



Planning Committee Date	1 st March 2023
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00265/OUT
Site	72-74 St Philips Road, Cambridge, CB1 3DB
Ward / Parish	Romsey
Proposal	Outline application for 1 No. one and a half storey dwellinghouse with no matters reserved.
Applicant	Mr David Watters
Presenting Officer	Jane Rodens
Reason Reported to Committee	Called-in by Councillor and a Neighbour Objections
Member Site Visit Date	N/A
Key Issues	1. Character and appearance 2. Heritage Impacts
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks outline permission for 1 No. one and a half storey dwellinghouse with no matters reserved.
- 1.2 The application is considered to be in a sustainable location, it is one and half stories in height. It is to be clad in wood and located along St Phillips Road.
- 1.3 Due to the scale of the proposal it is considered that there would be no harm to the Conservation Area.
- 1.4 Officers recommend that the Planning Committee Approve the application.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

*X indicates relevance

- 2.1 The application site comprises of an area of land approximately 120 square metres in size. Directly to the east of the site is no.76 St Philips Road, a two-storey semi-detached dwelling, and the site abuts the rear garden of no. 50 Hemingford Road to the west. To the rear (south) of the site is the residential garden of no. 48 Hemingford Road. To the north the site faces the public highway. The application site falls within the Mill Road Conservation Area. To the east of the site is no.76 and no.78 St Phillips Road.
- 2.2 Within the site is a small shed with a pitched roof and an open lean-to. The boundary to St Philips Road is marked by a corrugated metal fence. The remainder of the site is open and appears to have been used in connection with storage of building materials.

3.0 The Proposal

- 3.1 Outline application for 1 No. one and a half storey dwellinghouse with no matters reserved.
- 3.2 The proposed dwelling is north facing towards St Philips Road. It is to be 5.6m in height, 3m to the eaves. The proposal is approximately 14m long and 5.3m in width. The dwellings is to be clad in vertical larch timber.

- 3.3 There is to be a fence surrounding the dwelling and mainly along the boundary of St Philips Road, which is 1.8m. There is to be three access through this fence, including one access to the dwelling, one to the garden and one for the bin storage.
- 3.4 There is an area of garden space, bin storage and cycle parking to the west of the proposed dwelling.
- 3.5 The dwelling is a two bedroom dwelling, with bedrooms on the 1st floor and living accommodation on the ground floor.
- 3.6 The application has been amended through the process to include Reserved Matters to change it from all matters reserved to none reserved. This is to provide detail on the design and the location of the dwelling within the site. This led to a re-consultation of the description and the drawings.

4.0 Relevant Site History

Reference	Description	Outcome
18/1321/OUT	Outline application for the development of 3 studio flats.	Refused
16/1223/OUT	Outline planning permission for 4 new 1 bedroom flats.	Withdrawn
C/90/0373	Use of vacant land for a builders yard	Refused
C/66/0406	Use for wireless rental set storage	Refused

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Equalities Act 2010

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

Technical Housing Standards – Nationally Described Space Standard (2015)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
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 33: Contaminated land
Policy 35: Human health and quality of life
Policy 36: Air quality, odour and dust
Policy 41: Protection of business space
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 58: Altering and extending existing buildings
Policy 59: Designing landscape and the public realm
Policy 61: Conservation and enhancement of historic environment
Policy 62: Local heritage assets
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 **Other Guidance**

Mill Road Conservation Area Appraisal (2011)

6.0 **Consultations**

6.1 **County Highways Development Management – No Objection**

6.2 No objection to the application subject to conditions for:

- Visibility Splays
- Dropped kerb
- Bound material
- Contractors parking

6.3 After the revision of the plans and the description, there was no change to the comments that were made.

6.4 **Sustainable Drainage Officer – No Objection**

- 6.5 No objection subject to conditions for:
- Surface water
 - Foul Water
- 6.6 After the revision of the plans and the description, there was no change to the comments that were made.

6.7 **Conservation Officer – No Objection**

- 6.8 Comments on the 2nd set of Plans as there was an objection to the 1st set of plans due to the lack of information.

- 6.9 No objection subject to a condition for
- Details of the materials that are to be used in the cladding.

6.10 **Environmental Health – No Objection**

- 6.11 No objection subject to conditions for:
- Construction / demolition hours
 - Demolition / construction collections / deliveries
 - Piling

- 6.12 After the revision of the plans and the description, there was no change to the comments that were made.

7.0 Third Party Representations

- 7.1 On the 1st plans one representation has been received.
- There is not enough information to be able to consider the application
 - The information that has been provided is out of date, there are other buildings in the rear gardens of the dwellings in the area.
 - This site has been used for employment.
 - There will be harm to the amenity of the area.
- 7.2 On the 2nd Plans, two representations have been received:
- There will be harm to the Conservation Area, the application is not in conformity with 127 c of the NPPF, 4/11b of the Local Plan.
 - The timber clad building is not the same as the surrounding properties, it is similar to others that have been built in the area, but these are not acceptable in the Conservation Area.
 - This does not meet the need for affordable dwellings in the area.

- There is not enough parking in the area, this will harm the area, there is a lack of on and off road parking. This is not in accordance with 102e and 127 a of the NPPF.
- There will be an impact on the parking in the area through the development of the site.
- A smaller structure would be better in a green space.
- There would be overlooking to no.76 and no.78 St Phillips Road and harm to the side access for no no.76 St Phillips Road.
- This dwelling will appear crammed into the site.

8.0 Member Representations

8.1 Cllr Baigent has made a representation objecting to the application on the following grounds:

8.2 On the original plans:

- There is a lack of detail here to identify how this proposal will impact on the conservation area. Without this detail it will need to go to planning committee

8.3 On the 2nd Plans:

- That it is to be called into committee if it is to be recommended for approval.

8.4 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.

9.0 Assessment

9.1 Planning Background

9.2 As detailed in the site history section of this report there have been two other applications on the site for residential dwelling, for 4no. flats (16/1223/OUT) and 3 flats (18/1321/OUT). This application is for one dwelling.

9.3 Principle of Development

9.4 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.

- 9.5 This application is proposed to erect one dwelling within the application site, which once formed part of the rear garden of number no.50 Hemingford Road. The site is currently separated from the residential curtilage of no.50 and appears to have been used for storage of building materials.
- 9.6 Policy 41 of the Cambridge Local Plan 2018 states that there will be a presumption against the loss of any employment uses outside protected industrial sites. Development (including change of use) resulting in the loss of employment uses will not be permitted unless:
- c. the loss of a small proportion of floorspace would facilitate the redevelopment and continuation of employment uses (within B use class or sui generis research institutes) on the site and that the proposed redevelopment will modernise buildings that are out of date and do not meet business needs; or*
- d. the site is vacant and has been realistically marketed for a period of 12 months for employment use, including the option for potential modernisation for employment uses and no future occupiers have been found.*
- 9.7 Officers note that a 1990 application at the present application site sought the change of use of 'vacant land' to builder's storage and was refused (ref. C/90/0373). There have been no subsequent planning applications approved for any change of use at the site. As such there is no compelling or substantive evidence to suggest that the lawful use of the site is a commercial/employment use, or that there is any ensuing conflict with Policy 41 of the Local Plan 2018.
- 9.8 Officers therefore consider the principle of residential development at this site to be acceptable, subject to all other material planning considerations.
- 9.9 **Design, Layout, Scale and Landscaping and Heritage Assets**
- 9.10 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.
- 9.11 The application falls within the Mill Road Conservation Area.
- 9.12 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.13 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more

important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

- 9.14 Policy 61 of the Cambridge Local Plan (2018) requires development to preserve or enhance the significance of heritage assets, their setting and the wider townscape, including views into, within and out of the conservation area. Policy 62 seeks the retention of local heritage assets and where permission is required, proposals will be permitted where they retain the significance, appearance, character or setting of a local heritage asset.
- 9.15 The character of the area is of Victorian/Edwardian housing that are two stories in height, they face the main highway in a very strong liner pattern. There are outbuildings, extensions to the dwellings and other subservient buildings that are located in the rear long gardens of the properties.
- 9.16 This proposal is for one dwelling that is to be one-and-a-half stories in height, it is to run along the length of the site and St Phillips Road. The proposal is considered to read more as an outbuilding behind the proposed timber fence. This is as there is a space between the proposed dwelling and no. 50 Hemingford Road, and the openings onto St Phillips Road are obscured into the fence.
- 9.17 The reduced height to one and half stories, the cladding and the roof form give the proposed building the appearance as an outbuilding. This leads it to appear subservient to the Victorian/Edwardian housing in the local area and therefore does not compete with these buildings which are important to the character of the conservation area.
- 9.18 A condition (Condition 3) has been recommended by the Conservation Officer who has expressed that they have no objection to the proposal provided that details of the timber to be used in the construction of the development are agreed with the Local Planning Authority.
- 9.19 It is considered that the proposal will preserve the character and appearance of the conservation area for the reasons set out above and will not cause harm.
- 9.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. It is considered that the proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area
- 9.21 The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policies 56, 57, 58, 59, 60 and 61.
- 9.22 **Carbon Reduction and Sustainable Design**

- 9.23 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.
- 9.24 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 and a 44% on site reduction of regulated carbon emissions and for non-residential buildings to achieve full credits for Wat 01 of the BREEAM standard for water efficiency and the minimum requirement associated with BREEAM excellent for carbon emissions.
- 9.25 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.
- 9.26 This application has not provided details of the carbon reduction scheme; therefore, this is to be conditioned.
- Carbon Reduction (Condition 7)
 - Water Efficiency (Condition 8)
- 9.27 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions relating to carbon reduction technologies and water efficiency.
- 9.28 Subject to the conditions being applied to the application the proposal is in accordance is compliant with Local Plan policies 28 and 29 and the Greater Cambridge Sustainable Design and Construction SPD 2020.
- 9.29 **Biodiversity**
- 9.30 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.
- 9.31 The application has not provided detail of the Biodiversity Net gain on the site, this is to be conditioned (Condition 9).
- 9.32 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).

9.33 Water Management and Flood Risk

- 9.34 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.
- 9.35 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.36 The Council's Sustainable Drainage Engineer has advised that there is no objection to the application, subject to conditions for surface water (Condition 4) and foul water (Condition 6).
- 9.37 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

9.38 Highway Safety and Transport Impacts

- 9.39 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.
- 9.40 Paragraph 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.
- 9.41 In the original plans of the application, a car parking space was being proposed. This has been removed in the current iteration of the plans and therefore the conditions that are being recommended by the Local Highways Authority are not considered to be necessary, apart from the Contractors Parking Plan (Condition 5).

9.42 Cycle and Car Parking Provision

- 9.43 Cycle Parking
- 9.44 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 and encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 9.45 This proposal includes an area of cycle storage in the rear garden, a condition (Condition 10) is recommended to ensure that the cycle storage is acceptable. The proposal is considered to accord with policies 80 and 82 of the Local Plan and the Greater Cambridge.
- 9.46 Car parking
- 9.47 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.
- 9.48 This proposed does not include a parking space and due to the sustainable location it is considered that this is acceptable. The proposal is considered to accord with policy 82 of the Local Plan.
- 9.49 **Amenity**
- 9.50 Policies 35, 50 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.
- 9.51 Neighbouring Properties
- 9.52 Impact on No. 48 Hemingford Road, to the south of the site.
- 9.53 It is considered that there would be minimal harm and overlooking to the dwelling to the south. The proposal is located to the end of the garden and therefore would not create a level of overshadowing that is unacceptable.
- 9.54 There are to be four roof lights that are to be located on this elevation. Two are for a stairwell and the other two are for the en-suites. It is recommended that these are to be conditioned (Condition 11) to ensure that if they are less than 1.7m then they are to be fixed shut and obscurely glazed.
- 9.55 Impact on No. 50 Hemingford Road, to the west of the site.

- 9.56 As the dwelling is to be located at the end of the garden for this dwelling it is considered it would result in no overshadowing or overbearing impact. There are to be windows on the ground floor for the kitchen diner. As there is to be a separation distance of approximately 17m there would be minimal overlooking. A condition (Condition 12) is recommended to ensure that there is an adequate boundary between these two properties.
- 9.57 Impact on no.76 and no.78 St Phillips Road, to the east of the site
- 9.58 This dwelling is to be located close to the boundary with no.76, there is to be a 1.8m high boundary fence between the proposal and the neighbouring dwelling. Therefore, there would be no overlooking from the proposed windows that are to serve the office and the WC. There would be no overshadowing from this proposal to the neighbouring property.
- 9.59 Future Occupants
- 9.60 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).
- 9.61 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 ²)	Proposed size of unit	Difference in size
1	2	4	1.5	79m ²	100m ²	+21m ²

- 9.62 Bedroom one is 13m² and bedroom two is 13m², both of these are considered acceptable to be able to meeting the requirements of Policy 50 part d).
- 9.63 As from the table above it is considered that the internal space is acceptable and in conformity with Policy 50 of the Local Plan.
- 9.64 Garden Size
- 9.65 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.
- 9.66 There is a garden space to the west of the dwelling that has an area of 31m² that is to include the bin storage and cycle storage. This is considered to be an acceptable size for a 2 bedroom dwelling.
- 9.67 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 and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. Officers consider that the layout and configuration enables inclusive access and future proofing. A condition is recommended to ensure this, condition 13.

9.68 Construction and Environmental Impacts

9.69 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 to protect the amenity of future occupiers. These conditions are considered reasonable and necessary to impose.

9.70 The Council’s Environmental Health team have assessed the application and recommended conditions for:

- Demolition/Construction hours (Condition 14)
- Demolition/Construction collection/delivery hours (Condition 15)
- Piling (Condition 16)

9.71 There are no known contamination issues associated with this site.

9.72 The proposed development does not include any off street parking. Should this change as of 15th June 2022 Building Regulations require that all new dwellings with allocated car parking require at least one active electric vehicle charge point (EVCP) with a minimum charging capacity of 7kW as detailed in Approved Document S ‘*Infrastructure for the charging of electric vehicles*’.

9.73 Summary

9.74 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 and 57.

9.75 **Third Party Representations**

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

Harm to the Conservation Area, form and material	The building will appear subservient and will be clad in a material that will be acceptable in this area, as it will appear as an outbuilding. The distance between the proposal and the neighbouring properties will reduce the potential over development of the site.
Parking	This application is considered to be in a sustainable location and there is cycle parking available to the

	dwelling.
Parking through the development of the site	A condition is recommended for the contractor parking.
Impact on no.76 and no.78 St Phillips Road.	Due to the boundary treatments and the height of the windows it is considered that there would be no harmful overlooking and overshadowing impacts.

9.77 Other Matters

9.78 Bins

9.79 Policy 57 requires refuse and recycling to be successfully integrated into proposals. The bins are to be located within the garden area of the dwelling. A condition (Condition 10) is recommended to ensure that this is an acceptable size. On that basis the application is considered to be in conformity with Policy 57 of the Local Plan.

9.80 Planning Balance

9.81 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).

9.82 On balance it is considered that there would be no harm to the Conservation Area through the location of the development and the subservient nature of the proposal. There would be minimal impact on the amenity of the neighbouring properties and the dwelling is a scale that is acceptable for this location.

9.83 Conditions have been recommended as detailed in this report.

9.84 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

10.0 Recommendation

10.1 Approve subject to:

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

11.0 Planning Conditions

1. Time limit

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. Plans

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. Materials

No development shall take place above ground level, other than demolition, until details of the timber to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. 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, 57 and 61).

4. Surface Water Drainage

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
- i) 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 and 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, in accordance with Cambridge Local Plan (2018) policies 31 and 32.

5. contractors parking

No demolition or construction works shall commence on site until a contractors parking plan has been agreed in writing with the Planning Authority. The aim of the plan should be to demonstrate how the developer will control and regulate on street motor vehicle parking for the contractors and sub-contractors under taking the works.

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

6. Foul drainage

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, in accordance with Cambridge Local Plan (2018) policies 31 and 32.

7. Carbon Reduction

No dwelling shall be occupied until a Carbon Reduction Statement has been submitted to and approved in writing by the local planning authority. The Statement shall include SAP calculations which demonstrate that all dwelling units will achieve carbon reductions as required by the 2021 edition of Part L of the Building Regulations. Where on-site renewable or low carbon technologies are proposed, the Statement shall include:

- a) A schedule of proposed on-site renewable energy or low carbon technologies,

their location and design; and

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

The proposed renewable or low carbon energy technologies and associated mitigation shall be fully implemented in accordance with the measures set out in the Statement prior to the occupation of any approved dwelling(s).

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 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

8. Water Efficiency

The hereby permitted shall not 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).

9. BNG Plan (On or Off-site) MINOR

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.

10. Bikes and Bins Compliance

The bin and bike stores associated with the proposed development, including any planting associated with a green roof, shall be provided prior to first occupation in accordance with the approved plans and shall be retained thereafter. Any store with a flat or mono-pitch roof shall incorporate, unless otherwise agreed in writing by the local planning authority, a green roof 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.

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

11. Windows

The windows on the southern roof slope are to be

- (a) obscure-glazed, and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

Reason: To safeguard the privacy of adjoining occupiers (Cambridge Local Plan 2018 policies 52, 55, and 57).

12. Boundary treatment

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).

13. M4(2) Accessible and Adaptable Dwellings

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)

14. Noise Construction Hours

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).

15. Demolition and Construction Deliveries

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).

16. Piling

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 be 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)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs