

Application Number	21/00660/FUL	Agenda Item	
Date Received	12th February 2021	Officer	Ganesh Gnanamoo rthy
Target Date	9th April 2021		
Ward	Abbey		
Site	Land Adj 129 - 131 Ditton Fields Cambridge		
Proposal	Construction of 6no. dwellings together with access, car parking, bin and bikes stores, landscaping and associated infrastructure		
Applicant	Cambridge Investment Partnership C/O Carter Jonas One Station Square Cambridge CB12GA		

<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 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, and solar panels.
<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. The original purpose 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 966 homes, with 614 being Council rented. Of the 966 homes that have received permission, 851 have either been completed, occupied or under construction on site.
- 0.3 Having met its original aims, 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 0.14 hectares in area.
- 1.2 The site comprises the front and side areas of garden land associated with 129 and 131 Ditton Fields. There is vegetation along the front of the site, and demarcating the boundaries of 129 and 131 Ditton Fields.
- 1.3 To the rear (south east) of the site there are residential properties located on Ditton Fields. On the other side of Ditton Walk from the application site is Ronald Rolph Court which contains commercial/industrial units.
- 1.4 The site is not located within a designated conservation area and there are no listed buildings on the site or in the immediate vicinity.

2.0 THE PROPOSAL

- 2.1 This application proposes the construction of 6no affordable dwellings together with access, car parking, bin and bike stores, landscaping and associated infrastructure.

- 2.2 The design takes a fairly simple form with two short terraces of three properties within each. The properties would all be two storey in height and would have pitched roofs. The properties would be a mixture of two and three bedrooms and have been designed to meet Passivhaus standards.
- 2.3 The proposal contains a parking area in the north western corner of the site.
- 2.4 The scheme has been through an extensive pre-application process with officers, and the design of the buildings and layout has evolved.
- 2.5 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 with Statement of Community Involvement;
 - Electric Vehicle charging plan;
 - Flood Risk Assessment and Drainage Strategy;
 - Tier 1 Contamination Risk Assessment;
 - Tier 2 Geo-environmental Assessment
 - Planning Statement;
 - Transport Appraisal;
 - Tree Survey and Arboricultural Implications Assessment;
 - Inc Traffic Management Plan;
 - Sustainability Report;
 - Carbon Reduction and Energy Statement;
 - Dust Management Plan;
 - Construction Noise Assessment;
 - Overheating Report;
- 2.6 Subsequent to submission, amended plans have been received which have slightly altered the location of some dwellings. This has been done in order to maintain an area of coppiced hazel to the front of the site. The applicant has also provided a Biodiversity Net Gain Assessment.

3.0 SITE HISTORY

3.1 Outline planning permission was granted on 13th September 2019 at 129 Ditton Fields for the “Outline application (all matters reserved except for means of access) for the erection of a dwelling with car parking spaces , works to bedroom window and provision of new parking space for existing dwelling”.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2018	1, 3, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 52, 55, 56, 57, 59, 69, 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 2021 National Planning Policy Framework – Planning Practice Guidance from March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2020)

	Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
	Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010) Public Art SPD (2010) Greater Cambridge Sustainable Design and Construction SPD (2020)
	<u>Area Guidelines</u> None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection raised subject to the imposition of conditions with regard to visibility splays, water run-off prevention, and a Traffic Management Plan.

Urban Design Officer

- 6.2 The Council's Urban Design Officer has raised no objections subject to the imposition of conditions to secure samples and a schedule of materials to be used in the external elevations.

Landscape Officer

- 6.3 The Council's Landscape Officer has broadly commented in support of the proposal, subject to the imposition of conditions to secure further details of landscaping and the maintenance and management of the proposed landscaping. A concern had been raised regarding proposed use of wildflower meadow in such small areas of land, and the likely sustainability of these areas. The applicant has subsequently provided updated plans

to move away from this approach in line with the officer's comments.

Tree Officer

- 6.4 The Council's Tree Officer has been consulted on the proposal. No objection has been raised subject to conditions.

Drainage Officer

- 6.5 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing full drainage scheme details, a maintenance plan for the drainage system, and details for foul drainage.

Sustainability Officer

- 6.6 The Council's Sustainability Officer welcomes the sustainable approach to design development and has raised no objections to the proposal subject to conditions.

Environmental Health Officer

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

Nature Conservation Officer

- 6.8 No objection raised. The Officer supports the proposed ecological enhancements such as new tree and shrub planting and bird and bat boxes. The Officer states that it would be useful to apply a biodiversity net gain metric to see whether a 10% net gain is achieved. A condition has been recommended to ensure that all boundary treatments allow for hedgehog and amphibian permeability.

Anglian Water

- 6.9 No comment.

Designing Out Crime Officer

- 6.10 The Officer has confirmed that the design and layout proposed is acceptable, and that a lighting plan should be submitted to ensure that anti-social behaviour is discouraged.

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 No letters of representation have been received.
- 7.3 A Ward Councillor has been in contact with the case officer and requested to speak against the item at committee with regard to tree loss. No formal objection has been received but officers wish to record knowledge of this in the interest of completeness and transparency. The amendments made to the application have been, in part, a result of conversations between the Ward Councillor and the applicant.
- 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. S106 contributions

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 would result in a more efficient use of ancillary residential land within an existing urban area.
- 8.3 Policy 52 seeks to ensure that garden development only takes place where most appropriate. It sets out five criteria which must be met in order for the loss of garden land to be considered acceptable. These relate to sufficient garden space being retained for the donor property, appropriate height, form and layout, acceptable amenity impacts, acceptable amenity space, access and parking for new residents, and no detrimental impact on comprehensive redevelopment. These issues will be looked at within the remaining material considerations set out below.
- 8.4 With the above in mind 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)

- 8.5 As discussed earlier in this report, the site sits within a predominantly residential area with some non-residential in close proximity.
- 8.6 The proposed development has been laid out with 2x 2-storey terraces of three properties each. The terraces would be of simple form, have pitched roofs and gable ends. This would ensure that the properties respond well to the surrounding properties which are also generally two storey in height and of a terraced nature.
- 8.7 The terraces would be oriented in such a way as to positively respond to the stepped and varied building line within the existing streetscene. The proposed terraces would be constructed of brickwork as per the prevailing material of

construction in the surrounding area – with each terrace in a different type of brickwork in order to reflect the varied colour palette around.

- 8.8 The Council's Urban Design Officer has been involved in pre-application discussion on this scheme, and has been involved in the evolution of the design of the proposal. The officer has raised no objection to the proposal, subject to conditions securing material details and sample panels.
- 8.9 The main vehicular access to the site would be from Ditton Walk with six parking bays located to the rear of 129 Ditton Fields. Pedestrian access to the site is via a number of paths – both from the car park and from the pedestrian highway.
- 8.10 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. Space for planting in front of the car parking areas would ensure that the visual prominence of the parking bays is further reduced. Each dwelling would have their own refuse and cycle storage which would negate the need for a communal bin store that could add 'visual clutter' to the streetscene.
- 8.11 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 number of conditions.
- 8.12 It is considered that the quantum and quality of open space proposed for each dwelling is of a sufficient scale for the development proposed.
- 8.13 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. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.14 The proposed buildings have been sited with the adjoining properties in mind.
- 8.15 With regard to loss of privacy, the terraces have been staggered to reflect the existing arrangement, and no windows have been placed within the gable ends. This will ensure that all views from the proposed dwelling would generally have views which face away from the sensitive parts of the adjoining properties. 129 Ditton Fields has a window in the flank elevation although this does not serve a habitable room. In any event, no window is proposed to be facing this so there would be no direct views into this aperture. It is noted that property H4 would have views towards the rear and rear garden of 131 Ditton Walk, although these views are considered to be oblique, and indirect enough so as to not cause significant overlooking.
- 8.16 With regard to overshadowing and light receipt, the proposed buildings lie to the north, north east and north west of the nearest existing properties. This orientation ensures that overshadowing would not be unacceptable and light receipt would not be significantly adversely impacted. Residential properties to the north of the application site are far enough away to not be impacted adversely in this regard.
- 8.17 The dwellings would be contained within short terraces, and of a height and scale that would mimic the existing local vernacular. Pitched roofs also help to minimise the appearance of bulk. The above would ensure that views of the terraces proposed are not visually dominant or overbearing for existing residents. The approach to the front of no. 141 Wadloes Road would be altered significantly, with the partial enclosure of H6, but this is considered acceptable.
- 8.18 The new buildings would not appear overbearing when viewed from neighbouring properties, and there are no significant issues regarding overlooking or loss of privacy.
- 8.19 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

8.20 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 has 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.

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

Amenity for future occupiers of the site

8.22 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, and most exceed, these standards. In this regard, Officers consider that all the new homes proposed would provide a high-quality internal living environment for the future occupants.

House Type	Min standard (sqm)	Min proposed (sqm)	Max proposed (sqm)
2bed 4person	79	80	81
3bed 5person	93	96	96

8.23 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.

8.24 All of the proposed dwellings benefit from a private amenity area in the form of a garden. Unit H3's rear garden would be partly enclosed by the side gable of H4, but given it is south

facing there would not be an unacceptable impact on sunlight and/or daylight receipt.

- 8.25 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.
- 8.26 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 order to ensure the units are provided to these standards, a condition has been recommended to secure these requirements.
- 8.27 The designing Out Crime Officer has confirmed that the proposal would be acceptable from a safety perspective.
- 8.28 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

- 8.29 The proposed refuse storage arrangements are shown to be of a logical layout, with each dwelling having their own bin store within their garden area. Bins are to be presented roadside 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.
- 8.30 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.31 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 have been consulted as part of the application and no objections exist. Conditions are recommended to be attached in

the event of permission being granted and these feature at the end of this report.

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

Car and Cycle Parking

8.33 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

8.34 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.

8.35 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 less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling (3 or more bedrooms)

8.36 The proposal affords 6 car parking spaces for the six dwellings – this equates to 1.00 spaces per residential dwelling. This complies with the policy requirement.

8.37 The proposal includes provision of active charging points for three of the six spaces, with the remaining three having passive provision to allow for future provision.

Cycle Parking

8.38 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.

8.39 The standards set out that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms.

- 8.40 The proposal provides 16 cycle parking spaces, which meets the policy requirement. Four additional spaces are provided for visitors.
- 8.41 All dwellings are compliant with the required standards outlined above. All cycle stands would be Sheffield stands. Houses would have cycle stores in their rear gardens.
- 8.42 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

- 8.43 The application has been supported by a Flood Risk and Drainage strategy.
- 8.44 The Council's Drainage Officer has been consulted on the application and they have commented that the application is acceptable from a drainage perspective subject to the imposition of conditions. These are attached to the end of this report.
- 8.45 It is considered, the proposal is compliant with the paragraph 163 of the National Planning Policy Framework (2021) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.46 The application was accompanied by a Tree Survey and Arboricultural Implications Assessment.
- 8.47 The document identifies the loss of seven low quality trees and four landscape features – including coppiced hazel to the front of the site. The applicant has provided a landscape masterplan which indicates that there is room for significant replacement planting.
- 8.48 The Council's Tree Officer has been consulted on the proposal and raises no objection subject to the imposition of conditions

which are designed to ensure the retained trees are not harmed during construction. These are included in the list of conditions at the end of this report.

- 8.49 Subject to the conditions recommended, Officers consider the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.50 The Ecology officer has been consulted as part of the application, and no objection has been received.
- 8.51 The Officer particularly makes mention of the positives of the proposed tree and shrub planting as well as the bird and bat boxes. He states that it would be 'useful' for a biodiversity net gain calculator be undertaken to ascertain whether the development achieves a net gain of 10% or greater, although it is noted that there is not a policy requirement for the applicant to provide it.
- 8.52 It is noted that the proposal would result in the loss of an area of hazel coppice, which the Nature Conservation Officers states is of no Arboricultural value and this is supported by the non-objection from the Arboricultural Officer. It is worthy of note that this area is not protected.
- 8.53 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".
- 8.54 The loss of the coppiced hazel would have made any net gain of biodiversity on the site incredibly difficult to achieve, and the Ward Councillor's rationale for wanting some of this retained was to maximise biodiversity on-site as much as possible.
- 8.55 Whilst there is no policy requirement to do so, the applicant has sought to ensure that the biodiversity net gain meets a minimum of 20%. The applicant has proposed to provide off-site works to an area of land to the east of the application site (on the opposite side of Wadloes Road) in order to comply with their self-imposed target of 20% biodiversity net gain. The Biodiversity Net Gain Assessment provided demonstrates that a

gain of greater than 20% could be achieved across the two parcels of land (the application site and the site to the east). The land in question is in the ownership of the City Council and, as a party that makes up the Cambridge Investment Partnership, the ability to make such improvements are far greater than just speculative. Indeed, conversations have taken place between CIP and the relevant Council departments, and they are accepting of this arrangement. This can be secured by way of a planning condition.

8.56 The proposal would, subject to the condition suggested, be in accordance with Policies 57 and 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

8.57 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:

- Properties designed to achieve Passivhaus certification
- Sustainable urban drainage
- Gas free development using Air Source Heat Pumps
- Solar panels
- Water efficiency measures
- Electric vehicle charging points – provision made for both residents and the public car park
- Mechanical Ventilation and Heat Recovery.

8.58 The Sustainability report submitted demonstrates that the approach chosen would exceed the 19% reduction in carbon dioxide emissions target within Building Regulations Part L and would comply with policy 28.

8.59 The Council's Sustainability Officer has been consulted on the proposal and has confirmed that the information provided is acceptable, subject to the imposition of condition relating to Passivhaus certification and water efficiency.

Affordable Housing

- 8.60 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.
- 8.61 Although this scheme falls below the threshold set, all dwellings proposed are for affordable housing – in particular for Council rent.
- 8.62 Officers consider it appropriate to secure the affordable housing by way of S106 agreement.

S106 Contributions

- 8.63 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.
- 8.64 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.

8.65 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.

9.0 CONCLUSION

9.1 The proposal is for the effective use of currently vacant garden land involving the erection of six dwellings (100% for Council rent), open space provision, and associated works.

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 8.64 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. Prior to first occupation, two pedestrian visibility splays of 2m x 2m shall be provided each side of the 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.

Reason: In the interests of highway safety.

4. All proposed paved accesses (pedestrian or vehicular) shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: For the safe and effective operation of the highway.

5. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority (using the guidance document below as a framework). The principal areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries
 - ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on street car parking.
 - iii. Movements and control of all deliveries
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: In the interests of highway safety

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

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

7. No development shall take place above ground level, except for demolition, until details of all the materials for the external surface of the 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).

8. 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).

9. 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 gaps underneath fences for hedgehogs to move freely, 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).

10. Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and

management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, 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.

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).

11. No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall be based upon the principles within the agreed Flood Risk and Drainage Strategy Report - Land adjacent to 129-131, Ditton Fields, Cambridge prepared by Walker Associates (ref: 7425) dated 08/02/2021 and shall also include:
 - a) Full results of the proposed drainage system modelling for the 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, 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;
 - b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - c) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - d) Full details of the proposed attenuation and flow control measures;
 - 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) Full details of the maintenance/adoption of the surface water drainage system;
- g) 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.

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

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

- 13. No building hereby permitted shall be occupied until foul water drainage works have been 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.

- 14. Prior to first occupation, the manoeuvring and parking areas 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).

15. 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).

16. 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).

17. 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.

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

18. Construction works shall be carried out in accordance with the principles of and noise management and mitigation measures detailed within the Construction Noise Assessment (Revision A), prepared by Create Consulting Engineers Ltd and dated January 2021.

Reason: To protect residential amenity at the existing adjoining/nearby residential premises in accordance with Cambridge Local Plan, October 2018 - Policy 35: Protection of human health and quality of life from noise and vibration.

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 nearby properties (Cambridge Local Plan 2018 policy 36).

20. Prior to first occupation of the development, the proposed Electric Vehicle charging points shall be operational and in accordance with drawing DF-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).

21. Prior to first occupation, an artificial lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include the location(s) of, and technical specifications of, any external artificial lighting to be used in the development.

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

Reason: To ensure the development is safe for future residents and visitors, and in the interests of neighbouring amenity (Cambridge Local Plan 2018 - policies 35, 56 and 57).

22. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the 129-

131 Ditton Fields Sustainability Report, Pollard Thomas Edwards, 9/2/21 (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).

23. 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).

24. Prior to above ground works, a scheme for both on-site and off-site improvements demonstrating a biodiversity net gain of a not less than 20% (cumulatively) shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out not later than the first appropriate planting period (species dependent) after first occupation of the site. The improvements shall be retained and maintained thereafter in perpetuity.

Reason: To maximise biodiversity gains, in accordance with Policy 57 of the Cambridge Local Plan (2018).

25. 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 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).

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, and that a separate permission must be sought from the Highway Authority for such works.
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.