



**Planning Committee Date** 02.11.2022  
**Report to** Cambridge City Council Planning Committee  
**Lead Officer** Joint Director of Planning and Economic Development  
**Reference** 22/02200/FUL  
**Site** Land To The Rear Of 109 Milton Road  
**Ward / Parish** West Chesterton  
**Proposal** Single Storey dwelling with associated parking.  
**Applicant** Mr Brian Scally  
**Presenting Officer** Phoebe Carter  
**Reason Reported to Committee** Third party representations  
**Member Site Visit Date** N/A

**Key Issues**

- Neighbouring occupiers in terms of overlooking, overshadowing, visual dominance and disturbance.
- Character of the area.

**Recommendation** **APPROVE** subject to conditions

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey dwelling with associated parking.
- 1.2 Officers recommend that the Planning Committee Approve the application subject to conditions

## 2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Local Centre	x	Flood Zone 1, 2, 3	

- 2.1 The application site is a back-land area off the northern side of Milton Road, to the rear of 109 Milton Road. The site is comprised of a ground floor shop unit, currently in use as a beauty parlour, with a flat on the first floor. The site is accessed on the south west by a driveway.
- 2.2 To the north east of the site is the other half of the semi-detached property. No. 111 and 111A Milton Road are comprised of a shop unit at ground floor, currently a carpet shop which has expanded to fill the entire plot at single storey with warehousing building, and a residential flat at first floor.
- 2.3 To the south and west of the site are residential properties and to the north is Ellis House, a residential care facility.
- 2.4 The site is currently within the curtilage of the shop premises at number 109 Milton Road. To the rear of the site is an empty rear amenity space. The existing number property forms the southern half of a semi-detached two storey building. The entire ground floor of the existing number 109 is used for retail and storage premises. The first floor of number 109 is comprised of a residential flat, which is accessed from a rear external metal staircase. The current garden does not appear to be in use from the flat or shop.
- 2.5 The site falls within a local centre as designated by the Cambridge Local Plan 2018. The site falls outside of the controlled parking zone. The site is not within a Conservation Area. The local centre is a row of semi-detached buildings designed with shops to the ground floor and residential accommodation at the first floor. There is cycle and car parking to the front of all the commercial units and access to the rear of the properties to the rear of the units.
- 2.6 **The Proposal**
- 2.7 The application seeks planning permission for a single storey dwelling with associated parking.

2.8 The existing building is formed of a retail use with car and cycle parking to the front of the development

2.9 An amendment has been received reducing the size of the dwelling to ensure outdoor amenity area for the existing flat is retained and further consultations have been carried out as appropriate.

## 2.10 **Relevant Site History**

2.11 No relevant site history.

## **3.0 Policy**

### **3.1 National**

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

### **3.2 Cambridge Local Plan 2018**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential developm

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 50: Residential space standards  
Policy 51: Accessible homes  
Policy 52: Protecting garden land and subdivision of dwelling plots  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 57: Designing new buildings  
Policy 59: Designing landscape and the public realm  
Policy 64: Shopfronts, signage and shop security measures  
Policy 72: Development and change of use in district, local and  
neighbourhood centres  
Policy 82: Parking management

### **3.3 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Health Impact Assessment SPD – Adopted March 2011  
Landscape in New Developments SPD – Adopted March 2010

### **4.0 Consultations**

#### **4.1 County Highways Development Management**

4.2 The development proposed is acceptable subject to the imposition of the conditions regarding a traffic management plan.

#### **4.3 Sustainable Drainage Officer**

4.4 The development proposed is acceptable subject to the imposition of the conditions regarding surface and foul water drainage schemes.

#### **4.5 Environmental Health**

4.6 Additional Noise Impact Assessment required. If the information is submitted the development proposed is acceptable subject to the imposition of the conditions regarding plant noise, construction hours, construction/deliveries, piling and contaminated and EV charging. Additionally informatives are recommended regarding plant noise.

### **5.0 Third Party Representations**

5.1 2 representations have been received.

5.2 Those in objection have raised the following issues:

- Character, appearance and scale
- Overdevelopment
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)

- Car parking and parking stress
- Right of way
- Loss of biodiversity

5.3 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **6.0 Assessment**

### **6.1 Principle of Development**

6.2 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

6.3 Policy 52 requires proposals for the subdivision of existing residential curtilages to be of a form, height and layout appropriate to the surrounding pattern of development and character of the area whilst retaining sufficient garden space and balancing protecting the amenity and privacy of neighbours with creating high quality functional environments for future occupiers.

6.4 The site was previously garden land for the commercial unit at the ground floor and flat above at No. 109 Milton Road. Policy 52 of the Cambridge Local Plan (2018) states that: Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where:

- a. the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area;
- b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity;
- c. the amenity and privacy of neighbouring, existing and new properties is protected;
- d. provision is made for adequate amenity space, vehicular access arrangements and parking spaces for the proposed and existing properties; and
- e. there is no detrimental effect on the potential comprehensive development of the wider area.

6.5 It is considered that the proposal complies with the above five criteria and the reasons for this are set out in the relevant sections of this report.

6.6 The application site falls within Arbury Road/Milton Road Local Centre. Policy 72 outlines the uses acceptable in Local, District and Neighbourhood Centres and permits the change of use to centre uses provided the vitality, viability and diversity of the centre is maintained or enhanced. Policy 72 continues to state inappropriate uses in designated centres at ground floor, which comprise former B1 (office), B2 (light industrial), B8 (storage and distribution), C2 (residential institutions), C3 (dwellinghouses), C4 (houses of multiple occupation) and other 'sui generis' uses.

6.7 The principle of the development is acceptable and in accordance with policies 3, 52 and 72.

### **6.8 Design, Layout, Scale and Landscaping**

6.9 Policies 55, 56, 57, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment.

6.10 The Local Centre has a defined character of commercial units at the ground floor and residential apartments to the first floor. The rear of these plots used to have long rear gardens however the character of these units has changed, unlike the surrounding residential gardens, with the plots being redeveloped into additional housing and development to the rear at several of the plots whilst retaining the existing commercial units and residential first floors. The principle of back-land development behind the local centre has been established and therefore housing in this location is considered acceptable and in accordance with Policy 3 and 72 of the Local Plan.

6.11 The proposal would be to demolish the existing garages on the site and replace with a significantly larger dwelling. The proposed dwelling is single storey and set back approximately 22 metres from the front elevation of the shop fronting Milton Road and is predominantly set back behind the existing unit and would have minimal visibility from street scene.

6.12 The proposal is a single storey dwelling which is 2.7 metres high at the eaves and has a monopitch roof projecting to 4.1 metres in height adjacent to the boundary with No. 111 Milton Road which minimises the impact on adjacent dwellings. The materials are considered acceptable subject to a condition. Whilst the development would have a significant footprint on the site it is not considered to be overdevelopment of the site due to the retention of private amenity and would not be out of context with the surrounding pattern of development to the rear of the shop units. The scale of development is considered appropriate. The scale of the proposed dwelling would be subservient to the adjacent dwellings and would not dominate them or the street-scene.

6.13 The proposed materials of bricks, render and a green roof. Whilst the palette of materials in the surrounding area is mixed a condition would be

attached requiring the materials to be used as set out within the plans, in the interest of visual amenity.

- 6.14 A condition would be attached to any consent granted requiring submission of a hard and soft landscaping scheme, to ensure that the details are appropriate to the character of the area, in the interests of visual amenity.
- 6.15 The access to the proposed dwelling would be using the existing access drive to set to the south west of Number 109 Milton Road. The proposal is considered acceptable access to both the existing flat and proposed dwelling.
- 6.16 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57, 58 and 59 and the NPPF.

#### **6.17 Carbon Reduction and Sustainable Design**

- 6.18 The Council's Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change.
- 6.19 Policy 28 states development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals, including issues such as climate change adaptation, carbon reduction and water management. The same policy requires new residential developments to achieve as a minimum water efficiency to 110 litres pp per day.
- 6.20 Policy 29 supports proposals which involve the provision of renewable and / or low carbon generation provided adverse impacts on the environment have been minimised as far as possible.
- 6.21 The application is supported by a Design and Access Statement and plans which sets out the proposal to install Solar Panels and an External Air Source Heat Pump location shown indicatively on the block plan and on the roof plan. To ensure compliance with Cambridge Local Plan (2018) policies 28 and 30 and the Greater Cambridge Sustainable Design and Construction SPD 2020, conditions will be attached to any consent granted requiring submission of a Carbon Reduction Statement to meet part L of Building Regulations, and a water efficiency specification, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations. Subject to the conditions being added it is considered the issue of sustainability and renewable energy and the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

## **6.22 Biodiversity**

6.23 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

6.24 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a biodiversity checklist. The checklist sets out that there would be no direct impact on priority habitats. Enhancements can be made to the final development by incorporating features of ecological interest including bird and bat boxes, hedgehog holes in fencing and soft landscaping. Subject to an appropriate condition, officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 57, 69 and 70 of the Cambridge Local Plan (2018).

## **6.25 Water Management and Flood Risk**

6.26 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

6.27 The site does not fall within a Flood Zone or an area of Surface Water Flooding and no known flood risk issues on site. As this is a minor development, whilst the proposals have not indicated a detailed surface water or foul water scheme it would be acceptable to obtain this information by way of condition. Subject to conditions regarding surface water drainage and foul drainage the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

## **6.28 Highway Safety and Transport Impacts**

6.29 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

6.30 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 6.31 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions.
- 6.32 Conditions have been recommended regarding a Traffic Management Plan. Officers consider this reasonable considering the impact to Milton Road at the current time under the Greater Cambridge Partnership and the proposal crossing over pedestrian, car and cycle parking relating to the Local Centre. Due to the siting to the rear and a turning circle a car would be able to access and egress the site in a forward gear and therefore it is not considered to be of harm to pedestrians accessing the site.
- 6.33 Subject to conditions, the proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

#### **6.34 Cycle and Car Parking Provision**

##### 6.35 Cycle Parking

6.36 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

6.37 Sufficient cycle parking has been provided for the flat and proposed dwelling. The cycle parking for both the dwellings and shop unit. The dwellings unit is set next to the entrance of the dwelling. The existing flat and shop does not have cycle parking storage to the rear garden so the proposed units will be gaining secure cycle parking. Whilst no shelters have been shown on the plans this detail can be conditioned to ensure that the proposal meets the requirement of Policy 82.

##### 6.38 Car and cycle parking parking

6.39 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. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Inside the Controlled Parking Zone the maximum standard is no more than one space per dwelling for any dwelling size. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a

District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls. The Council strongly supports contributions to and provision for car clubs at new developments to help reduce the need for private car parking.

- 6.40 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 6.41 The three bedroom dwelling has been allocated a single car parking space whereas the proposed flat has no parking allocation. Given the sustainable location of the proposal, with access to bus routes and within cyclable distance to the railway station and town this is considered sufficient and accords to policy. An electric car charging point has been shown on the plan however this can be conditioned as part of the application to ensure it is a fast charger.
- 6.42 Subject to conditions, the proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

#### **6.43 Amenity**

- 6.44 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.
- 6.45 Neighbouring Properties
- 6.46 Impact on No. 6 Highworth Avenue
- 6.47 No. 6 Highworth Avenue is set to the south west of the proposed dwelling. The rear garden is approx.43 metres in length. Given the separation between the proposed dwelling and the single storey nature of the proposal it is not considered to give rise to a significantly harmful level of overlooking, overbearing impact or loss of light impact on the adjacent dwelling.
- 6.48 Impact on Ellis House
- 6.49 Ellis House is a three storey residential care home situated to the north of the dwelling. The boundary backs onto an area of residential amenity of the care home. The three storey element of the care home is set a minimum of 25 metres from the boundary and would be at least 30 metres from the rear elevation of the dwelling. Considering the separation of the buildings, despite the difference in height, it is not considered to lead to a harmful level

of overlooking, loss of light or overbearing impact on the residential amenity of the properties.

6.50 Impact on Chesterton Carpets, 111 Milton Road

6.51 Chesterton Carpets, No. 111 Milton Road, has developed the entire rear garden with sheds and warehousing buildings in relation to the business on the ground floor. The buildings are a combination of single and two storey buildings. Whilst the highest point of the roof, 4.15 metres, is set against this boundary it is not considered to give rise to any harmful neighbour amenity.

6.52 Comments have been submitted regarding a right of way over the land behind the existing garages. This is a civil matter and therefore has not been assessed within the report.

6.53 Concerns have also been raised regarding impact to loss of light to the office window and flat windows. As the proposal is single storey and set off the rear elevation of the existing pair of semi-detached properties it is not considered to give rise to a harmful loss of light or overbearing impact.

6.54 Impact to first floor flats at 109 Milton Road and 111 Milton Road

6.55 The first floor of the semi-detached units form two residential flats. The proposed dwelling is set 7 metres off the first floor bay window of the flat above 109 Milton Road. The flat above 111 Milton Road is off set from the proposed dwelling plot. Given the degree of separation it is not considered that the proposal would lead to a harmful level of inter-overlooking between the dwellings. Due to the single storey nature of the proposal it is not considered to lead to a loss of light or overbearing impact.

6.56 Future Occupants

6.57 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government’s Technical Housing Standards – Nationally Described Space Standards (2015).

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m <sup>2</sup> )	Proposed size of unit	Difference in size
1	3	6	1	95	112	+17

6.59 Garden Size(s) 53.9sq metres

6.60 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 which should be of a shape, size and location to allow effective and practical use of the intended occupiers.

- 6.61 Due to the constraints of the site, and to protect neighbour amenity, Officers would recommend removing PD rights for Classes A, B, C and E to prevent further extensions along the boundary and additional windows or alterations to the roof space to create dormers.
- 6.62 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible. The Design and Access Statement submitted states the proposal would comply with these standards and therefore, Officers consider that the layout and configuration enables inclusive access and future proofing.
- 6.63 Construction and Environmental Impacts
- 6.64 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours and piling to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.
- 6.65 In addition contamination conditions have been recommended. The application site formed part of the former brick and tiles works operating in the area between approximately 1885 and 1904. A previous application (14/0890/FUL) for the erection of four flats in close proximity of the site and within the former brick and tile works required a contaminated land investigation and remediation strategy. The aforementioned application form concentrations of hydrocarbons which required mitigation. Therefore it is considered reasonable and necessary to impose contamination conditions on the application if the development is granted.

### **Noise**

- 6.66 The Council's Environmental Health team have assessed the application and recommended that a Noise Assessment was required due to the plant on side elevation of the host building. The plant is situated approximately 15 metres from the front elevation of the proposed dwelling. It is noted that the existing neighbours are situated approximately 8 metres to the west of the existing plant and on the first floor above the unit. Officers consider it acceptable to recommend that a condition is added regarding a pre-commencement noise survey and subsequent mitigation in line with the findings of the report. As the plant unit is within the applicants control and red line plan mitigation to the plant unit is possible.
- 6.67 In addition Environmental Health Officers have recommended a condition and informatives regarding plant noise insulation to the proposed units which Officers considered acceptable to add to any permission granted.

6.68 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, 57 and 58.

**6.69 Third Party Representations**

6.70 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

<b>Third Party Comment</b>	<b>Officer Response</b>
Overdevelopment	See Paragraph
Biodiversity	See Paragraph
Parking	See Paragraph
Party walls	This is a civil matter between different landowners in which the local planning authority has no role. The Party Wall Act 1996 governs the process by which party walls and associated disputes are handled.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.
Maintenance	The proposed dwelling is set 0.4metres off the boundary with No. 111 Milton Road. Concerns have been raised regarding the proposed maintenance of the dwelling and extensions to No. 111 Milton Road. Where Officers note that the spacing between the properties is limited the maintenance of the boundaries is a civil issue which cannot be assessed as part of the application.
Ownership	No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served. In addition, Officers are satisfied that there would still be sufficient space on the plot for the cycle and car parking space if the contested land is not part of the site.

**6.71 Other Matters**

6.72 Bins

6.73 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The bins are stored to the side of the proposed dwelling. Whilst the proposed drag distance is over the recommended distance in the RECAP Waste Management Guidance it is not considered reasonable to refuse the proposal based on this distance as there are other locations the bins could be located.

#### **6.74 Planning Balance**

6.75 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

6.76 The proposed development adequately respects neighbouring occupiers in terms of overlooking, overshadowing, visual dominance and noise and disturbance. The proposal would be in keeping with the character of the area, would provide a high quality, accessible, living environment for future occupants and would help meet affordable housing need.

6.77 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

#### **6.78 Recommendation**

6.79 **Approve** subject to:

6.80 The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

#### **7.0 Planning Conditions**

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

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

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

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

- 3 The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within Application Form and Design and Access Statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development does not detract from the character and appearance of the area. (Cambridge Local Plan 2018 policies 55, 57 (for new buildings) and/or 58 (for extensions)).

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

The principal areas of concern that should be addressed are:

- i) Movement and control of muck away lorries
- ii) Contractor parking; providing 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, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development. (Cambridge Local Plan 2018 Policy 81).

- 5 No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation/mitigation as required has been submitted to and approved in writing by the local planning authority. Any required noise insulation/mitigation shall be carried out as approved and retained as such.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2018 policy 36).

- 6 There should 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 unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 7 No construction or demolition work shall be carried out and no plant or power operated machinery 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, , unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 8 No development above ground level shall commence until a noise assessment and any noise insulation/mitigation scheme if required has been submitted to and approved in writing by the local planning authority. The noise assessment/insulation scheme shall have regard to the external and internal noise levels recommended in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of:

- (i) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation;
- (ii) mitigation to reduce the level of noise experienced externally and internally Where submitted, the scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

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

- 9 In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed 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 statement.

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

- 10 No permanent connection to the electricity distribution network shall be established until a dedicated electric vehicle charge point scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW to serve the approved allocated on-plot parking space for the proposed residential unit.

The approved scheme shall be fully installed before the development is occupied and retained as such.

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

- 11 No development (or phase of), or any investigations required to assess the contamination of the site, shall commence until a Phase 1 Desk Top Study and a Phase 2 Site Investigation Strategy have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems (Cambridge Local Plan 2018 policy 33).

- 12 No development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

(a) A Phase 2 Intrusive Site Investigation Report based upon the findings of the approved Phase 1 Desk Top Study.

(b) A Phase 3 Remediation Strategy based upon the findings of the approved Phase 2 Intrusive Site Investigation Report.

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

- 13 The development (or each phase of the development where phased) shall not be occupied until the approved Phase 3 Remediation Strategy has been implemented in full.

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

- 14 The development (or each phase of the development where phased) shall not be occupied until a Phase 4 Verification/Validation Report demonstrating full compliance with the approved Phase 3 Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority.

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

- 15 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).

- 16 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) 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
  - h) Formal agreement from a third party if discharging into their system is proposed, including confirmation that sufficient capacity is available.
- 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.

- 17 No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage (Cambridge Local Plan 2018, policies 32 and 33).

- 18 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; 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.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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

- 19 All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

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

- 20 No development above ground level, other than demolition, 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 (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy (Cambridge Local Plan 2018 policies 55, 57 and 59).

- 21 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

22 The development, hereby permitted, shall not be used or occupied until, carbon reduction measures have been implemented in accordance with a Carbon Reduction Statement which shall be submitted to and approved in writing by the local planning authority prior to implementation. This shall demonstrate that all new residential units shall achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations, and shall include the following details:

- a) Levels of carbon reduction achieved at each stage of the energy hierarchy;
- b) A summary table showing the percentage improvement in Dwelling Emission Rate over the Target Emission Rate for each proposed unit;

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

- c) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- d) Details of any mitigation measures required to maintain amenity and prevent nuisance.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The approved revised Carbon Reduction Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36).

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

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018 policy 51)

24 No development above ground level shall commence until a scheme for the provision of nest boxes has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of box numbers, specification and their location. No dwelling shall be occupied until nest boxes have been provided for that property in accordance with the approved scheme.

Reason: To conserve and enhance ecological interests. (Cambridge Local Plan 2018 policy 57).

25 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the appropriate DEFRA metric in force at the time of application for discharge;
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the appropriate DEFRA metric in force at the time of application for discharge;
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, Cambridge Local Plan 2018 policies 59 and 69 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

26 The bin and bike stores associated with the proposed development shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure provision of facilities for future occupiers (Cambridge Local Plan, 2018 policies 48, 82).

27 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

28 Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

29 Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external door of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

30 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the provision within the curtilage of the dwelling house(s) of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57)

31 The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

