 2015 (material consideration) Cambridge City Council (May 2007) – Sustainable Design and Construction
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	<p>Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (March 2001).</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Strategic Flood Risk Assessment (2005)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p>
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CONSULTATIONS

Cambridgeshire County Council (Highways Development Control)

6.1 No objection subject to conditions:

- No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority.
- Pedestrian visibility splays
- Driveway falls and levels
- Driveway bound material

Environmental Health

6.2 In the interests of amenity, recommend the standard construction/demolition hours condition. The piling condition is recommended in the event the ground works require piling. An unexpected contamination condition is also recommended.

Sustainable Drainage Engineer

6.3 The proposals have not indicated a surface water drainage strategy however, as this is a minor development and there are no surface water flood risk issues, it would be acceptable to obtain this information by way of a condition.

Landscape

6.4 This proposal seeks demolition of an existing house and garage and erection of a 5-bedroom house with integral garage and new crossover with dropped kerb.

Whilst in principle, we have no objection to the principle of redevelopment, the lack of information regarding the existing trees and landscape to be retained and any proposed mitigation landscape is a key omission from the application. It would be advisable to ensure that the tree officer is consulted, and any recommended tree and hedge protection requirements are put in place prior to any development occurring on site.

Would also recommend that the double entry access is reviewed in favour of retaining the existing trees and hedges. Parking areas could be carefully included using no-dig paving treatments to prevent any impact on the trees. In general, a tree survey of the trees would be helpful in assessing the value these trees have and their expected lifespan.

In addition, a very large tree is located in the rear garden which we feel must be retained unless it is a tree in dire health and in danger of falling. It is not included in the plans and this is of concern. The city has a tree canopy policy to which this tree makes a major contribution.

A tree survey of relevant trees and hedges and a Tree Protection Plan is needed to make a full assessment of the impact of the new house.

Tree Officer

6.5 Agree with Landscape Officer that the trees and hedge to the front of the house make a positive contribution to the character of the area. However, because of the history of pruning, age and condition of the trees they would unlikely be considered a reasonable constraint to development. Also recommend the layout be revised to allow the retention of the hedge but have insufficient grounds for a formal objection to the required removals provided replacement planting can be accommodated. This will be more easily achieved with the retention of the hedge.

6.6 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:

Objection

4 Luard Close
12 Luard Road

Support

3 Luard Close
6 Luard Close

7.2 The representations can be summarised as follows:

Supportive of demolition and rebuilding. However, the proposed ridge height of the roof is too high; this should not be any higher than the neighbouring two houses

4 Luard Close - The new build is of much larger proportions and in particular concerned that the much increased height and depth of the proposed design extending at the back beyond our window lines on that side of our house and our house perimeter significantly reduces the amount of sunlight we will receive into our house in the morning. The design of our house was to maximise the amount of light we would be able to receive - in particular our kitchen and master bedroom both of which would be affected by the new design.

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

Principle

8.1 The replacement dwelling is acceptable in principle and in accordance with policies 1 and 3 of the Cambridge Local Plan 2018.

Context of site, design and external spaces

- 8.2 The properties in Luard Close are all individually designed and unique, however they share similar characteristics, in terms of scale, mass, orientation, number of storeys, ridge and eaves height and plot size and this gives a cohesiveness to the cluster of houses.
- 8.3 The ridge heights to all houses on the road is quite varied, adding to the mixed visual appearance of the area. There is no fixed ridge to ridge height relationship. The ridge height of the proposed house ridge would be 9.1m which is the same as the new house currently under construction at no. 3. Its steeply pitched roof and twin fronted design echoes this approach that has already been recently granted planning permission.
- 8.4 The proposed dwelling would be deeper, wider and higher than the dwelling it is proposed to replace and would have a larger scale compared to existing properties to either side of it. Although the ridge of the proposed dwelling is higher than its neighbours to either side, the eaves are in line and this provides a degree of continuity along the street.
- 8.5 The ridge line is in line with the apex of the proposed gables to the front and rear. The amount of front roof slope is in proportion with the gables and the design reads as a cohesive whole. The proposed dwelling is considered to be in proportion with the size of dwellings to either side. The design of the proposed dwelling picks up on other features seen on properties in the close such as double height projections to the front.
- 8.6 There is also adequate visual spacing retained to either side of the proposed dwelling to enable the dwelling to assimilate into its surroundings and Officers consider the proposed scale and appearance of the proposed dwelling respects the context of its surroundings and would not be visually prominent or out of keeping with the appearance of the street scene.
- 8.7 The single storey flat roofed sections of the dwelling are to be a Green or Brown Roof and this will be secured via condition.
- 8.8 In the opinion of Officers the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

Amenity for future occupiers of the site

8.9 Policy 50 relates to residential space standards and states that new residential units will be permitted where their gross internal floor areas meet or exceed the residential space standards set out in the Government’s Technical housing standards – nationally described space standard (2015) or successor document.

8.10 The proposed dwelling would exceed the standards. In this regard, it would provide a high-quality internal living environment for the future occupants in Officers opinion. The gross internal floor space measurements for the dwelling in this application is shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
1	3	6			452	

and all the space standards for a house this size as required by Policy 50 of the Cambridge Local Plan 2018 have been met and exceeded.

8.11 The rear garden is large and in the opinion of Officers the proposal maintains an adequate level of residential amenity for future occupiers and consider that it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 56.

Accessible homes

8.12As this is a new build, compliance with policy 51 and the requirements of Part M4 (2) of the Building Regulations is required.

8.13In the opinion of officers, the proposal provides a high-quality and accessible living environment and an appropriate standard of residential amenity for future occupiers, and in this respect it is compliant with Cambridge Local Plan (2018) policies 50, 51 and 57.

Residential Amenity

Impact on amenity of neighbouring occupiers

4 Luard Close

8.14 This property is situated to the east of the application site. This property has first floor side facing windows to a bathroom and a master bedroom. It also has a rear facing bedroom window close to the boundary. The proposed dwelling would be closer to the common boundary and would extend further into the rear garden. The proposed dwelling would project approximately 6 metres beyond the neighbour's rear facing bedroom window. The proposal would fail the BRE 45 degree rule on the horizontal but would meet the 45 degree test on the vertical plane. The bedroom with the side facing window also has a window to the rear elevation providing light into this room. As such it is considered that a detrimental loss of light would not occur as a result of the proposal

8.15 With respect to loss of privacy, side facing windows at first floor to the proposed dwelling would be obscurely glazed with only fan lights opening. The velux rooflight to the attic staircase is only to give light to this circulation area of the house, and the velux to the ensuite to bedroom 2 is for the same purpose. A condition will be attached to ensure that side facing windows are obscurely glazed and that no further windows are inserted without approval.

6 Luard Close

8.16 The proposed dwelling is set in from the common boundary with this property and this property itself is inset from the common boundary. It would not be detrimentally affected by the proposed dwelling

Perse School

8.17 Given the depth of the rear garden and the intervening distance to the boundary with the school grounds beyond, overlooking from first floor windows would not be detrimental.

8.18 In the opinion of Officers, 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 55, 57 and 35.

Highway Safety

8.19 Subject to conditions, the Highways Authority does not consider that there would be any adverse impact upon highway safety. The proposal would therefore be compliant with policy 81 of the Cambridge Local Plan 2018.

Car and Cycle Parking

- 8.20 Two car parking spaces are proposed on the application site and these would meet standards laid out in Appendix L of the Cambridge Local Plan 2018.
- 8.21 Officers are satisfied that there is space at the application site for a secure and covered cycle store for five cycles and will require elevational details by condition.
- 8.22 The proposal is compliant with Cambridge Local Plan (2018) policy 82.

Integrated water management and flood risk

- 8.23 Officers are satisfied that an acceptable surface water drainage scheme could be secured through condition. Policy 31 of the Cambridge Local Plan 2018 requires all flat roofs to be Green or Brown to assist in reducing surface water run-off from buildings. A condition will be attached requiring a Green Roof.
- 8.24 Subject to this, it is considered the proposal is compliant with Cambridge Local Plan 2018 policies 31 and 32.

Trees and biodiversity

- 8.25 In response to comments raised by the Landscape Officer, the applicant has confirmed that the large tree shown in the rear garden on aerial views, was removed in January 2021. Permission was granted for this on 9 December 2020 Ref 20/2040/TTPO. An Acer platanoides, approximately 4 metres high was planted as a replacement. A landscaping scheme is required as well as a scheme of biodiversity enhancement. It is possible that this tree could be relocated as part of the landscaping scheme.
- 8.26 Subject to this, it is considered the proposal is compliant with Cambridge Local Plan 2018 policies 69, 70 and 71.

Carbon reduction and sustainable design

- 8.27 Conditions are recommended to secure carbon reduction and water conservation measures in accordance with Cambridge Local Plan 2018 policies 28 and 31) and the Greater Cambridge Sustainable

Design and Construction SPD 2020.

Refuse Arrangements

8.28 The proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

9.0 CONCLUSION

The proposed development would respect the character and appearance of the surrounding area and would not have an adverse impact upon the area, neighbouring properties or the future occupants of the development.

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 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)

4. 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)

5. 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.

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. If previously unidentified contamination is encountered whilst undertaking the development, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and an appropriate remediation and validation/reporting scheme agreed with the Local Planning Authority. Remedial actions

shall then be implemented in line with the agreed remediation scheme and a validation report will be provided to the LPA for consideration.

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.

8. 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. (Cambridge Local Plan 2018 policy 31)

9. 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 publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework. (Cambridge Local Plan 2018 policy 31)

10. Notwithstanding the approved plans, the dwellings 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)

11. No development shall take place above ground level, other than demolition, until samples 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, 57 (for new buildings) and/or 58 (for extensions))

12. Full details of facilities for the covered, secure parking of bicycles and of bin storage shall be submitted to and approved by the local planning authority in writing. The approved facilities shall be provided in accordance with the approved details before use of the development commences and thereafter

permanently retained.

Reason: To ensure satisfactory provision for the secure storage of bicycles and bins. (Cambridge Local Plan 2018 policies 57 and 82)

13. The proposed drive shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

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

14. The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

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

15. Prior to the occupation of the development, hereby permitted, the windows to the first floor side elevations 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. No other windows shall be inserted without the express granting of planning permission.

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

16. 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; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; refuse or other storage units

Soft Landscape works shall include replacement planting to the front boundary, 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.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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)

17. Prior to the occupation of the first dwelling, a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to 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 that 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).

18. Prior to first occupation for the use hereby permitted, carbon reduction measures shall be implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO₂ emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the

Building Regulations, and shall include the following details:

A) Levels of carbon reduction achieved at each stage of the energy hierarchy;

B) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

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

C) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and

D) Details of any mitigation measures required to maintain amenity and prevent nuisance.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

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).

19. The flat roof(s) hereby approved shall be a Green Roof or Brown Roof in perpetuity unless otherwise agreed in writing by the Local Planning Authority. A Green Roof shall be designed to be partially or completely covered with plants in accordance with the Cambridge Local Plan 2018 glossary definition, a Brown Roof shall be constructed with a substrate which would be allowed to self-vegetate.

Reason: To ensure that the development integrates the principles of sustainable design and construction and contributes to water management and adaptation to climate change (Cambridge Local Plan 2018 policies 28 and 31)

20. No development shall take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include: No development shall

take place (including demolition, ground works, vegetation clearance) until an ecological enhancement plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

The specification, number and location of bird and bat box provision.

Details of boundary treatments to ensure hedgehog and amphibians can move between adjoining gardens.

Areas of vegetation to be retained and enhanced for nesting birds and proposed new plantings.

Demonstrate that any proposed external lighting will not illuminate mature trees and boundary features likely to support foraging bats.

The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason - To maintain, enhance, restore or add to biodiversity in accordance with Policy 70 of the Cambridge Local Plan 2018.

21. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)

ii) Contractor parking, with all such parking to be within the curtilage of the site where possible

iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)

iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of

development. (Cambridge Local Plan 2018 Policy 81).

22. Two pedestrian visibility splays of 2m x 2m shall be provided each side of the new vehicular access measured from and along the highway boundary. Such splays shall be within the red line of the site and shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the adopted public highway for the lifetime of the development.

Reason: In the interests of highway safety.

INFORMATIVES

1. 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 (Luard Close is adopted public highway), and that a separate permission must be sought from the Highway Authority for such works.
2. 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.
3. If a construction dust assessment or suppression 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).