

# JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Head of Planning Services

Date:

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<b>Application Number</b>	S/1447/14/RM	<b>Agenda Item</b>	
<b>Date Received</b>	20 <sup>th</sup> June 2014	<b>Officer</b>	Abigail Morgan
<b>Target Date</b>	19 <sup>th</sup> September 2014		
<b>Parishes/Wards</b>	Girton		
<b>Site</b>	Land between Huntingdon Road, Madingley Road, and the M11, North West Cambridge, Cambridge, Cambridgeshire		
<b>Proposal</b>	Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to S/2036/13/VC for 70 residential units, including 49 market units and 21 key worker units, access roads (including cycle and pedestrian routes), cycle parking, car parking, landscaping, utilities and associated ancillary structures.		
<b>Applicant</b>	University of Cambridge		
<b>Recommendation</b>	Approval		
<b>Application Type</b>	Major	<b>Departure:</b>	No

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## APPENDICES

Ref	Title
A	Site Planning History
B	Map of the 'Lots' within Phase 1
C	Relevant Plans and Computer Generated Images
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## **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 Outline permissions were granted (11/1114/OUT and S/1886/11) and a S106 agreement completed 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 outline approvals relating to 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 in the process of submitting, or have submitted applications for a variety of uses forming 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 Appendix A provides a summary of the site history and details of recent applications that have been submitted. Most recently, the application for Lot 6 was approved at the July Committee and the Sports Pitches and Utility buildings at the August Committee.
- 0.7 This proposal has been discussed with officers as part of comprehensive pre-application work for Phase 1 along with presentations to the Cambridgeshire Quality Panel, JDCC and the NW Community Forum.

## **1.0 SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The site subject to this reserved matters application sits in the centre of the wider site. The site is part of the Ridgeway Village, a residential neighbourhood to the north of the local centre and south of Girton Village.
- 1.2 Lot 4 is predominantly within South Cambridgeshire District Council's administrative boundary (1.46 ha), although the southern part of the Veteran Oak Gardens falls within Cambridge City Council's administrative boundary (0.14 ha).

## **2.0 THE PROPOSAL**

- 2.1 The planning application seeks approval for 70 residential units, including 49 market units and 21 key worker units, access roads (including cycle and pedestrian routes), cycle parking, car parking, landscaping, utilities and associated ancillary structures.
- 2.2 Lot 4 contains the first market and family housing to come forward. The residential development proposed in Lot 4 will be bordered by landscaping and future market lots that will be brought forward as separate reserved matters applications.
- 2.3 Lot 4 also contains strategic landscaping in the Veteran Oak Gardens and the Ridgeway strategic cycle and pedestrian route from the site to Girton, which are to the south and south west of the residential development respectively.
- 2.5 The application is accompanied by the following documents:
  1. Planning Statement
  2. Design and Access Statement
  3. Transport Statement
  4. Biodiversity Survey & Assessment
  5. Arboricultural Report and Veteran Oak Management and Maintenance Plan
  6. Detailed Landscape Management and Maintenance Plan for the Veteran Oak Gardens and Ash Tree
  7. Surface Water Drainage Strategy
  8. Utilities and Foul Water Statement
  9. Noise Insulation Scheme
  10. Site Waste Management Plan
  11. RECAP Waste Toolkit
  12. Sustainability and Energy Statement
  13. Piling Risk Assessment
- 2.6 Since the original application was registered a number of amendments and additional information have been made which relate to the treatment surrounding the Veteran Oak in the Veteran Oak Gardens and parking

provision. Further consultation regarding the proposed amendments has been undertaken where appropriate.

### **3.0 RELEVANT SITE HISTORY**

3.1 Please see Appendix A.

### **4.0 PUBLICITY**

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

### **5.0 POLICY**

#### **5.1 National Planning Policy Framework (2012) and National Planning Practice Guidance (2014)**

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.

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a national planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

#### **5.2 North West Cambridge Area Action Plan (2009)**

NW2:	Development Principles
NW4:	Site and Setting
NW11:	Sustainable Travel
NW17:	Cycling Provision
NW18:	Walking Provision
NW19:	Parking Standards
NW23:	Open Space and Recreation Provision
NW25:	Surface Water Drainage
NW26:	Foul Drainage and Sewerage Disposal
NW28:	Construction Process
NW31:	Infrastructure Provision

## 6.0 **EXTERNAL AND INTERNAL CONSULTATIONS**

### **External Consultations**

#### Cambridge County Council (Highways & Transportation)

No objections to the proposal.

#### Cambridge City Council

Raised concerns regarding the parking quantum for the market housing.

#### Environment Agency

Awaiting comments at time of publication.

#### Architectural Liaison Officer

No objections and is satisfied that the security strategy for the proposal has been well thought out and will create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

### **Internal Consultees**

#### Urban Design

The general layout, form, massing and architectural expression appears broadly appropriate and in line with the site wide design code. This consists of taller development helping define the Ridgeway and the Veteran Oak Gardens, 3 storey development overlooking the Avenue and predominantly low rise town houses and mews on tertiary street, with a range of architectural styles which add character.

#### Landscaping

##### *Veteran Oak Gardens*

Officers are generally supportive of the proposals and the supporting information submitted. A number of comments have been received regarding the treatment of the area surrounding the Veteran Oak which have been satisfactorily addressed.

##### *Courtyards*

Officers are generally supportive of the proposals.

#### Sustainable Drainage Officer

No objection to the proposed development, subject to the agreed amendments and condition.

## Head of Environmental Services

No objection in principle to the application, subject to details relating to contaminated land to be addressed via the discharge of condition 49 and the imposition of conditions in relation to noise and other associated informatives.

## Sustainability

The detailed and comprehensive level of information that has been presented in relation to the approach being taken as part of Lot 4 to deliver an exemplar development that meets the requirements of the AAP is fully supported.

## Ecology

The Biodiversity Survey and Assessment is in accordance with the aims and objectives of the approved Site Wide Biodiversity Strategy for the North West Cambridge Development.

## Quality Panel

The Quality Panel viewed the application at the pre-application stage on 30<sup>th</sup> July 2014. The Panel welcomed the ambition but queried whether the current strategy and proposals for plot 4 could be delivered to a high standard. The idea of four character areas was welcomed although the character across each was varied in quality. The Panel considered that it was refreshing to have a different approach in the use of materials. The Panel considered this scheme very challenging. There is a lot of careful management to deliver the aspirations of the site.

## **7.0 PARISH COUNCIL COMMENTS AND NEIGHBOUR REPRESENTATIONS**

### Girton Parish Council

The Parish Council no objection and agreed to pass on the following comment:

- The amount of car parking is very limited. The development is intended for post-doctoral members of the university, who may be less likely to have cars. There will be a car club and good transport. The Council expressed gratitude to Cllr De Lacey for raising the issue of the nominal parking proposed by Cambridge University. The Committee expressed displeasure at the naming of Ridgeway Village and approved forwarding the comments.

## 8.0 **ASSESSMENT**

8.1 From the consultation responses and representations received and from inspection of the site and the surroundings, the assessment has been structured under the following headings:

- Principle of Development
- Compliance with Parameter Plans and Strategic Conditions
- Design, Layout and Elevations
- Landscape, including Veteran Oak Gardens
- Drainage and Utilities
- Transport Matters
- Ecology
- Public Art
- Waste Strategy
- Construction Management
- Sustainability Strategy
- Affordable Housing

### **Principle of Development**

8.2 The application is a reserved matters application pursuant to the approved (section 73) outline approval, S/2036/13/VC. This application has been considered in the context of the outline approval, the North West Cambridge Area Action Plan (NWCAAP) and other strategic documents that have been approved.

8.3 The outline consent gave approval for up to 3000 residential units, of which 50% will be affordable key worker units. The table below sets out the number of units approved and pending determination and demonstrates that the number of units sits within the number approved:

Tenure Type	Approved	Pending	Total	Outline Limit
Key Worker	422	21	443	1500
Market	0	49	49	1500
Student	325	0	325	2000
Total	747	70	817	5000

### **Compliance with Parameter Plans and Strategic Conditions**

8.4 This proposal complies with all of the parameter plans as approved under the section 73 outline approval S/2036/13/VC and sits within the first phase of development as identified in the Phasing Plan approved under condition 5 of the outline consent.

8.5 It is also consistent with the description, quantum of development and complies with strategic conditions linked to the outline approval.



- 8.6 Compliance with other strategic conditions are assessed under the relevant sections below such as the Design Code (Condition 7) under the design section, Surface Water Drainage (Condition 26) proposals within the drainage section and Parking (condition 41) within transport section.

### **Design, Layout and Elevations**

- 8.7 Lot 4 is the most northerly lot that the University is bringing forward in the phase 1. It has key frontages to the Ridgeway (west) and the Veteran Oak (south west). The proposal was considered by the Cambridgeshire Quality Panel at pre-application stage.

#### Layout and Design

- 8.8 Lot 4 lies within the Ridgeway and Local Centre Character Areas and the block structure and design follows the guidance and principles as set out in the Design Code. The continuous frontages provide a well defined edge to surrounding streets. The approach of creating four separate design responses allows the scheme to respond the changing landscape and varying character of adjacent key spaces, such as Ridgeway and Veteran Oak Gardens through to The Avenue. These two key routes and important open space provide important vistas along which the buildings in Lot 4 will be visible.
- 8.9 The Ridgeway block shares a communal courtyard garden with the adjacent 3 storey mews block. Opposite the 3 storey mews block there is a 2 storey mews block, these blocks address a tertiary street which provides a link through Lot 4. Backing onto the Terraced Courtyard the two storey mews and the townhouses that front the Avenue encloses the Terraced Courtyard creating a shared communal garden for the terraced units that back onto it.
- 8.10 Overall, the proposed layout is considered to accord with the principles set out in the design code.

#### Height and Massing

- 8.11 The buildings in Lot 4 range from 2 to 5 storeys. Adjacent to the Veteran Oak Gardens and Ridgeway there are two 5 storey apartments, successfully address these two important spaces defining them and helping to reinforce the legibility of the wider development. The mews block adjacent to the Ridgeway block supports the transition in Lot 4 from the higher apartment blocks through to lower terrace houses that form the Avenue block. This variation in heights allows the higher blocks at the important interface with Ridgeway and Veteran Oak Gardens to emphasised

- 8.12 The proposed buildings sit within the heights established by the parameter plans and the scheme accords with the principles set out in the design code relating to height and massing.

#### Elevations and materials

- 8.13 The proposed materials are considered appropriate and will harmonize with the surrounding buildings on adjacent Lots. The mass of the buildings coupled with the extent of glazing responds to the requirement for natural light and whilst giving views over the surrounding landscape. The proposed elevations will work together as they possess a degree of regularity and will provide a rhythm to the street scene.

#### Quality Panel

- 8.14 The Cambridgeshire Quality Panel reviewed this proposal on 30 July 2013. Overall the panel welcomed the ambition of the scheme but expressed but wanted to ensure that the scheme was delivered to a high standard with appropriate management would be in place to deliver the aspirations of the site. The full minutes of the meeting can be found at Appendix 4.

#### Community Comment

- (i) The Panel raised the issue of privacy and overlooking, particularly with regard to views across the central square, accepted that perpendicular screening and the ability to limit peripheral views were important.
- (ii) The flat blocks overlooking the veteran oak also had relatively tight spaces between them and the panel was concerned that overlooking a short distances between blocks might prove problematic.

#### Response

The Terraced courtyard provides a secure, shared amenity space for the family housing. Each of the terraced houses have a small area of paving immediately to the rear of the property. Planters and a change in surface materials demarcate individual patios and help to maintain a suitable level of privacy without the need for high fences or gates.

The Ridgeway R01 walkways are generous to provide additional space for residents to expand outside into the atrium area. Whilst the units are dual aspect the main living accommodation has been designed to have views over the Veteran Oak Park or the Ridgeway cycle courtyard. This issue has been examined by officers who are satisfied that the proposal will not lead to undue loss of privacy.

### Connectivity Comment

- (iii) The streets and mews spaces that set up the structure of the lot was well considered. There were concerns at the number of parking spaces and the pressure on street space for casual visitors coming by car. There was a general observation that parking provision is low across the key worker homes.

### Response

The car parking provision for the key worker housing units follows the same principles as agreed during the consideration of Lot 8 by the City Council. Additional car parking for the units has been provided.

### Character Comment

- (iv) The Panel were attracted by the idea of the “twin” buildings, but questioned some details of the building.
- (v) The Panel commented that numerous activities were being planned for relatively small semi-public areas. The success of these areas would depend on proper and appropriate management of the spaces.

### Response

The design of the ‘twin’ buildings have evolved over time, there are balconies and recesses which will create shadow lines and depth in the detailing of the building.

The courtyards will be secure landscaped areas for residents with a variety of different spaces; orchard, vegetable growing, quiet areas and children’s play. The management of which will be through the University.

### Climate Comment

- (vi) The Panel queried how the mix of market sale and University owned key worker homes in relation to ownership of electricity generated would be .

### Response

Lot 4 will be connected to the district heating system approved as part of Lot 1 scheme.

### Design Conclusion

- 8.15 In general, the Panel was supportive of the ambition of scheme. The idea of four character areas was welcomed and the Panel considered that it was refreshing to have a different approach in the use of materials.

### **Landscape and the Veteran Oak Gardens**

- 8.16 There are two element of landscape to consider private and public; the shared communal spaces of the Terraced Courtyard and the Ridgeway Garden and the Veteran Oak Gardens and the Ridgeway Strategic Pedestrian and Cycle Route. As these areas are to be maintained by the University Grounds Maintenance team, officers are satisfied that the applicants will ensure long maintenance and appearance of these areas.

### Communal Spaces

- 8.17 The communal spaces provide shared semi-private amenity space for residents. For the Ridgeway block landscaping proposal ensure a secure shared landscape, providing a variety of different spaces, including benches, raised timber planters and permeable paving of recycled yorkstone paving.
- 8.18 The Terraced Courtyard garden has two lawn areas with tree planting along with pergola planting, a perennial bed and fruit trees with a perimeter paved strip providing some private amenity and access through the courtyard.
- 8.19 These courtyards also provide access to the cycle stores and compost bins. Both of the courtyards benefit from secure entrances. It is considered that the combination of planting, materials and variety of spaces will provide high quality amenity spaces for the residents.

### Veteran Oak Gardens

- 8.20 The Veteran Oak Gardens provides a key element of public space both within Lot 4 and across the wider development area. The Veteran Oak is an historical boundary marker and a unique landmark within the development. The proposals ensure that the Veteran Oak will be protected and celebrated. The adjacent primary road and Ridgeway cycle/footpath have been deflected around the tree to minimize any impact on the trees environment.
- 8.21 As part of the consultation process, officers requested some detailed information that related to specific areas of soft landscaping. Amended plans have been received to address these requests, while some areas have been retained as submitted following detailed explanations of the rationale. Officers accept these explanations and as they relate to spaces that will be within the management of the applicant, they are considered to be acceptable.

## Ridgeway Strategic Pedestrian and Cycle Route

- 8.22 To the south west of the site there is a section of the Ridgeway strategic link. This route will connect Storey's Way through the development to Girton along the ridgeline of the site. This route includes areas of landscaping, tree planting and seating. The section as it passes through Lot 4 the route is deflected at the Veteran Oak to slow cycle movement as it passes by, the cycle path itself will be buff-coloured resin bonded gravel and footpaths will be reconstituted stone pavements.

## Conclusion

- 8.23 While the materials for the hard landscaping and building elevations have been identified in some detail within the submitted documentation it is considered that conditions are still necessary to ensure the proposal follows through on the high quality materials proposed. Conditions 1 and 2 therefore have been proposed which requires the materials to be laid out on sample panels on site prior to the commencement of development.
- 8.24 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. Subject to the imposition of an appropriate condition, the proposed development is compliant with policies NW1, NW2 and NW4 of the NWCAAP.

## **Drainage and Utilities**

### Surface Water

- 8.25 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.
- 8.26 The drainage strategy for this proposal has been developed using a hierarchical approach looking to manage surface water as close to source as possible.
- 8.27 The general principles are that the layout includes for the provision of permeable paving and cellular attenuation. The permeable paving will provide both treatment and attenuation. Rainwater pipes and external gullies will collect water from the impermeable areas to the on site surface water drainage network. The proposals have been designed to accommodate a 1 in 100 year event +30% climate change event.
- 8.28 The boundary of Lot 4 includes sections of new highway. The vertical alignment of both sections of highway have been designed to drain to the west, towards the Ridgeway and will drain via linear channel drains or

gullies which will discharge surface water to the site wide strategic network.

### Foul Drainage

- 8.29 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). 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

- 8.30 The highways within the boundary of this application will contain provision for statutory utilities. 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 Lot 1.

### Conclusion

- 8.31 The strategies submitted as part of this reserved matters application have been assessed and are supported by the relevant technical officers. 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.

## **Transport Matters**

### Transport Impact

- 8.32 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.
- 8.33 Notwithstanding this, a transport statement has been provided with the application confirming the proposed trip rates in association with the proposed development. The County Council have raised no objections. The occupation of this development along with other applications in Phase 1 will contribute towards occupations that will trigger mitigation measures within the S106 agreement.

### Residential Car Parking Provision

- 8.34 This is the first Lot to come forward with market housing, comprising 49 market housing units and 21 key worker housing units. The car parking provision for the key worker housing units follows the same principles as agreed during the consideration of Lot 8 by the City Council.
- 8.35 At the outline stage, a condition was imposed restricting the overall number of residential parking spaces to 4000 (condition 40). The purpose of this condition was to ensure an appropriate level of car parking provision, and to ensure that highway safety and amenity is not compromised by ad hoc parking. The NWCAAP stipulates a 1 space maximum for 1 and 2 bed units and a 2 space maximum for 3+bed units.
- 8.36 Initially a total of 67 car parking spaces were proposed, including 42 on plot and 25 on-street spaces. 19 of which are allocated to key worker housing and 24 spaces for the market housing, the remainder 23 spaces were designated visitor spaces.
- 8.37 As part of the consultation process, concerns were raised by officers regarding the amount of parking, particularly in relation to the market housing. At a ratio of 1 space per 3 properties this was considered insufficient by officers and the applicants were asked to increase the provision of parking for blocks R01, R02 and M01.
- 8.38 The amended plans result in the majority of two bedroom units having parking. It is considered that in this instance, a reduction in the maximum 1:1 parking as set out in Appendix 1 of North West Cambridge Area Action Plan, is acceptable.

Tenure Type	No of Units	No of Spaces	Location
Market	49	37	24 on plot 13 on street
Key worker	21	19	18 on plot 1 on street
Visitor	n/a	11	On street
Car Club	n/a	1	On street
Total	70	68	42 on plot 26 on street

- 8.39 Amended plans have been received to address these requests, while some areas have been retained as submitted following detailed explanations of the rationale. Officers accept these explanations and as they relate to spaces that will be within the management of the applicant, they are considered to be acceptable.

## Cycle Parking

- 8.40 A total of 196 cycle spaces are provided across Lot 4. This includes:
- 110 market housing cycle spaces;
  - 68 key worker spaces and;
  - 18 visitor spaces (provided in public area)

House Type	Tenure Type	Unit details	No of Spaces	Location
M01	Market	7x 2 bed	14	Garden
M02	Key	3 x 2 bed	6	Courtyard
T01	Market Key	2x 3 Bed 4 x 3 bed	6 14	Courtyard Courtyard
T02	Market Key	4x 3 bed 4x 3 bed	14 14	Private garden area Private garden area
T03	Market Key	6 x 3 bed 2 x 3 bed	20 6	Courtyard Courtyard
T04	Key	1x 3 bed	3	Courtyard
A01	Key	7 x 3 bed	21	Car ports
R01	Market	18 x 2 bed	36	Courtyard/Communal Area
R01	Market	12 x 2 bed	24	Courtyard/Communal Area
Total		70	178	

- 8.41 Cycle parking is provided at a minimum of one space per the NWCAAP standards. These are provided in a number of secure locations within a reasonable walking distance to the allocated property.

## Public Transport

- 8.42 The proposed residential units are located on average 5-7 minutes' walk from the bus stops on the primary street, while the Lot is no more than 5-7 minutes' walk 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, 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

- 8.43 The transport strategy on this site is aiming to be as sustainable as possible. The uniqueness of the site, with some key worker housing, means there is a knowledge and certainty over where residents will work and means that lowering car parking ratios can be reasonably explored. The public transport improvements, car and cycle provision, and delivery of pedestrian and cycle routes during this first phase all lead to the conclusion that the overall transport strategy is credible and the proposals in terms of transport acceptable.



- 8.44 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 points and streets proposed here are safe, and have raised no objections from the highway authority, and the 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.

### **Ecology**

- 8.45 As part of the application, a biodiversity survey and assessment was also submitted. The principles of this biodiversity survey are in line with those established within the North West Cambridge Biodiversity Strategy (2012) that was approved through condition 34 of the outline approval.
- 8.46 The site wide Biodiversity Strategy includes a commitment to provide bird nesting feature on at least 25% of all buildings for one of the following species: swift; starling; house sparrow. For residential lots, or parts of lots the number of nests site will equal:
- 25% of the number of houses; and/or
  - 12.5% of the number of flats / duplexes
  - 3.125% of the number of student units
- 8.47 Lot 4 is entirely residential with 70 units (40 houses and 30 flats/duplexes). The total number of bird nest site to be provided has therefore been calculated as 25% of 40 (10) plus 12.5% of 30 (4), giving a total of 14. The proposals for Lot 4 comprise of 9 swift nest sites and 5 house sparrow terraces.
- 8.48 Officers consider that these measures are in line with those identified within the site wide strategy and that these proposed mitigation measures will provide real value to the wildlife on site and should encourage new wildlife and enhance biodiversity to the application site and surrounding area. It is considered that the proposal is compliant with the NWCAAP (2009) policy NW2.

### **Public Art**

- 8.50 No public art is proposed as part of this application which is in accordance with the public art strategy.

### **Waste Strategy**

- 8.51 Waste collection for the residential element of the proposal will use the underground bin system integrated within the street scene. Residential accommodation is bound by carrying distances stipulated within the design code, which requires all properties to be within 50m walking distance and

70% within 35m. These bins will collect three streams; mixed (comingled) recyclables, paper and residual waste. Green waste is dealt with separately (see below).

- 8.52 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.
- 8.53 For this particular proposal four sets of bins have been provided within the public realm that surrounds the Lot. The distance calculations from house / flat entrances to bins have been calculated and comply with the design code which specifies that 80% of homes have a maximum distance below 50 metres and 70% have a maximum distance under 35 metres.

### **Construction Management**

- 8.54 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.
- 8.55 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.
- 5.56 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.

### **Sustainability Strategy**

- 5.57 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.
- 5.58 The Sustainability Strategy is formulated around the 13 sustainability principles established at the outlined planning stage. 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 and connection to the site wide non-potable water network

5.59 Policy NW24 of the North West Cambridge AAP requires the achievement of Level 5 of the Code for Sustainable Homes for the majority of new homes on site. To this end, Code for Sustainable Homes credit summaries have been submitted showing how these requirements will be met. The approach being taken is fully supported, and it is encouraging to note that the achievement of these standards has been integrated into the overall design process.

### **Affordable Housing and Mixed and Balanced Community**

5.60 Policy NW6 along with the S106 requires 50% affordable housing across the entire site to meet the needs of Cambridge University and College key workers. Policy NW7 of the NWCAAP looks to achieve balanced and sustainable communities by ensuring that there is a suitable mix of housing types, sizes and tenure and that the affordable housing is intermingled with the market housing and requires that the affordable housing be intermingled with the market housing in small groups or clusters.

5.61 Lot 4 consists of both key worker housing and market housing. In line with the principles set out Key Worker Housing Strategy Lot 4 ensures that all key worker housing shares frontages with market housing, this is the case along the Mews. Where both key worker and market housing fronts a public street without residential opposite, the Terraced Courtyard ensures an interface between key worker and market housing within the communal courtyard.

5.62 In addition all units have front doors to the street encouraging interaction and community cohesion, and making sure the units don't turn their back on the street. The proposal is therefore considered to be compliant with policy and with the outline approval.

## **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 proposed development has been well considered. The proposal follows through on the exemplar approach to sustainability set out in the outline permission. The proposal complies with the adopted NWCAAP and is therefore recommended for approval.

## 10.0 RECOMMENDATION

### **APPROVE S/1447/14/RM subject to the following and informatives:**

1. Prior to the commencement of development of the buildings approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to approved in writing by the local planning authority.

A sample panel of the facing materials to be used shall be erected onsite to establish the detail of bonding, coursing and colour and type of jointing 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 commencement of development of public realm approved, except for any underground enabling works, samples of the materials to be used in the construction of the external surfaces of the buildings, shall be submitted to approved in writing by the local planning authority.

A sample panel of the facing materials to be used shall be erected onsite to establish the detail of bonding, coursing and colour and type of jointing 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).

3. The development shall be constructed fully in accordance with the approved plans and noise insulation / attenuation scheme recommendations and principles as detailed in the submitted URS document titled "*URS, North West Cambridge – Lot 4 Reserved Matters Application, Noise Insulation Scheme (Ref: NWC1-URS-04-LTW-XX-RPTAC-0005), PA1, June 2014*" approved under condition 50 of variation consents S/2036/13/VC-SCDC and 13/1402/S73- Cambridge City.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of internal site traffic noise and safeguard the amenity and health of future residents. North West Cambridge Area Action Plan Policy NW2.

4. Prior to OCCUPATION a noise insulation scheme post construction / installation completion and testing report to include details of the airborne sound attenuation specification / performance standards of the external building facade elements, airborne acoustic performance test certificates as appropriate with confirmation of satisfactory workmanship, installation and performance to include satisfactory noise insulation scheme

performance testing, shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The noise attenuation / insulation 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 that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of internal site traffic noise and safeguard the amenity and health of future residents. North West Cambridge Area Action Plan Policy NW2.

5. Before the development/use hereby permitted is occupied, a scheme for the insulation of the building(s) and/or plant within any central plant room, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties and safeguard the amenity and health of future residents. North West Cambridge Area Action Plan Policy NW2.

6. Notwithstanding the detail shown on NWC1-URS-04-LTW-XX-DRG-CE-0011 PA1 prior to the occupation of any unit details of the final above ground and below ground attenuation provision are to be agreed with the Local Planning Authority.

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

REASON: To ensure that there is adequate ongoing management of surface water drainage. (NWCAAP NW25)

7. The development hereby approved shall be constructed in accordance with the surface water drainage strategy document titled Lot 4 Reserved Matters Application Surface Water Drainage Strategy dated August 2014 (ref: NWC1-URS-04-LTW-XX-RPT-CE-0003 PA2).

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

8. Data shall be collected on an annual basis from the anniversary following first occupation until all key worker homes are occupied within Phase 1 as identified through the approved site wide phasing plan, to identify the number of applicants for key worker housing parking spaces. The outcomes of this data shall be submitted with, and inform parking strategies for any key worker housing development within Phases 2 – 7 as identified through the approved phasing strategy.

REASON: To protect the amenity of the nearby residential properties.  
(NWCAAP policy NW2).

9. The development, hereby permitted, shall be carried out in accordance with the following approved plans and documents:

NWC1-AEC-04-LTW-XX-DRG-TP-0003 PA1  
NWC1-AEC-04-LTW-XX-DRG-TP-0002 PA1  
NWC1-CVA-04-LTW-XX-DEL-AR-0001 PA1  
NWC1-CVA-04-LTW-XX-DEL-AR-0002 PA1  
NWC1-CVA-04-LTW-XX-DEL-AR-0003 PA1  
NWC1-CVA-04-LTW-XX-DSE-AR-0004 PA1  
NWC1-CVA-04-M01-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-M01-XX-DRG-AR-0002 PA1  
NWC1-CVA-04-M01-ZZ-DRG-AR-0004 PA1  
NWC1-CVA-04-M02-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-M02-ZZ-DRG-AR-0002 PA1  
NWC1-CVA-04-R01-XX-DEL-AR-0002 PA1  
NWC1-CVA-04-R01-XX-DSE-AR-0003 PA1  
NWC1-CVA-04-R01-ZZ-DRG-AR-0001 PA1  
NWC1-CVA-04-R01-ZZ-DRG-AR-0004 PA1  
NWC1-CVA-04-R02-XX-DDE-AR-0101 PA1  
NWC1-CVA-04-R02-XX-DSE-AR-0003 PA1  
NWC1-CVA-04-R02-ZZ-DEL-AR-002 PA1  
NWC1-CVA-04-R02-ZZ-DRG-AR-001 PA1  
NWC1-CVA-04-R02-ZZ-DRG-AR-0004 PA1  
NWC1-CVA-04-T01-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-T01-ZZ-DRG-AR-0004 PA1  
NWC1-CVA-04-T02-XX-DDE-AR-0101 PA1  
NWC1-CVA-04-T02-ZZ-DRG-AR-0001 PA1  
NWC1-CVA-04-T02-ZZ-DRG-AR-0003 PA1  
NWC1-CVA-04-T03-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-T03-ZZ-DRG-AR-0002 PA1  
NWC1-CVA-04-T04-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-T04-ZZ-DRG-AR-0002 PA1  
NWC1-CVA-04-XXX-XX-SCH-AR-0002 PA1  
NWC1-CVA-04-LTW-RF-DRG-AR-0105 PA1  
NWC1-CVA-04-LTW-GF-DRG-AR-0100 PA1  
NWC1-CVA-04-LTW-GF-DRG-AR-0001 PA1  
NWC1-CVA-04-LTW-04-DRG-AR-0104 PA1  
NWC1-CVA-04-LTW-03-DRG-AR-0103 PA1  
NWC1-CVA-04-LTW-02-DRG-AR-0102 PA1  
NWC1-CVA-04-LTW-01-DRG-AR-0101 PA1  
NWC1-CVA-04-EW1-XX-DRG-AR-0005 PA1  
BWC1-CVA-04-EW1-XX-DRG-AR-0001 PA1  
NWC1-CVA-04-A01-XX-DEL-AR-0002 PA1  
NWC1-CVA-04-A01-ZZ-DRG-AR-0001 PA1  
NWC1-CVA-04-A01-ZZ-DRG-AR-0004 PA1

### Infrastructure Plans

NWC1-URS-04-LTW-XX-DRG-CE-0005 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0006 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0007 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0008 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0009 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0010 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0011 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0012 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0013 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0014 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0015 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0016 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0017 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0018 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0019 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0020 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0021 PA1  
NWC1-URS-04-LTW-XX-DRG-CE-0022 PA1

### Landscape Plans

NWC1-AEA-LA-VOG-XXX-DDE-LD-2000	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3001	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3002	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3003	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-0001	P01
NWC1-AERA-LA-VOG-XXX-DRG-LD-2001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-2002	P01
NWC1-AEA-LA-VOG-XX-DRG-LD-3000	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3004	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3005	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3006	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3007	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3008	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-3009	P01
NWC1-AEA-LA-VOG-XX-DRG-LD-4001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-5001	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-5002	P01
NWC1-AEA-LA-VOG-XX-DDE-LD-6001	P01
NWC1-AEA-LA-SWD-XX-DDE-LD-6003	P01
NWC1-AEC-04-LTW-XX-DRG-TP-0001	PA1
NWC1-AEC-04-LTW-XX-DRG-TP-0002	PA1
NWC1-AEA-LA-VOG-XXX-DRG-LD-2000	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-2002	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3004	P02
NWC1-AEA-LA-VOG-XXX-DRG-LD-3005	P02
NWC1-AEA-LA-VOG-XXX-DRG-LD-3006	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3007	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3008	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-3009	P01
NWC1-AEA-LA-VOG-XXX-DRG-LD-4001	P01

REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

10. Prior to the installation of any above ground waste hoppers, detailed drawings of the hoppers and the associated floorplate shall be submitted to and approved by the local planning authority. The approved hoppers and floorplates shall be installed and operational, prior to the occupation of the units to which they serve. Development shall be carried out in accordance with the approved drawings.

REASON: To ensure that the appearance of the underground waste hoppers and floorplates are appropriate (NWCAAP policy NW2)

11. The underground waste hoppers hereby approved shall include a method of monitoring fill levels.

REASON: To ensure that there is sufficient capacity within the underground system for future occupiers (NWCAAP policy NW2)

12. The development hereby approved shall be constructed in accordance with the Arboricultural Report & Management and Maintenance Plan dated June 2014 by Lockhart Garratt (Ref 13-2891 3639 D03).

REASON: To ensure the development does not harm the health of the Veteran Oak. (NWCAAP Policy NW2).

## **INFORMATIVES**

### **Plant Noise / Plant Room Insulation Scheme**

To satisfy this Noise Insulation Scheme condition the rating level (in accordance with BS4142:1997) from all plant and equipment, vents etc (collectively) associated with this application should be less than or equal to the future predicted background level ( $L_{90}$ ) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction. This is to guard against any creeping background noise in the area and prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 5 minute period),

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 1997 "Method



for rating industrial noise affecting mixed residential and industrial areas” or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked.

## **Housing Standards**

### **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 for 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 areas and avoidance of excessive heat and noise etc.

Further information on the Housing Health and Safety Rating System (HHSRS) provisions of the Housing Act 2004 is available via the following link:

<https://www.scams.gov.uk/content/housing-poor-condition>

### **HMO Licensing**

If any of the proposed residential units are Houses in Multiple Occupation (HMOs) as defined under the Housing Act 2014 and associated schedules they may be subject mandatory licensing as HMOs.

For example any residential units with ‘shared amenity provisions’ such as washing, kitchen or living facilities or similar may be considered HMOs depending on factors such as number of floors etc. Under the Housing Act 2004, it is a legal requirement for larger HMOs (comprising three storeys or more and occupied by five or more persons) to be licensed. The person controlling or managing the HMO must apply to the council’s Environmental Health and Licensing before letting. In any case if they are

HMOs they should comply with relevant amenity and fire protection standards.

Further information on Houses in Multiple Occupation (HMOs) licensing and standards is available via the following link:

<https://www.scams.gov.uk/content/houses-multiple-occupation-hmos>

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).

For clarity, piling (instalment of pile caps and ground beams) will be included under the terms 'enabling works' as described within the relevant conditions that are part of this Reserved Matters Permission.

This is because enabling works and piling in the instance of development permitted by virtue of this application, will not prejudice the discharge of conditions worded as 'prior to the commencement, except for enabling works'.

### **Contact details**

To inspect any related papers or if you have a query on the report please contact:

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## APPENDIX A PLANNING SITE HISTORY

Reference	Description	Outcome
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<b>Strategic Approvals</b>		
11/1114/OUT & S/1886/11	Outline for 3,000 dwellings; up to 2,000 student bedspaces; employment floorspace, including commercial and academic floorspace; retail floorspace; Senior Living; Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries; Hotel; Energy Centre; and associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.	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

<b>Infrastructure Approvals</b>		
13/0279/FUL	A temporary access road from Madingley Road into the North West Cambridge site for a period of 10 years and associated works.	Approved
13/0537/REM and S/0857/13/RM	Stripping of topsoil and temporary storage for the period of construction works including a temporary car parking area for up to 350 vehicles for a period of 10 years.	Approved
13/1258/FUL	Construction of highway embankment on Madingley Road including associated infrastructure.	Approved
13/1401/REM and S/2037/13/RM	Reserved matters for: (1) The Primary Street surface finishes. (2) Phase 1 infrastructure initial Western Edge earthworks, surface water lagoon excavation, two stage channel and engineered road build up on utility corridors.	Approved
13/1740/REM and S/2533/13/RM	Reserved Matters Approval for the formation and finishes of part of the Western Edge.	Approved
14/0630/REM	Part of secondary street pursuant to 13/1402/S73 including associated hard and soft landscaping.	Approved
S/0655/14/RM	Reserved Matters for surfacing of a shared used pedestrian and cycle path along the Ridgeway, Green Corridor (02) and works along Bunker's Hill along with associated landscaping and drainage swales.	Approved
S/0977/14/RM	Reserved Matters Application for the Secondary Street and the Neighbourhood Park (including play facilities), hard and soft landscaping, car park and cycle parking, a bring site, utilities and associated ancillary structures.	Approved
14/0866/REM & S/1187/14/RM	Reserved Matters Application for three electricity sub-stations, foul water pumping station, a gas pressure reducing station, the portable water booster station and the Granta switch.	Approved

<b>'Lot' Approvals</b>		
13/1400/REM and S/2044/13/RM	325 post graduate bed spaces, part of strategic green corridor, part of strategic cycle and pedestrian route and associated infrastructure.	Approved
13/1748/REM	Foodstore and retail unit, 117 residential units, a primary health care centre, a police office, a district heating energy centre, access roads, including bollard controlled street.	Approved
13/1828/REM	Community centre and nursery, including public realm and associated ancillary structures.	Approved
13/1827/REM	232 residential units, residential car parking courts for wider local centre uses and the adjacent access Lane.	Approved
14/0109/REM	73 residential units, including 20 one bedroom key worker units and 53 two bedroom key worker units, alongside car and cycle parking.	Approved
14/0626/REM & S/0915/14/RM	Reserved Matters Application for a 3FE (three form entry) Primary School which incorporates early years provision, and a centre of research and teacher training.	Approved