

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date: 18 December 2013

Application Number	13/1400/REM	Agenda Item	
Date Received	20 September 2013	Officer	Mark Parsons
Target Date	20 December 2013		
Parishes/Wards	Castle		
Site	Lot 5 located within Land Between Huntingdon Road, Madingley Road, and the M11, North West Cambridge, Cambridge, Cambridgeshire		
Proposal	Reserved matters (access, appearance, landscaping, layout and scale) pursuant to 11/1114/OUT and S/1886/11/O (North West Cambridge Scheme) for: Post Graduate Accommodation comprising 325 student bed spaces, associated porters lodge, cycle parking, hard and soft landscaping, strategic drainage works, associated ancillary structures, part of strategic green corridor and part of strategic cycle and pedestrian route.		
Applicant	University of Cambridge		
Recommendation	Approve with conditions		
Application Type	Reserved Matters	Departure:	No

Application Number	S/2044/13/RM	Agenda Item	
Date Received	20 September 2013	Officer	Emily Harvey
Target Date	20 December 2013		
Parishes/Wards	Girton		
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APPENDICES

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A	Map of the 'Lots' within Phase 1
B	Layout Plans and Computer Generated Images
C	Quality Panel Minutes

0.0 INTRODUCTION

- 0.1 This is a reserved matters application that has been submitted as part of the wider North West Cambridge site. The wider site sits to the northwest of Cambridge, and to the south of Girton Village, between Huntingdon and Madingley Road. The site is covered by the North West Cambridge Area Action Plan (NWCAAP) 2009, a joint document adopted by both Cambridge City Council and South Cambridgeshire District Council reflecting the fact that the site sits within both administrative boundaries. The NWCAAP is therefore the policy basis for the assessment of any applications on this site.
- 0.2 The Joint Development Control Committee (JDCC) resolved to grant approval of the outline planning applications (11/1114/OUT and S/1886/11) on 8th August 2012 subject to the completion of the S106 agreement, which was signed on 22nd February 2013. In November 2013 two Section 73 applications (S/2036/13/VC and C/13/1402/S73) were approved, which allowed for a variation in heights within some local centre locations.
- 0.3 The approvals relating the entire site are for a mixed-use development and comprises up to 3,000 dwellings (of which 1,500 are to be affordable key worker units), 2,000 student bed spaces, 100,000sqm of employment floorspace (of which at least 60,000sqm will be academic employment space), a primary school, open space, recreational facilities, and a local centre which includes retail and community facilities, a hotel, police office, health facilities, senior living accommodation and an energy centre.
- 0.4 The JDCC has since determined a number of strategic conditions, namely; a Site Wide Phasing Plan (condition 5) the Design Code (Condition 7), a Youth and Play Strategy (Condition 9), the Site Wide Drainage Strategy (Condition 26) and Construction Environmental Management Plan (Condition 52). In addition to this a number of other strategic conditions have been approved relating to the whole site.
- 0.5 The applicants are now working up the detail of Phase 1 of the site, of which this application is part. The first phase will be based around the local centre and will provide for a mix of key worker housing, market housing, student accommodation as well as the community facility, the primary school, health facility and local centre uses such as foodstore, café and hotel.
- 0.6 A number of Reserved Matters Applications have been submitted pursuant to the outline permissions; for Earthworks (S/0857/13/RM and 13/0537/REM) approved by the JDCC in July 2013, the Primary Street, with underground infrastructure (13/1401/REM and S/2037/13/RM) which is being considered at this meeting, this application, and two further applications that will be determined early next year for the Western Edge (S/2533/13/RM and 13/1740/REM) and 'Lot 1' (13/1748/REM) which

includes the foodstore, health facility, retail space, police touchdown space, energy centre and key worker housing.

- 0.7 This proposal has been discussed with officers as part of comprehensive pre-application work on Phase 1, as well discussions with building control officers, and presentations to the Cambridgeshire Quality Panel, JDCC, Disability Panel and the NW Community Forum.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The site subject to this reserved matters application sits central to the wider site, and to the western side of the anticipated first phase. It lies around 250 metres north of the Madingley Park and Ride, and around 400 metres away from the nearest residential properties on Huntingdon Road and Conduit Head Road. All of the site, save for a small area on the north western part of the site lies within the City Council boundary.
- 1.2 The proposal when put in context of the masterplan covers an entire parameter block, and addresses four important elements of public realm. The Primary Street (part of the circuitous route around the local centre) is located to the west and north, the Ridgeway (strategic cycleway) lies to the west, and a Green Corridor (linking the local centre with the western edge) lies to the south. Appendix 1 shows this application (identified as Lot 5) located within the Phase 1 development.
- 1.3 The site is not located within a Conservation Area, and no protected trees sit within the application site, although the veteran oak, subject to a Tree Preservation Order lies to the north east of the application site, on the other side of the primary street.

2.0 THE PROPOSAL

- 2.1 The proposal is for 325 student rooms along with ancillary facilities that sit alongside these such as car and cycle parking, landscaping, drainage infrastructure, and communal facilities that include a Porter's lodge, reception desk, postroom, IT hub room, laundry room and study area.
- 2.2 There are four main buildings; two 'U' shaped buildings, a linear building, and a single 'pavilion' building that are arranged to create a series of courtyards and spaces both in the public and private realm. These buildings vary in height to respond to the site constraints and levels. The scheme is predominantly three and four storeys in height with a five storey element at the north western corner. The communal element is situated in the south eastern corner adjacent to the Ridgeway and local centre.
- 2.3 The proposal also includes two elements of the public realm. The first is the Green Corridor (part of Green Corridor 1 in the design code) which sits to the south of the buildings and forms part of the link between the local centre and the western edge. This Green Corridor comprises a large swale, which forms part of the wider drainage strategy of the site, with bridges that pass over the swale connecting either side of the pavilion building. Tree planting within, and on the southern edge of the swale, is

proposed along with a shared surface area that will provide vehicular access into the entrance court for this proposal, and for servicing of the local centre uses beyond this site to the east. At the eastern end of the swale the green area expands out to create a terraced lawn which connects the post graduate accommodation and the public realm.

- 2.4 The second is a small section (from the Primary Street to the local centre) of the 'Ridgeway', which when fully completed will be a pedestrian and cycle only connection running from Bunker's Hill to Storey's Way, through the heart of the development. The Ridgeway is approximately 20 metres in width (building to building) which includes a 3m wide cycle route, 3m and 2m wide pedestrian paths, raised planters and other planted areas, (which includes thresholds to the buildings either side of the Ridgeway) that vary in type and width along the route.
- 2.5 Although two separate applications have been submitted, this is to reflect the cross-authority boundary nature of the proposed development and for administrative purposes only. The proposal for the purposes of assessment in policy terms should be considered as one. This single report therefore covers both applications.
- 2.6 The reserved matters applications are accompanied by the following documents:
1. Design and Access Statement
 2. Detailed plan and elevational drawings
 3. Planning Statement
 4. Transport Assessment
 5. Landscape Management and Maintenance Plan
 6. RECAP waste toolkit
 7. Site Waste Management Plan
 8. Surface Water Drainage Strategy (amended)
 9. Utilities and Foul Sewerage Statement
 10. Piling Risk Assessment
 11. Sustainability and Energy Statement
 12. Biodiversity Survey and Assessment (amended)
 13. Noise Insulation Scheme (amended)
- 2.7 Following the consultation period, and officer assessment of the application, three amended strategies were received (identified above) along with clarification on the parking numbers for the proposed development. A small addendum to the amended noise report has also been received.

3.0 **RELEVANT SITE HISTORY**

Reference	Description	Outcome
11/1114/OUT & S/1886/11	Proposed development comprising up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.m. employment floorspace, of which: up to 40,000 sq.m. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq.m. academic floorspace (Class	Approved

	D1); up to 5,300 sq.m. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.m. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.	
13/0279/FUL	The use of land to provide a temporary access road from Madingley Road into the North West Cambridge site during construction for a period of 10 years, associated works including laying out of the road, creation of a surfaced vehicle turning and inspection area, a pedestrian link for site operatives, a storage area, a security kiosk and barrier and drainage.	Approved
13/0537/REM and S/0857/13/RM	The stripping of topsoil and its temporary storage, stockpiling of materials for the period of construction works, removal of areas of hardstanding, the clearance of vegetation and associated felling of trees, the installation of a temporary security fence and the construction of a temporary access road and temporary car parking area for up to 350 vehicles for a period of 10 years.	Approved
13/1258/FUL	Highway embankment construction; gabion retaining wall construction; drainage and land drain construction; installation of fencing; carriageway and footway reconstruction; installation of buried infrastructure, including traffic signal ducting and associated landscaping.	Approved
13/1402/S73 and S/2036/13/VC	Section 73 application to vary condition 69 (Drawing Numbers) of 11/1114/OUT and S/1886/11.	Approved
13/1401/REM and S/2037/13/RM	Reserved matters (access, appearance, landscaping, layout and scale) of 11/1114/OUT (North West Cambridge Scheme) for: (1) The Primary Street surface finishes including seating, bins, bollards, cycle parking, underground bin laybys, surface water drainage swales, hard and soft landscaping. (2) Phase 1 infrastructure including buried services and utilities, drainage pipework and engineered swales, ground slabs and sub-surface works for utility structures, initial Western Edge earthworks, surface water lagoon excavation, two stage channel and engineered road build up on utility corridors.	Pending Consideration

4.0 **PUBLICITY**

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notices Displayed:	Yes

5.0 POLICY

5.1 National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. These policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The document was published on 27 March 2012 and immediately became a material consideration for planning applications. It replaces PPGs and PPSs, and other guidance. The document encourages positive, balanced decisions, emphasizes the primacy of the development plan and local decision making

5.2 North West Cambridge Area Action Plan (2009)

All Policies contained within the Area Action Plan are relevant.

6.0 EXTERNAL AND INTERNAL CONSULTATIONS

6.1 External Consultations

Environment Agency

Comments relating to amended drainage strategy

Previous concerns have been addressed through the amended strategy.

Original Comments

There are two points within the strategy that need further attention.

- The proposed timing of the drainage works- this need to ensure that there is no increase of flood risk downstream at any point during construction not just upon occupation.
- Insufficient information covering the Ridgeway and Green Corridor which are within the red line of the application.

Other comments relate to the applicant allowing for flow exceedence away from the property to avoid ponding, and a series of good practice guidance notes and general informatives are provided for the applicant's attention.

Natural England

Natural England are satisfied that the proposal will not have any negative impacts on the SSSI. Equally it is satisfied that the biodiversity mitigation and enhancement proposals proposed are in accordance with the agreed site wide strategy.

Natural England are also supportive of the detailed landscape maintenance and management plan submitted.

Cambridgeshire County Council- Highways

The transport impact, parking strategy and other matters relating to the impact of the proposal have been addressed within the permission for the over-arching masterplan for NW Cambridge.

Proposals here are in accordance with the masterplan, there is therefore no objection. The streets within the application are intended to remain private, maintained and administered by the University. While the parking provision is a lot less than the maximum allowable it is considered acceptable and backed up by an overarching strategy.

Cambridgeshire County Council- Growth and Economy Team

The targets and key performance indicators within the site waste management plan are welcomed, as are the waste management procedures.

Reference within the Sustainability Statement to segregation of waste and the inclusion of 'bring sites' is supported and in line with the RECAP requirements.

Architectural Liaison Officer

The site is an unknown quantity in terms of crime risk and there is concern over the open nature of the site highlighted by the connectivity section of the design and access statement. The site should be capable of becoming secured at all times of the day which could deal with any crime and disorder issues that could occur in the future.

Quality Panel

The Quality Panel viewed the application at the pre-application stage on 30 July 2013. Their comments are set out in full within Appendix 3.

6.2 Internal Consultations

Urban Design and Conservation

Urban Design Officers consider that the proposals will create a high quality and well-designed scheme within the first phase of the North West Cambridge Development. The proposals comply with the approved design code and accordingly the application is supported in Urban Design terms.

Landscape

The landscaping team support the application and suggest a condition to secure the details and the management and maintenance of the landscape.

Environmental Health

There are no objections to the proposals in principal. Officers have commented and suggested conditions as set out below.

The Construction impacts will be controlled through the site wide CEMP and Contractors CMS and is therefore acceptable.

It is noted that page 28 of the Sustainability and Energy Statement states that proposed external lighting design, though not fully detailed at reserved matters, will be in compliance with this and the Design Code which refers to the 'Guidance Notes for the Reduction of Obstructive Light GN01:2011' by the Institute of Lighting Professionals and the recommendations listed in the 'Clean Neighbourhoods and Environment Act, 2005'. This is welcomed but this element needs to be conditioned.

The amended Noise Insulation Scheme has been submitted in response to condition 50. The report provides details of the noise insulation scheme for Lot 5 and demonstrates how the planning condition and informative requirements are to be achieved. A condition has been suggested to ensure that the noise insulation scheme is constructed in accordance with the approved plans. A noise condition is also suggested to deal with plant noise.

There are no objections from a contaminated land or air quality point of view, and an informative is suggested to cover housing standards.

Head of Streets and Open Spaces (Drainage)

Comments relating to amended drainage strategy

The revised information submitted has addressed all of the original comments on the application.

There is now a commitment to provide the strategic elements of the surface water drainage strategy prior to any surface water being discharged from this site into the Washpit Brook. This will ensure there will be no increase in flows into the Brook during the construction period and therefore will also be in accordance with the approved surface water drainage strategy in the long term that maintains the status quo regarding discharge from the site. There is also a commitment to implement the Washpit Brook Flood Reduction Scheme that reduces the existing flood risk downstream, prior to Lot 5 discharging any surface water.

The drainage proposals are now aligned with the landscape proposals which will minimise the risk of failure of both. The use of above ground features has been developed to an acceptable level.

There has been sufficient information submitted to have comfort that the surface water drainage proposals are a workable strategy, however details of both the attenuation storage and brown roofs need to be provided at an appropriate time in the detailed design process and prior to construction.

The utilities and foul water drainage strategy provide sufficient information to have comfort that Lot 5 can be successfully serviced by the required utilities and that there is no clash with the surface water drainage strategy or landscape proposals.

Original Comments

The strategy is generally supported but there are some areas of concern that need addressing:

- Of major concern is the proposed timing of the drainage works- this need to ensure that there is no increase of flood risk downstream at any point during construction.
- Insufficient information covering the Ridgeway and Green Corridor.
- Assessment of the floatation tanks needs to be provided which could impact on the available depth of topsoil.
- The design of the brown roofs are required prior to commencing on site.

Senior Sustainability Officer

The detailed and comprehensive level of information that has been presented in relation to this development, to deliver an exemplar development that meets the requirement of the AAP, is fully supported.

7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS

Girton Parish Council

Girton Parish Council approved the proposal at their meeting of the 28 October 2013.

Neighbour Representations

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

- 6 All Souls Lane (on behalf of Nineteen Acre Field RA) who have no comment to make on the application.
- 40 Dodford Lane Girton
- 42 Dodford Lane Girton

The objections can be summarised as:

- The drainage strategy (for this application) states that surface drainage works will be completed prior to occupation of the buildings in this plot, the drainage infrastructure implementation is likely to be phased through the construction implementation.
- The implication of this is that there will be increased flood risk for properties downstream until construction is finished and the proposal is occupied.

- The report, in one instance, says that flooding is accommodated for in a 1 in 100 year event including 30% climate change, when it should be 1 in 100 year event plus 30% climate change, which is stated elsewhere in the report. This should be clarified.
- The letter from 40 Dodford Lane, also highlighted that the terminology within the biodiversity strategy implied that if a nest is found during survey work then it will be destroyed and/or removed. Confirmation is sought that this is not the case.

8.0 ASSESSMENT

8.1 The application covers three connected elements. Firstly, 'Lot 5' itself which comprises the 325 student bedspaces, along with a porter's lodge, and associated landscaping, cycle parking, car parking, and utilities infrastructure, secondly, part of the strategic cycleway (known as the Ridgeway), and finally, part of Green Corridor 1 (as named within the approved Design Code).

Principle of Development

8.2 The application is a reserved matters application (detailing appearance, landscaping, layout and scale) pursuant to the approved outline approvals C/11/1114/OUT and S/1886/11/O. This application must therefore be read in context of the outline approvals and the relevant policy framework which is the North West Cambridge Area Action Plan (NWCAAP).

8.3 The outline consent granted includes, approval for up to 2000 student bedspaces. It also included consent for pedestrian, cycle and vehicle routes as well as drainage works. The proposal is therefore consistent with the description, and quantum of development set out in the outline approval and is, in turn compliant with policy NW5 of the NWCAAP.

Design

8.4 Lot 5 is located in a prominent position within the site, the proposal fronts the primary street on two sides (west and north), the Ridgeway (a strategic cycleway) to the west, and a strategic green corridor to the south. The NW corner of the Lot will terminate the long vista along the Primary Street within future phases. The Cambridgeshire Quality Panel comments, are set out at the end of this section in para 8.37, but are addressed in the relevant section on design and landscaping below.

Height and Massing

8.5 Height on this site is controlled firstly through two parameter plans (parameter plans 05 and 06), and is further explained within the Site Wide Design Code approved through condition 7 of the outline consent. In broad terms the proposal conforms with both parameter plans, and the design code which stipulates '4 storeys generally' for this area of the site. Height and massing must however still be appropriate to its context and simply sitting under the parameter plans does not deem the proposal as acceptable.

- 8.6 The proposal has taken influence from other student and collegiate areas of the city. The proposal is loosely based on a courtyard arrangement, where the scale of the courtyards has been drawn from local influence, and a desire to provide connection with the public realm adjacent, yet still provide containment. The heights vary between mainly three and four storeys, with a five storey element in the north west corner of the site. Building heights respond to the natural slope of the land which falls some 4 metres from the NE to SW corner, and considers in depth how shading and light enters both the buildings and landscaped areas.
- 8.7 The taller elements of the scheme are generally located on the corners and key routes to help define the routes around the wider site and reinforce legibility. The highest element is strategically placed to address what will, in later phases, be a long vista along the Primary Street from the west of the wider site. The proposal provides for clear breaks in the buildings along each of the four sides of the proposal to help control the massing.

Layout and Design

- 8.8 The block structure is informed by the design code (block type 6) which requires defined edges to the streets surrounding the Lot. The layout provides a series of courtyards that are comfortably in proportion to the massing proposed, and that offer both a contained element for private use of the future occupants, but also connects physically and visually, with the surrounding public realm. The layout allows the proposal to have a main entrance that connects to the public realm and provides a focal point addressing the local centre.
- 8.9 The proposal uses a typology of the 'house' model, which arranges living accommodation and associated uses vertically around a central core. Houses range in size from 12-30 students and each (generally) comprise an entrance from the street and from the internal courtyard, cycle store, living room on ground floor and kitchen/diner on the upper floors. A typical three storey house comprises 20 bedspaces, and four storey house adding an extra 8 bedspaces.

Active Frontages and entrances

- 8.10 The proposed vertical house model benefits the wider development by providing regular active frontages onto the public realm, by way of front doors, and windows which provide a good degree of overlooking from living space, all of which contribute to the development addressing the public realm. The layout of the proposal allows permeability during the daytime, but can be secured adequately in the evening. The layout of the ground floor includes a number of uses that help to further activate and enliven the street, such as the highly transparent communal facilities at the south eastern corner, the Porter's Lodge that overlooks the Ridgeway, frequent cycle storage facilities, and the internal configuration of the bedrooms themselves.

- 8.11 House entrances are architecturally clearly identifiable from the street and are reinforced by well detailed thresholds. There is level access to all house entrances from the street. Planted privacy strips provide a good level of defensible space for rooms that are located on the ground floor. These planted buffer areas vary in depth according to the character of the adjacent street.

Elevations and Materials

- 8.12 The elevations presented propose an interesting juxtaposition between the bedroom windows that are regular in form, and the asymmetrical, vertical, sculpted forms that comprise of the main entrances to the houses, along with the shared kitchen/diners above, which helps to create a pleasing and well-ordered rhythm to the streetscene. The building elevations include deep reveals for the windows are lined with precast concrete cills and lintels, which create a feeling of solidity to the facades and provides visual interest and depth to the elevation. On the appropriate elevations a patterned metal sliding screen is set within the window that could in the future provide solar shading for occupants in line with managing climate change (see para 8.82).
- 8.13 The scheme proposes the principle of using two contrasting yet complementary bricks. The use of the 'mystique' brick (used on the Accordia development) as the main masonry material has been discussed at pre-application stage and is supported, as it has a colour tone that will add to the visual richness of the scheme, and will work well the materials that has been proposed to date for the adjacent parcel. The pavilion building will have a darker brick to add interest along the Green Corridor.
- 8.14 The proposal was presented to the Cambridgeshire Quality Panel in July at the pre-application stage (see appendix 3 and para 8.37 below), who endorsed the layout of the proposal but noted some key elements that needed addressing. Two of these elements were concerned with the northern face of the development fronting the primary street. Overall, the panel felt that this elevation needed more work, to make it more active and wondered whether the pavilion building (currently fronting the Green Corridor) could be moved into the gap fronting the Primary Street.
- 8.15 Since that meeting the design of the northern façade has evolved as a result of concerns raised by both officers and the Cambridgeshire Quality Panel. The combination of the revisions to the key corners, which has resulted in a better 'grounding' of these asymmetrical features, and amendments to the proportioning of the dogtooth white bricked area for cycle parking, has created a much more balanced façade, and a better relationship between the base of the building and the floors above.
- 8.16 Moving the 'pavilion' building (house D1) would represent quite a significant change to the scheme and upset the balance of the proposal. The character of adjacent streets would also be affected. Such a change would close off the vista and remove the intended connection between the landscape and the primary street, creating a cramped and overly dense feel to this part of the site. Furthermore, the change in levels along the

northern frontage which fall to the south west corner, would mean that a 4 storey building within the gap would compete with the feature tree and key building, and undermine the role of this important corner which terminates views down the primary street. The design of the northern facade is therefore supported and it is considered that the revised approach addresses the issues raised by the Quality Panel.

- 8.17 Another issue raised by the Quality Panel was the detailed design of the sculptural elements of key corners. The evolution of these features is clearly shown on pages 99-101 of the Design and Access Statement, and following the Panel meeting were revised to create a family of features whereby the detailed design and proportions worked on all elevations (both externally and internal), entrances and corners, but crucially looked at other factors such as the durability of quality of finish. The amendments post Quality panel meeting has adequately addressed the issues raised by the Cambridgeshire Quality Panel.
- 8.18 Permeability through the site was mentioned by both the Quality Panel (concerned that too many entrances would dilute the main entrances), and the Architectural Liaison Officer, who is concerned that it would make the proposal less secure. Although many entrances are proposed, they have a clear hierarchy which implies that the smaller entrances, which are detailed as gates within railings, are not for members of the public to walk through. The entrance court and main entrance from the Ridgeway are detailed in a different way, which will direct people within the public realm to use those entrances. It is considered that the right balance for the proposal has been struck in terms of permeability and security and all entrances are capable of being secured at night, and during the day if so required, which addresses the concerns of the Architectural Liaison Officer.

Conclusion

- 8.19 The proposal is fully supported by the city council's urban design team, and has evolved through collaborative working, public and technical consultation. It is considered that the proposal conforms to the approved parameter plans in respect of design and the approved design code, and is therefore compliant with policies NW1, NW2 and NW4 of the NWCAAP.

Landscape and Public Realm

- 8.20 With regard to landscape and public realm, there are three elements to consider: the internal landscape to student accommodation itself, the Ridgeway, and the Green Corridor. Ultimately these three elements need to tie in with each other and the other surrounding parcels of land.

Internal Landscape

- 8.21 The post graduate accommodation has been arranged in such a manner to create a clear hierarchy of three spaces, all of which vary in character

within the design, yet form part of a 'landscape journey'. The north eastern courtyard is the most private courtyard, enclosed on all four sides by buildings, although the level of enclosure varies with land levels and height of the buildings.

- 8.22 The courtyard is similar in scale to the first court at St Catharines's College and will allow for a marquee and events to take place over the formal lawn area. A privacy strip, in the form of shrub planting is provided in front of ground floor windows that look into the court. To the south of the lawn there are seating areas proposed as well as pleached hornbeams which sit between the path through the courtyards from the Ridgeway entrance, and the formal lawn.
- 8.23 The largest of the courts is the Orchard Court, which is rectangular in shape and located on the western side of the plot. This space makes full use of the change in levels across. A swale (integrated into the drainage strategy for this proposal) sits at the bottom of the slope, with the slope itself planted up with wild grasses and fruit trees. An informal mix of planting is proposed to give year round interest, as well as providing for a BBQ area and 'pocket allotments'.
- 8.24 The northern edge of this orchard court is not enclosed by buildings, and is left open affording views in and out of the proposal. Whilst this 'open edge' accommodates three disabled spaces and unloading from the primary street, the space itself is well detailed so as not to dominate or detract from the streetscene. The car park is enclosed by two formal rows of pleached hornbeams and three Ginkgo trees with benches located under the canopy's providing views into the Orchard Court.
- 8.25 The third court is the entrance court which is a mix of hard and soft landscaping connects seamlessly with the Green Corridor to the south. This court is similar in scale to that in front of Trinity College, and will enable practical elements to be accommodated such as parking, deliveries, start/end of term time drop off, but also establishes the identity of the development.
- 8.26 The hard surfacing materials within the entrance court tie in with the shared pathway (a reconstituted stone block paving in mid and light grey with some buff), as well as connecting the Ridgeway and local centre (a reconstituted stone block paving in mid and light grey).

The Green Corridor

- 8.27 The 'green' element of the entrance court continues through to the Green Corridor to the south and offers a lawned terrace that wraps around the eastern end of the swale engaging with the public realm. Stepped areas from within the northern and eastern end of the terrace ensure that it is a space where everyone will feel comfortable using the space, ensuring no visually barrier which could give the impression that it is private space for student use only. This is important given that this area accommodates the coming together of the Green Corridor, the Ridgeway, and the local centre and will therefore be a busy and diverse space.

- 8.28 Significant planting is proposed along the southern edge of the swale. Pollarded willow trees will line the pedestrian/cycleway in small groupings, with informal groups of birch, willow and amelanchier planted on the slopes of the swale to provide a variety of textures. Species rich grasses and wet meadow species are proposed on the lower layers of planting allowing biodiversity to emerge. Timber bridges will allow access across the swales and 'check dams' will be located at regular intervals as part of the drainage strategy.
- 8.29 The red line of this application ends at the southern edge of the hard surfaced shared pathway. The southern part of this Green Corridor will therefore come forward with the residential proposal to the south. In these instances the design code is relied upon to provide comfort that a consistent approach is adhered to. The design code (and approved parameter plans) stipulates that Green Corridors that include a swale need to be a minimum of 25m in width (building to building), the final width is dependent on the local authority being satisfied that all of the elements that the corridor accommodates can be successfully provided for.
- 8.30 The width provided for through this application is 20 metres at its narrowest point, and therefore the proposal to the south (known as Lot 2), will need to provide sufficient width to ensure design code compliance, and enable the 'vision' for the Green Corridor shown as part of this application can be realised. Conscious that trees to the south of the shared pathway would it would be the northern elevation of Lot 2, and the proposed trees would need room to establish and mature without harming the amenity of future occupiers it is considered that around an 8m set back will be required here, which would comply with the design code. Detailed design would come forward through that reserved matters application.

The Ridgeway

- 8.31 The Ridgeway will travel through many parts of the site, and will have the ability to adapt to its context depending on the character of that area. This part of the site is the most urban, running between this proposal, and a proposal opposite for housing (known as Lot 8), the design of the ridgeway, and the materials have therefore followed this context.
- 8.32 The main cycleway will be resin bonded gravel, with stone block paving (mid and light grey) for the pedestrian footway. Planting along this section of the ridgeway is more formal and ornamental in character with sweet cherry providing colour, and pin oak specimen trees at the top and bottom of the ridgeway. Some of these trees (between the cycleway and one of the pedestrian footpaths) will be set within a raised planting area. Benches are provided at regular intervals along the Ridgeway set within the ornamental ground cover between the student accommodation and the pedestrian footpath.
- 8.33 As these areas of the public realm are (under the terms of the Section 106 agreement) to be maintained by the applicant, a detailed landscape maintenance and management plan has been submitted (pursuant to

Schedule 5, part 6 of that agreement) which commits the applicant to maintaining the public realm to an agreed regime.

Conclusion

- 8.34 The three landscaped areas are well considered both in terms of their own entities, but also are strong in connecting with each other as part of the wider development. Integrated design elements such as a break in street trees on the NW corner of the lot allow for a specimen tree from within the student accommodation be a feature of the corner, show that the design has come together comprehensively. This is also true with the Green Corridor connecting with the entrance court (discussed above), and also where the hard surfacing detail from the student accommodation eastern entrance runs across the ridgeway, providing a break in the linear nature of the cycleway.
- 8.35 The landscaping principles and surface materials have been developed in consultation with the Council's technical officers, and it is considered that the proposal will provide for a rich landscape using high quality planting and materials which conforms to the approved design code, and is compliant with policies NW1, NW2 and NW4 of the NWCAAP.
- 8.36 While the materials for both the buildings, and the hard landscaping have been identified in some detail within the submitted documentation it is considered that a condition is still necessary to ensure the proposal follows through on the high quality. A condition (Condition 1) has therefore been proposed which requires the materials to be laid out on sample panels on site, with mortar, prior to commencement of development.

Quality Panel

- 8.37 The Cambridgeshire Quality Panel reviewed the on 30th July 2013. The Panel endorsed the overall layout in general but did express some areas of concern in their minutes from the meeting (attached as Appendix 3).
- (i) Northern Façade – Panel raised concerns regarding the lack of activity along the northern facade facing the primary street, which in their view was caused by the location of the disabled car park and delivery space, large cycle store and plant room.

This point has been addressed in paragraph 8.15 above

- (ii) Permeability - Panel queried whether number of routes in and out of the lot may dilute the level of activity of other routes.

This point has been addressed in paragraph 8.18 above

- (iii) Relocation of house D1 – panel suggested this building would be better located to the NW corner to close the 'gap' along the northern frontage facing the primary street.

This point has been addressed in paragraph 8.16 above

- (iv) Planting - the panel questioned the introduction of fruit trees into the courtyard and queried the purpose of the 'flower garden' which appeared as a 'display feature' rather than a place to move through.

The flower garden is a small section of the internal courtyard that aids the transition between courtyards internally, this, and the fruit trees forms part of the overall landscape concept which is fully justified within the Design and Access Statement. There is no objection to these elements from officers.

- (v) Levels – the panel suggested that more work was required in understanding the levels across the site and that the variation should be used to define spaces.

Quality Panel's comments were noted by officers who looked at this issue in subsequent meetings with the architect, and officers consider that the proposal uses levels well throughout the site, overcoming the concern of Quality Panel. Furthermore, the CGI's contained throughout the design and access statement illustrates well the change in levels.

- (vi) Bike store for house A2 – The panel were concerned that the bike shed might undermine the public elevation of this building.

The overall form of the most southerly building not only defines one of the development's three key spaces the 'Entrance Court', but also allows the development to open up to the public realm close to the key civic spaces of the local centre. The CGI's contained within the design and access demonstrate that the proposed cycle store located within house A2 will not dominate or detract from key views from within the local centre, and help to demonstrate the successful townscape qualities that this part of the scheme will bring to the public realm. The south eastern corner with its active ground floor uses, together with the trees and stepped grassed area within the Entrance Court itself, are very much the prominent features from within the public realm, and therefore officers are satisfied that the bike store will not undermine the elevations of this part of the scheme.

- (vii) Entrances – The panel felt that some entrances required further work.

Following the quality panel meeting more detail on the entrances has been received by the local authority and officers are satisfied that the detailing around entrances into the site and individual houses are supported (see in para 8.11 above).

- (viii) External bay window cladding – The panel had differing views as to their overall effectiveness and appropriateness.

Following the meeting the applicant, and architects looked again at the external cladding for the bay windows. This work took into account the views of the quality panel, see para 8.17 above.

- (ix) PV's – Panel questioned the extent of PV's on the roof and the limitations this placed upon using the roof areas for social spaces

PVs do form a substantial part of the roof space, this is a necessary part of achieving the high standards of sustainability on this site. The roof space being used for social spaces would be difficult in noise terms given the exposure of these spaces to the Primary Street (and the M11 in phase 1). The roofs are also being used as part of the sustainable drainage strategy for the site (brown roofs) so are providing multiple functions already.

- (x) Green Corridor – Panel did not receive much information about the Green Corridor.

Officers have worked through this space in detail with the applicant and architect, and are satisfied with the proposal, see paragraphs 8.27 to 8.30 above.

Conclusion

- 8.38 The proposals, since being viewed by the quality panel have moved on, taking into account panel, and officer input. All of the key issues raised by panel have in the officers' opinion been successfully resolved.

Mixed and Balanced Community

- 8.39 Policy NW7 of the NWCAAP looks to achieve balanced and sustainable communities. The policy acknowledges that student housing is likely to be provided in a number of groups distributed across each phase of the development.
- 8.40 The accommodation has been designed in vertical houses to allow for flexibility in the likely end user (a college could occupy just one house, or more). The amount, and location of student accommodation proposed through this application complies with Policy NW7 of the NWCAAP.

Drainage and Utilities

Surface Water

- 8.41 Condition 27 of the outline consents require any reserved matters application to come forward with a detailed surface water drainage strategy, that shows how the detailed drainage for the proposal fits into the wider strategy approved.
- 8.42 The drainage strategy for this proposal has been developed using a hierarchal approach looking to manage surface water as close to source as possible. Roof areas have a brown roof, which provides some level of attenuation, slowing down the run off and providing a level of treatment to the water. The smaller parking areas and external landscaping spaces have porous surfacing which will provide some attenuation, and although deep ponds are not possible on the site, two swales have been provided

along the western edge of the internal landscaping area. Cellular attenuation, with a filter trench running through the middle has been located below the swale to ensure that flooding does not occur for the 1 in 100 year event plus 30% climate change.

- 8.43 Water treatment will be provided via several elements both within the red line of this proposal such as the permeable construction of the car park, and the swale, but also through swales within the wider network and the lagoon in the western edge. Catchpits will be provided on all surface water manholes to limit the potential risk if silt and sediment entering the surface water attenuation tanks.
- 8.44 The detailed surface water strategy initially raised objection from technical officers at the local authorities, the Environmental Agency, and some residents based on the assumed construction phasing which initially identified the strategic work required to ensure that there is no increase of volume entering the Brook would be completed prior to occupation of the student accommodation. This has been amended via an updated strategy which now states that the construction of the Washpit Brook alleviation channel (including the flow control device) and the main Phase 1 surface water drainage network and retention lagoon will take place as part of the first works at the development to ensure that pollution control protection and attenuation provision is in place for the Phase 1 development.
- 8.45 The amended strategy also provides greater detail on the surface water strategy for the Ridgeway and Green Corridor, which was missing from the original strategy. The amended strategy is now acceptable to drainage officers and the Environment Agency. Two elements are still required, an assessment of the floatation tanks (this will not impact on the drainage strategy but could impact on the depth of sub soil available for landscaping), and the detailed design of the brown roofs which won't be known until a manufacturer has been chose. It is suggested that both of these elements are controlled through the imposition of planning condition.
- 8.46 The detailed surface water drainage strategy will ensure that the impact of the development downstream is consistent with that which exists under current greenfield conditions. In addition, through condition 28 of the outline planning consent, the applicant has committed to improving the site discharge beyond that greenfield run off rate by proposing works through the Washpit Brook Flood Reduction Scheme which will actually reduce peak flow from the site, an improvement of around 26% for a 1 in 20 year event.
- 8.47 This proposal also links into the site-wide non-potable water network. Code for Sustainable Homes level 5 requires maximum water demand of 80 litres per person per day. This cannot be achieved through water efficiency alone and requires some on-site recycling. Surface water recycling facilities will be provided across the site, notably storage ponds within the western edge. These storage ponds will provide attenuation storage, as well as treating the water through a series of water treatment package plants and will then redistribute non-potable water around the site for use with non-potable water usage such as toilet flushing.

Foul drainage

- 8.48 Foul water will be discharged from the proposed development to a gravity network of pipes which will connect into the existing public sewer network via an adopted rising main as set out in the site wide strategy (condition 30 of the outline consent). It has been designed to avoid other below ground utilities and generally comprises smaller lateral drains situated close to the development blocks with connections from these feeding into the main sewers. Although no response from Anglian Water has been received for this application, the proposals are in line with the strategic strategy which Anglian Water commented on. It is therefore considered acceptable.

Utilities

- 8.49 The student accommodation will connect into the site wide services network. These services will include high speed broadband supply (consistent with the agreed broadband strategy through condition 21 of the outline permission), the University's Granta internal network, telecommunications and digital TV provision via cable, LV electricity, connection to the site wide district heating, potable and non-potable water supplies. The district heating pipework will deliver low carbon hot water on the back of the energy centre provided in the future application for the supermarket, key worker housing and energy centre (known as lot 1).

Conclusion

- 8.50 Although there were initial concerns with regard to the original detailed surface water strategy, these concerns have been addressed through receipt of an amended strategy. It is therefore considered that the proposals comply with the strategic drainage strategies approved through the outline consent and Policy NW25, NW26 and NW27 of the NWCAAP.

Ecology

- 8.51 Condition 35 of the outline planning consent requires the submission of a biodiversity survey and assessment that demonstrates how that particular reserved matters application accords with the aims and objectives of the biodiversity strategy.
- 8.52 Ecological improvements will be made through the strategic landscaping within this application. The proposed swale and extensive tree planting will naturally provide valuable habitat for invertebrates and amphibians as well as foraging birds and bats. In addition, and consistent with the site wide approach identified at the outline stage, this proposal provides for 5 starling boxes and 5 house sparrow terraces located on top of the flat roof of the proposals.
- 8.53 Following neighbour representations the detailed strategy was updated for clarity and confirm that the applicants will not be destroying any active nests found in March 2014. If an active nest is found then it is protected by law, and the applicant will retain it intact until the nest is no longer in

use (i.e. until any chicks have fledged). With this clarification in place, the proposal complies with the strategic document approved at outline stage, and is therefore considered to be compliant with NWCAAP policy.

Transport

Site Access

- 8.54 There are two vehicular access points into the proposed development, one is directly from the primary street into a small parking, and drop off area, which also accommodates plant maintenance, the other is the entrance court which is accessed via a shared lane along the Green Corridor. Both of these access points are acceptable to the highway authority in highway safety terms.

Transport Impact

- 8.55 The impact of the wider development was assessed at the outline stage, and considered acceptable subject to a number of conditions and mitigation measures secured through that consent. This application falls wholly under the outline consent, within the development limits and therefore does not need to be assessed fully again. The occupation of this development along with other applications within Phase 1 will contribute towards occupations that will trigger mitigation measures within the S106 agreement.

Travel Plan Strategy

- 8.56 A Framework Travel Plan was submitted and approved as part of the outline approval. A more development specific travel plan will then incorporate and expand on that framework, through a Post Graduate Residential Travel Plan which under the terms of the S106 will need to be submitted to the County Council prior to occupation of the first unit.
- 8.57 The wider mixed use development has been designed to limit the necessity of the private car. It provides for local centre amenities (foodstore, community centre, health facilities etc.) within the site and the fact that post graduate students will be located close to their departments means that more sustainable means of travel can be used on a day to day basis. To ensure this is the case the applicant will, through the travel plan, be required to develop welcome packs or all new residents, provide adequate, secure, cycle parking, provide information on notice boards and provide free Car Club membership or all post-graduate residents. This Car Club membership (along with the provision of 5 car club cars in the first phase alone), will ensure that ownership of a car is not necessary.
- 8.58 To sit alongside this strategy, minimal car parking provision is provided for within the Student Accommodation itself, and an enforcement regime across the site (both adopted and non-adopted streets) is proposed to ensure no fly-parking takes place.

Car Parking Provision

- 8.59 The proposed car parking provision has been influenced by the above transport strategy. The seven spaces proposed relate to the seven accessible rooms on the ground floor. One space is also provided for staff parking on site.
- 8.60 The number of spaces proposed, amounts to a ratio of just over 2% of the Post Graduate accommodation. While this would appear low, the applicant has put in place a number of measures (set out in paras 8.56 to 8.58 above) which ensures that for this particular type of resident, knowing the work destination of post graduate students is almost certainly within the City Centre and/or it's peripheries, travel to work can take place either by walking, cycling or by public transport. In addition day to day amenities can be reached within walking distance via the local centre.
- 8.61 For other journeys, such as weekend trips, weekly food shop (should a student wish to use another foodstore), or late night travel, 5 car club spaces are being provided within phase 1 alone to cater for these types of journeys. This coupled with free membership to the chosen car club operator for each resident through the travel plan will ensure that this strategy works.
- 8.62 The travel plan measures, local amenities, and sustainable location of this site provide the 'carrot'. The applicant is also using the 'stick' with regard to on-site enforcement of fly parking ensuring that there is nowhere to park a car on this site unless it is within a designated bay. Visitor spaces will be controlled by permits, and local centre car parking controlled and managed to ensure that it would not be attractive for long term parking. Another limitation for post-graduate students is through the University's proctorial control, which applies to University members in *statu pupillari* (undergraduates, PGCE students, and graduate students who have not yet reached MA status). Over the last two years only 1.4% of the graduate population has been granted University Motor Licenses (to own a car) (2.5% if PGCE students are included). Applying this ratio across to this development it would be consistent with the parking spaces provided.
- 8.63 The parking restrictions proposed across this site mean that it will limit parking within the wider North West Cambridge development. Parking outside of this wider site in the surrounding residential streets is unlikely to occur due to the walking distances; however the Section 106 agreement for the outline permission factors in monies for monitoring of these streets and if street parking increases then monies are available from the applicant, through the S106 to consult residents upon, and provide for (if desired following consultation) controlled parking zones (CPZ) in the affected streets.
- 8.64 CPZs within surrounding streets is a somewhat reactive approach, and any negative impacts should first be dealt within the site itself. Should car ownership, and parking demand exceed the amount required, the applicant by way of future phases on this site has the ability to react and address the issue. The 325 units here is only 16% of the site wide provision of student accommodation and therefore greater parking

provision could, if required be provided on later phases, to both meet the other 84%, and address any under provision here. A condition is therefore suggested which requires the monitoring of license applications by post graduate students annually, which will provide data to inform future reserve matters proposals for post graduate accommodation.

Cycle Parking Provision

- 8.65 Cycle parking cannot be detached from the above car parking strategy. In order for the car parking strategy to work, it has to be coupled with safe, secure cycle parking in line with the NWCAAP standards. Cycle parking for residents is provided on a 1:1 ratio, which exceeds the standards set out within the NWCAAP (2 spaces per 3 bedspaces), and is located on the ground floor, in blocks within the footprint of the buildings (save for the pavilion building which is in an ancillary single storey building) with easy access to the public realm. Sheffield hoops are provided for, spaced in accordance with the adopted standards.
- 8.66 In addition to the residents spaces, a further 28 hoops are provided, allowing for 56 visitor spaces at key points of the proposal, with a further 14 hoops (28 spaces) at either end of the Ridgeway (although 7 of these hoops sit outside the red line of this application and within the Primary Street application) which exceeds the NWCAAP standards of one spaces every 5 bedspaces.

Public Transport

- 8.67 The student accommodation is located on average 200metres from the bus stops situated in the local centre. As part of the Section 106 agreement the applicant will upon first occupation of a residential unit (currently earmarked for a similar timeframe to occupation of the student accommodation proposed here), extend the Uni 4 bus service into the site with its existing 20 minute frequency. A Saturday service with 30 minute frequency will be introduced at the same time providing a frequent, convenient bus route to the west of Cambridge, the city centre, and Addenbrooke's.

Conclusion

- 8.68 The transport strategy on this site is aiming to be as sustainable as possible. The uniqueness of this site, both with post graduate students and key worker housing means that there is knowledge and certainty over where these people will work on a day to day basis, and means that lowering car parking ratios can be reasonably explored. The travel plan measures, public transport improvements, car club provision and cycle spaces and infrastructure all lead to the conclusion that the overall strategy is credible and the proposals in terms of transport and parking acceptable.
- 8.69 The proposals for both cycle and car parking comply with policy NW19 of the NWCAAP, which state maximum standards for car parking, and minimum standards for cycle parking (within Appendices 1 and 2 of the

NWCAAP). Access into the proposal is safe, and has raised no objections from the highway authority, and transport impact will be mitigated for through the existing Section 106 agreement. The proposal is therefore compliant with Policies NW12, NW15, NW16, NW17, NW18 and NW19 of the NWCAAP.

Residential Amenity

General

- 8.70 The proposed development will sit central to the site underneath the agreed height parameters for the outline application. It is considered that there will be no adverse impact on existing residents in terms of overlooking, overbearing or loss of light.
- 8.71 The layout and design of the proposal provides good living conditions for future occupiers. Internal space allows for a bed, cupboard and storage space, as well as a desk with shelving and an en-suite bathroom. Kitchen, and dining facilities are (generally) provided per floor, and a lounge facility per 'house'. There are also the core facilities adjacent to the porter's lodge. It is considered that all proposed bedspaces have acceptable amenity and are not overlooked; the ground floor spaces have defensible space in front of them, both internal to the courtyard and externally to the public realm.
- 8.72 External space is provided for internally within the site, in the form of shared private space, and there are more strategic green spaces located within small walking distances from the proposed development, both in the western edge, and strategic gap.

Noise

- 8.73 As part of the outline permission conditions (Condition 50) each reserved matters application is required to submit a noise attenuation/insulation scheme for residential units to protect the future occupiers against noise from the M11/A14 (during the early and late phases), as well as internal traffic noise. This site has two elevations facing the Primary Street within the site, and will form the built edge of the site facing the M11, until later phases are complete. The condition requires that the noise insulation scheme shall demonstrate that the 'good' external and internal noise levels recommended in British Standard 8233:1999.
- 8.74 The scheme submitted shows that the majority of external amenity space meets this standard, although there is a small percentage of exceedance in the NW corner of the site which is unavoidable as the site has open access to the primary street.
- 8.75 Detailed noise ingress calculations have been provided to predict internal noise levels. Depending on the façade location and level of external noise a combination of acoustic glazing configurations and through wall acoustic ventilator attenuators (incorporating a trickle vent within damper) of various net open areas and depths (220 or 420mm deep) are required, when traditional construction elements and openable windows used for natural

ventilation for comfort cooling cannot achieve internal noise level requirements. Environmental Health Officers are satisfied with the report which concludes that for the majority of study bedrooms and kitchen/living rooms the proposed acoustic/noise insulation scheme ensures that acceptable internal noise levels can be achieved both with windows/acoustic ventilators open and closed. A condition (condition 7) is suggested to ensure that the works are carried out in accordance with the approved scheme.

- 8.76 There are a number ground floor plant rooms. Cooling is to be provided to the IT server room which will require mechanical plant. Plant of this nature can give rise to noise disturbance and therefore a noise condition (condition 8) is recommended to ensure that there is no impact upon residential amenity for the students.

Solar Shading

- 8.77 High quality internal environments are expected for future residents in terms of thermal environment, natural daylight and levels of ventilation. Consideration has also been given to climate change, taking into account predictions up to 2080. The elevations have been designed to accommodate occupant controlled siding screens to provide solar shading, these can be retro-fitted as/if temperature and summer heat loads increase.

Air Quality

- 8.78 Air Quality issues, and suitable mitigation measures were addressed at the outline stage. There is no specific issues arising from this reserved matters application.

Contamination

- 8.79 Contamination issues were addressed at the outline stage through planning condition. Intrusive investigations have been undertaken across the Phase I Development and recorded the absence of significant contamination. The proposal therefore does not have any issues arising from contamination.

Sustainability

- 8.80 The vision shared by both the applicant, and the local authorities for this site is for it to be an exemplar of sustainable living, and it has long been felt that the development of this land offers an opportunity for a showcase of sustainable design and construction. Documentation at the outline stage enhanced this vision and it needs to be followed through to the detailed design stage.
- 8.81 The Sustainability Strategy is formulated around the 13 sustainability principles established at the outlined planning stage, which are based on the BioRegional One Planet Living measures, an approach which is

welcomed. It is clear that these requirements have been used to inform the design of this proposal, which includes a number of innovative and exemplar approaches such as connection to the district wide heating scheme, connection to the site wide non-potable water network and use of brown roofs.

- 8.82 The façade design has been influenced by the modelling of future climate scenarios in order to determine overheating risks. This has led to the future proofing for sliding solar shading to the facades which can be retro fitted (see para 8.12 and 8.77 above). This approach is fully supported, although the applicant is encouraged to investigate whether there is any potential to include an earlier trial of the screens on part of the scheme.
- 8.83 Overall the scheme is achieving BREEAM excellent which is in keeping with the requirements of the outline planning approval (condition 24). It is important to highlight that in a number of BREEAM categories, notably reduction of CO2 emissions, energy monitoring, low and zero carbon technologies, water consumption and construction waste management, the standards required to achieve BREEAM outstanding are being met by this proposal.

Carbon reduction and renewable energy provision

- 8.84 Condition 25 of the outline planning approval requires a 20% reduction in the carbon emissions associated with the non-residential elements of the scheme from the use of on-site renewable energy technologies. At the outline planning application stage it was agreed that this requirement would be aggregated across the site. For each of phase of non-residential development, a Renewable Energy Strategy would be required to set out the carbon reduction contributions, set against the overall 20% requirement. This Statement would need to be updated for each Reserved Matters application.
- 8.85 To this end the Sustainability and Energy Statement includes a Renewable Energy Statement. The strategy for this proposal includes connection to the site-wide district heating network and 800m² of photovoltaic panels, sized in accordance with the design standards set out in the Design Code. The information contained within Appendix 3 of that report shows that, overall, the buildings being delivered throughout 2014 as part of Phase 1 will result in a combined carbon reduction of about 17%. Of this, this particular scheme delivers a 46 tonne CO₂ reduction, which equates to about 3% of the 17%. This approach is supported.
- 8.86 The sustainability proposals integrated within this scheme meet the requirements of the outline consent, and the NWCAAP policy NW24.

Waste

- 8.87 Waste collection for the student accommodation proposed will use the underground bin system integrated within the street scene. Residential accommodation is bound by carrying distances stipulated within the design code, however more flexibility can be afforded to student accommodation

as the waste is managed internally (i.e. students will not need to dispose of their own waste bins). These bins will collect three streams; mixed (comingled) recyclables, paper and residual waste. Green waste is dealt with separately (see below).

- 8.88 The underground waste proposals have been looked at strategically across the first phase to ensure that each and every set of bins (banks in multiples of three) have sufficient capacity to accommodate the residential properties that they will serve.
- 8.89 For this particular proposal two sets of bins have been provided in front of the northern and western elevations on the primary street. Each set comprises 6 bins giving a total of 12 bins (each with a capacity of 5000 litres) to accommodate the proposal. The assumed waste generated for this proposal is based on the RECAP guidance where a 3 room flat is equivalent to 3 student bedspaces. Each 3 bed flat requires 440 litres of volume, resulting in 47,667 litres in total for the 325 bedspaces. This total sits comfortably within the 60,000 litres provide for here. The condition on the outline consents (Condition 56) requires these waste facilities to be completed and in use prior to any use of the building commencing.
- 8.90 In addition to the above green waste, which is not suited to the underground system is being dealt with through a separate on-site solution required by condition 58 of the outline planning consent (submitted concurrently with this first reserved matters application). The nature of the on-site solution is still being discussed between the applicant and the local authorities. Officers are confident that an agreed solution can be found and therefore can recommend this application for approval. A condition (condition 6) is however suggested that re-enforces the fact that the agreement for the green waste proposal has to have taken place prior to commencement of this development.
- 8.91 It is considered that the proposal complies with policy NW2 of the NWCAAP.

Construction

- 8.92 The Site Waste Management Plan (SWMP) submitted as part of this application sets out targets and key performance indicators (paragraph 4.3 of that document), and this information is welcomed; in particular the use of recycled or secondary aggregate locally sourced (within 30km) as far as practicable. The estimated waste arising and disposal set out in the document demonstrates the applicants attempt to follow the waste hierarchy with approximately 94% of the estimated waste being diverted from landfill.
- 8.93 Also welcomed are the waste management procedures which includes a construction site compound with a designated waste storage area being incorporated into the design of this proposal at an early stage. The segregation of waste into a minimum of 8 streams which will provide secure storage with clear labelling is supported.

- 8.94 As a reserved matters application pursuant to the outline consent the construction of this proposal will have to follow the agreement procedures within the Construction Environmental Management Plan (CEMP), approved by this committee. In addition to this, condition 53 of the outline consent requires a site specific Construction Method Statement to be submitted prior to commencement of development. This will help control the construction process in terms of local impacts and residential amenity as well as controlling the our of construction works.
- 8.95 Through the submitted documentation, and the procedures already secured at the outline stage it is considered that the application complies with Policy NW28 of the NWCAAP.

Third Party Representations

- 8.96 All third party representations have been addressed within the main body of the report. One representation from 71 St Vincent's Close was received on the back of a joint neighbour letter detailing this application, the primary street application, and the Section 73 application which was reported to Committee last month. The comments within this letter referred to strategic issues and were addressed under the S73 application. They have not therefore been included within this report.

Section 106

- 8.97 The reserved matters application falls under the agreed Section 106 agreement at the outline stage. The proposed development does not give rise to any new issues that need to be secured by legal agreement.

9.0 CONCLUSION

- 9.1 The proposal has been developed in line with approved parameter plans and site wide strategic strategies, and has evolved further through detailed discussions with officers at the local authorities. The design of scheme is well considered and responds well to the site constraints and neighbouring proposals, and follows through on the exemplar approach to sustainability set out within the outline consent. The proposal complies with the adopted NWCAAP and is therefore recommended for approval.

10.0 RECOMMENDATION

13/1400/REM: APPROVE subject to the following conditions and Informatives.

S/2044/13/RM: APPROVE subject to the condition 11 only.

1. Prior to the commencement of development, except for for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, which includes external features such as windows, doors, lintols and metal panels (excluding those metal panels for sliding screens), as well as

bridges and check dams shall be submitted to and approved in writing by the local planning authority. A sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

2. Prior to the installation of any of the metal sliding screen potentially required for solar shading, samples of the material and pattern to be used shall be 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 appearance of the external surfaces is appropriate. (NWCAAP policy NW2)

3. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled "North West Cambridge – Lot 5 Reserved Matters Application Surface Water Drainage Strategy dated November 2013 (Ref: NWC1-URS-05-LTW-XX-RPT- CE-0003 PA2).

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

4. Prior to commencement of development an assessment of the floatation of the tanks cited within the approved drainage strategy shall be submitted to and approved by the local planning authority. The detail should include any changes to the landscape as a result of the approved document. Development shall be carried out in accordance with the approved details.

REASON: To ensure that the landscape proposed can work in parallel with the approved drainage strategy. (NWCAAP Policy NW25)

5. Prior to commencement of development the detailed design of the brown roofs proposed shall be submitted to and approved by the local planning authority. This information shall be provided together with any variation to the approved drainage strategy which will identify any subsequent variation to the final size and design of the on-site attenuation storage. Development shall be carried out in accordance with the approved details.

REASON: To ensure the development does not increase the risk of flood downstream. (NWCAAP Policy NW25)

6. The details relating to condition 58 on the outline approval (C/11/1114/OUT and S/1886/11) for Green Waste disposal shall have

been approved by the local planning authorities prior to first occupation of development.

REASON: To ensure there is adequate means of disposing Green Waste (NWCAAP Policy NW2)

7. The development hereby approved shall be constructed in accordance with the noise insulation scheme detailed in the submitted document titled “North West Cambridge – Lot 5 Reserved Matters Application Noise Insulation Scheme dated November 2013 (Ref: NWC1-URS-05-LTW-XX-RPT- AC-0005 PA5), and Formal Addendum dated the 3rd of December relating to the first Table in Appendix D – Glazing and Ventilators Specification”

Prior to first occupation a ‘noise insulation scheme post construction completion report’ shall be submitted to and approved in writing by the local planning authority (LPA). The report shall include details of the airborne acoustic attenuation specification and/or performance standards of the external building facades structural elements and/or airborne acoustic performance test certificates (as appropriate) and confirmation of satisfactory workmanship, installation and performance.

The noise insulation / attenuation scheme as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered without the prior written approval of the local planning authority.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

8. Before the development hereby permitted is commenced, except for enabling works, a scheme to minimise the level of noise emanating from the ground floor plant rooms (ensuring that the noise at the nearest student room is less than or equal to the existing background level (L90)) shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before first occupation.

REASON: to ensure satisfactory amenity for future occupiers of the building. (NWCAAP Policy NW2)

9. Prior to the commencement of development, except for any underground enabling works, details of the height, type, position and angle of glare of any final site lighting / floodlights including isolux contours shall be submitted to and approved by the local planning authority. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

REASON: To protect the amenity of the nearby residential properties. North West Cambridge Area Action Plan Policy NW2.

10. A report shall be submitted to the local planning authority detailing the number of license applications applied for to the University of Cambridge to own a motor vehicle from residents this development hereby approved, along with the number of these licenses approved. This shall be undertaken on an annual basis from the anniversary following first occupation, until any further student accommodation is approved on the North West Cambridge Development Site. The outcomes of this review shall inform any subsequent reserved matters applications and the parking strategy for subsequent applications for student accommodation shall address any under provision.

REASON: To protect the amenity of the nearby residential properties. North West Cambridge Area Action Plan Policy NW2.

11. The development shall be carried out in accordance with the following approved drawings and technical documents.

NWC1-05-RHP-ARC-DWG-1000 PA1
NWC1-05-RHP-ARC-DWG-1001 PA1
NWC1-05-RHP-ARC-DWG-1002 PA1

NWC1-05-RHP-ARC-DWG-0100 PA1
NWC1-05-RHP-ARC-DWG-0101 PA1
NWC1-05-RHP-ARC-DWG-0102 PA1
NWC1-05-RHP-ARC-DWG-0103 PA1
NWC1-05-RHP-ARC-DWG-0104 PA1
NWC1-05-RHP-ARC-DWG-0105 PA1

NWC1-05-RHP-ARC-DWG-0200 PA1
NWC1-05-RHP-ARC-DWG-0201 PA1
NWC1-05-RHP-ARC-DWG-0202 PA1

NWC1-05-RHP-ARC-DWG-0300 PA1

NWC1-05-RHP-ARC-DWG-7000 PA1
NWC1-05-RHP-ARC-DWG-7001 PA1
NWC1-05-RHP-ARC-DWG-7002 PA1
NWC1-05-RHP-ARC-DWG-7003 PA1
NWC1-05-RHP-ARC-DWG-7004 PA1
NWC1-05-RHP-ARC-DWG-7005 PA1
NWC1-05-RHP-ARC-DWG-7006 PA1
NWC1-05-RHP-ARC-DWG-7100 PA1
NWC1-05-RHP-ARC-DWG-7101 PA1
NWC1-05-RHP-ARC-DWG-7102 PA1
NWC1-05-RHP-ARC-DWG-7103 PA1
NWC1-05-RHP-ARC-DWG-7104 PA1

NWC1-AEA-05-LS1-XXXDRG-LD-5101 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5102 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5200 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5201 PA1
NWC1-AEA-05-LS1-XXXDDE-LD-5301 PA1

NWC1-AEA-05-LS1-XXXDDE-LD-5302 PA1
NWC1-AEA-05-LS1-XXXDDE-LD-5303 PA1
NWC1-AEA-05-LS1-XXXDDE-LD-5304 PA1
NWC1-AEA-05-LS1-XXXDDE-LD-5305 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5401 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5402 PA1
NWC1-AEA-05-LS1-XXXDRG-LD-5501 PA1

NWC1-URS-05-LTW-XXDRG-CE-0007 PA1
NWC1-URS-05-LTW-XXDRG-CE-0008 PA1
NWC1-URS-05-LTW-XXDRG-CE-0014 PA1
NWC1-URS-05-LTW-XXDRG-CE-0005 PA1
NWC1-URS-05-LTW-XXDRG-CE-0006 PA1
NWC1-URS-05-LTW-XXDRG-CE-0009 PA1
NWC1-URS-05-LTW-XXDRG-CE-0009 PA1

NWC1-URS-05-LTW-XX-RPT-CE-0004 PA1- Piling Risk Assessment
NWC1-URS-05-LTW-XX-RPT-CE-0002 PA1- Utilities and Foul Drainage
Statement
C033/BSA5/V6 – Biodiversity survey and Assessment
Lot 5 Detailed Open Space Landscape Management and Maintenance
Plan dated September 2013

INFORMATIVES

Underground enabling works

Underground enabling works for the purpose of conditions is defined as works approved under planning permissions 13/0537/REM and S/0857/13/RM (Earthworks) and 13/1401/REM and S/2037/13/RM (Underground Infrastructure within this application boundary).

Housing Health & Safety Rating System (HHSRS)

The Housing Act 2004 introduces the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors.

Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed; all habitable rooms have adequate lighting and floor area etc.

The applicant/agent is advised to contact Cambridge City Council's Residential Team, Refuse and Environment Service at Mandela House, 4 Regent Street, Cambridge and Building Control concerning fire precautions, means of escape, and the HHSRS. The proposed 'House Model' blocks are also likely to be considered mandatory licensable HMOs. The applicant is advised to contact the Residential Team to discuss this aspect of the development and possible HMO licensing.

Any culverting or works affecting the flow of a watercourse requires the prior written Consent of the Lead Local Flood Authority (LLFA). The LLFA

seeks to avoid culverting, and its Consent for such works will not normally be granted except as a means of access

Background Papers

- Application File 11/1114/OUT
- Application File S/1886/11/O
- JDCC Report of August 2012

Contact details

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The following pages include the following appendices

APPENDIX A - Plan of the 'Lots' within the Phase 1 masterplan

APPENDIX B - Plans and Computer Generated Images

APPENDIX C – Quality Panel Report