

Application Number	21/03498/FUL	Agenda Item	
Date Received	28th July 2021	Officer	Ganesh Gnanamoorthy
Target Date	22nd September 2021		
Ward	Arbury		
Site	Land At Borrowdale Cambridge		
Proposal	Demolition of existing garages and area of hardstanding and erection of 3 No. dwellings together with car parking, landscaping, bin and bike stores and associated infrastructure.		
Applicant	N/a C/o Agent		

<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 proposal would provide a 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 just under 1000 homes, with more than 600 being Council rented. Of the homes that have received permission, more than 850 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 0.07 hectares in area.
- 1.2 The site occupies an area of land currently occupied by eight garages and hardstanding. The site sits at the northern end of Borrowdale, with properties on Harding Way and Hurrell Road to the north and east, and Histon Road to the west. Other residential properties on Borrowdale are to the south, north-east and east.
- 1.3 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 demolition of existing garages and area of hardstanding and erection of 3 No. dwellings together with car parking, landscaping, bin and bike stores and associated infrastructure.

2.2 The design takes a fairly simple form with a single short terrace with an east to west orientation. The properties would all be two storey in height and would have pitched roofs. The properties have been designed to meet Passivhaus standards.

2.3 The proposal contains a parking area to the south 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;
- Biodiversity Metric;
- Design and Access Statement;
- Flood Risk Assessment and Drainage Strategy Report;
- Tier 1 Contamination Risk Assessment;
- Tier 2 Geo-environmental Assessment
- Planning Statement/Statement of Community Involvement;
- Transport Appraisal;
- Tree Survey and Arboricultural Implications Assessment;
- Carbon Reduction and Energy Statement;
- Overheating Report;

2.6 Subsequent to submission, amended plans and documents have been received to take into account comments from statutory consultees and local residents.

3.0 SITE HISTORY

3.1 There is no relevant planning history on this site.

4.0 PUBLICITY

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

5.0 POLICY

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

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 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 National Planning Policy Framework – Planning Practice Guidance from March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document Planning Obligation Strategy
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments Public Art SPD Greater Cambridge Sustainable Design and Construction SPD

	<u>Area Guidelines</u>
	None Applicable

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 An objection was originally made with amendments sought to ensure that the road user hierarchy is respected, and that highway safety is not compromised.
- 6.2 The changes requested have been made and the Highways Officer has confirmed that the previous concerns are overcome. Conditions have been requested.

Urban Design Officer

- 6.3 The Council's Urban Design Officer had originally raised concerns over the height of the properties in relation to the surrounding built form. Amendments were made which has resulted in a change to the roof form and the ridge height reduced by nearly 1.50m. The Officer has confirmed that the alteration overcomes the objection with regard to massing. The Officer has, however, noted that the window alignment on one of the properties appears differently to the other two, and these should be made uniform. This amendment has been made. The imposition of a condition to secure samples and a schedule of materials to be used in the external elevations is recommended.

Landscape Officer

- 6.4 The Council's Landscape Officer has been consulted on the proposal. No objection has been raised subject to the imposition of a condition.

Tree Officer

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

Drainage Officer

- 6.6 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing further information.

Sustainability Officer

- 6.7 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

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

Cambridge Airport

- 6.9 No objection raised.

7.0 REPRESENTATIONS

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

Road Name	Property Number
Borrowdale	4, 16, 31A
Hurrell Road	33

- 7.2 The representations can be summarised as follows:

Concern	Officer Response
Insufficient parking	8.30 – 8.36
3 homes won't help solve the housing crisis	8.54
Overlooking and overbearing	8.13, 8.15 - 8.16
Noise from new occupants	8.17
Noise from Histon Road will be greater due to loss of a tree	8.48 – 8.49

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received 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
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 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)

8.4 The site sits within a predominantly residential area, with 2-storey flats and houses with pitched roofs making up the prevailing character in the immediate surroundings.

- 8.5 The proposed development has been laid out with 1x 2-storey terraces of three properties. The terrace would be of simple form, have a pitched roof and gable ends. The 2-storey nature of the properties proposed would respond well to the context of the existing building form and scale.
- 8.6 The terraces would be oriented in such a way as to minimise the loss of parking caused by the proposal. The proposed terrace would be constructed of brickwork as per the prevailing material of construction in the surrounding area.
- 8.7 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, after reviewing amended drawings to change the roof form and to lower the ridge height of the dwellings, raised no objection to the proposal, subject to conditions securing material details - although an amendment to window layouts has been requested to ensure that the three properties are uniform in appearance. This change has been made.
- 8.8 The scheme has been laid out in a logical manner with easy access to all properties, which would have an area of defensible space to their fronts. Each dwelling would have their own refuse and cycle storage.
- 8.9 An area of parking is provided to the south of the site with a row of 7 existing parking bays at the southern end of the site retained, with two new parallel spaces in front of the houses. This parking would be made available for rent by the Council's Housing Team.
- 8.10 The Council's Landscape Officer has confirmed that the scheme is acceptable with regard to landscaping and has suggested a condition to secure further details of the landscaping scheme.
- 8.11 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

- 8.12 The proposed buildings have been sited with the adjoining properties in mind.
- 8.13 With regard to loss of privacy, the terrace sits staggered to the existing development, and the north facing rear windows would look largely down the rear gardens of the proposed properties. The south facing front windows would look across the parking area and then towards the flank and rear of 31A Borrowdale. This property has its flank elevation facing the fronts of the proposed dwellings and there is a sole window at ground floor level on this elevation. The rear garden of this property has a brick wall facing the street and the eastern most property proposed (labelled H3) would have minor views of this area, although the distance between the property and the garden in question is 16.8m which is considered to be acceptable. Windows in the western flank elevation would have views across the street and these give no concern regarding privacy.
- 8.14 With regard to overshadowing and light receipt, the proposed buildings lie to the north and west of 31a Borrowdale and properties on Harding Way. The terrace would be to the south west off 33 Hurrell Road although there is 16.5m between the two properties and the rear elevation of this property faces due west so light receipt to rooms of this property are unlikely to be impacted greatly. 27 and 30 Borrowdale are in a flatted development to the north west of the proposed terrace and outlook from the fronts of these properties would be altered by the proposal as a flank wall would be introduced to the west (left) when looking out of their front windows. However, views are largely down Borrowdale, and the impact is not considered to be significantly adverse. Light to these properties would not be significantly impacted either.
- 8.15 With regard to a sense of overbearing, the properties originally had steeper roofs which meant they were significantly taller than surrounding buildings. Officers raised concerns and amendments were sought. The ridge height has been reduced by approximately 1.50m. Officers consider this makes the relationship with the surrounding properties appropriate. There is no significantly harmful impact in terms of enclosure.

8.16 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

8.17 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. It is noted that concerns have been raised about noise from new residents although the number of properties proposed is unlikely to generate significant levels of noise.

8.18 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

8.19 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)
2bed 4person	79	80

8.20 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.

- 8.21 All of the proposed dwellings benefit from a private amenity area in the form of a garden.
- 8.22 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.
- 8.23 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.
- 8.24 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

- 8.25 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.
- 8.26 Officers consider that the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

- 8.27 The application has been supported by plans demonstrating how the development would be accessed and egressed. The Highway Authority have been consulted as part of the application and there are no objections. Conditions are recommended to be attached in the event of permission being granted and these feature at the end of this report.
- 8.28 Officers consider that the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.29 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

8.30 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.

8.31 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)

8.32 The proposal affords 9 car parking spaces although this is not for the exclusive use of the dwellings proposed, and would be made available for rent. The proposal results in a net loss of six parking spaces. The garages that are to be demolished are undersized for parking and do not meet modern day requirements for space standards for a garage.

8.33 Of the nine parking spaces proposed, seven are existing, and the applicant proposes to make the two new parking spaces active EV charging spaces.

8.34 The applicant has submitted parking survey data which demonstrates that there is sufficient on-street parking capacity in nearby streets (in excess of 50% of total available spaces were available on the surveyed days) to accommodate the existing usage, and the proposed dwellings. The survey has been carried out in accordance with the widely used Lambeth Methodology, and Officers consider the approach to be acceptable.

8.35 It must also be remembered that the parking standards are maximums, and given the close proximity to bus stops and the

Histon Road cycle improvements, it is considered that the site is in a relatively sustainable location.

- 8.36 With the above in mind, it is considered that the proposed parking provision strikes a good balance between provision of car parking and encouraging sustainable transport methods, and this is considered appropriate.

Cycle Parking

- 8.37 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.
- 8.38 The standards set out that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms.
- 8.39 The proposal provides 6 cycle parking spaces, which meets the policy requirement. Two of these spaces are shown to be in the rear garden of plot 1. The other four spaces are shown to be close to the front of plot 3.
- 8.40 All dwellings are compliant with the required standards outlined above. All cycle stands would be Sheffield stands and would be in secure stores. Details of these are to be secured by way of condition.
- 8.41 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

- 8.42 The application has been supported by a Flood Risk and Drainage strategy.
- 8.43 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.

8.44 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

8.45 The application was accompanied by a Tree Survey and Arboricultural Implications Assessment.

8.46 The document identifies the loss of some low quality trees in order to facilitate the development. The largest tree on site is being retained.

8.47 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.

8.48 It is noted that a representation raises concerns about the loss of a particular tree leading to increased noise from Histon Road. Officers do not consider that the loss of the tree in question, in isolation, would result in significant increased noise from Histon Road – partly due to the proximity and location of Histon Road in relation to the property in question, but also because the larger silver maple near-by would provide greater benefit for this purpose to the property in question.

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

Energy and Sustainability

8.50 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
- Gas free development using Air Source Heat Pumps
- Water efficiency measures
- EV charge points

- 8.51 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.
- 8.52 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 conditions.

Affordable Housing

- 8.53 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.
- 8.54 Although this scheme falls below the threshold set, all dwellings proposed are for affordable housing – in particular for Council rent. A representation has commented that small developments like this will not fix the housing issue, although Officers consider small sites to cumulatively have a significant impact in addressing housing need, and note that there is no policy reason to refuse the scheme on too few dwellings being provided.
- 8.55 Officers consider it appropriate to secure the affordable housing by way of S106 agreement.

S106 Contributions

- 8.56 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.
- 8.57 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.

8.58 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 brownfield land involving the erection of three dwellings (100% for Council rent), 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 8.57 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 the commencement of development, a Contractor's Parking 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 detail.

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. 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).

6. 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).

7. 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).

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

Reason: To ensure a satisfactory method of surface water drainage, and to prevent the increased risk of flooding to third parties.

9. 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.

10. 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.

11. 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.

12. 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).

13. All footways provided within the red line site that falls within the adopted public highway shall have minimum widths of two metres.

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

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

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

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

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

16. 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).

17. 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.

18. 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.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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

19. No material for the development (or phase of) shall be imported or reused until a Materials Management Plan (MMP) has been submitted to and approved in writing by the Local Planning Authority. The MMP shall include:

- a) details of the volumes and types of material proposed to be imported or reused on site
- b) details of the proposed source(s) of the imported or reused material
- c) details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) results of the chemical testing which must show the material is suitable for use on the development
- e) 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 MMP.

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).

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 nearby properties Cambridge Local Plan 2018 policy 36.

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

22. The development hereby permitted shall be designed in accordance with the Passivhaus standard, as set out in the Land at Borrowdale, Cambridge Sustainability Report, July 2021 Pollard Thomas Edwards 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. Water efficiency standards shall be carried out in accordance with the water efficiency specification set out in the Land at Borrowdale, Cambridge Sustainability Report, July 2021 Pollard Thomas Edwards Rev C01, which sets out the measures to be implemented to achieve no more than 100 litres per person per day. The development shall only be occupied or used 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).

24. 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, including gaps for hedgehogs.

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

25. 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.

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

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71: Trees.

27. 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.

28. 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.

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.

3. The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time