

<b>Application Number</b>	14/1648/REM	<b>Agenda Item</b>	
<b>Date Received</b>	21st October 2014	<b>Officer</b>	Mr Sav Patel
<b>Target Date</b>	20th January 2015		
<b>Ward</b>	Queen Ediths		
<b>Site</b>	Homerton Business Centre Purbeck Road Cambridge Cambridgeshire		
<b>Proposal</b>	Reserved Matters Scheme (access, appearance, landscaping, layout and scale) for the erection of 95 residential units including affordable housing, together with associated landscaping (the provision of a central amenity space and the reconfiguration of the existing on-site balancing pond to the south), car and cycle parking, and associated infrastructure works pursuant to application 13/1250/OUT.		
<b>Applicant</b>	Mr c/o Agent United Kingdom		

<p>SUMMARY</p>	<p>The proposal accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>-The principle of development has already been accepted as part of the outline planning permission and the reserved matters application accords with the parameters set through the outline consent.</li> <li>-The development is of a high quality design and would provide a high standard of residential amenity for future occupiers.</li> <li>-There would be no adverse impact on nearby residential occupiers.</li> </ul>
<p>RECOMMENDATION</p>	<p><b>APPROVAL</b></p>

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

- 1.1 The site is accessed from the end of Purbeck Road off Hills Road. Its current name is the Homerton Business Centre but it has also been known as the Michael Young Centre when the National Extension College owned it. It was formerly the home of Rattee and Kett builders who operated a stonemasonry yard and joinery business. A number of 20th century office and industrial buildings sat around a central landscaped amenity space that was inspired by its former stonemasonry use, incorporating industrial sculpture, a pond and carved stonework. These buildings, which were 1-3 storeys high, one of which still occupies the Cambridge Cookery School, have now mainly been demolished. Construction work is currently being undertaken for a new building for Abbey College.
- 1.2 The site is allocated in the Cambridge Local Plan (2006) as a protected industrial/storage site. It does not fall within a conservation area, contains no listed or locally listed buildings, is outside the controlled parking zone and contains no protected trees. Policy 26 in the Local Plan 2014 proposed submission document allocates sites for various uses throughout the city. This site is allocated for mixed uses with a capacity for 50 dwellings and 0.5ha of employment uses.
- 1.3 To the north of the site is Purbeck House (otherwise known as Centro). This is a student accommodation block which runs parallel to the railway line of stepped height, rising to 6 storeys. This in turn adjoins Tripos Court and then the Belvedere residential development which incorporates mainly 5 storey residential apartments rising to a 10 storey tower element at its apex with Hills Road bridge. To the north east is Hills Road Sixth Form College campus, comprising a mix of education buildings and open space which forms a land parcel that extends along Purbeck Road to Hills Road.
- 1.4 To the east of the site is Hills Road Sports Centre which includes an indoor sports hall and outdoor tennis facilities. The main sports hall runs parallel to and most of the length of the eastern boundary of the site. Further to the east is Corfe Close, a small residential cul-de-sac, which is accessed off Purbeck Road. To the south east is Homerton College and its extensive landscaped grounds which are accessed from Harrison Drive and Hills Road.

- 1.5 To the south of the site is a car park associated with Homerton College adjacent to which is a playing field which adjoins the railway line. The playing field has detailed planning permission for residential development for 85 units and is referred to as the Western Housing Site. This would be of 3 to 6 storeys, the tallest element being closest to the application site. The playing field, on which the development would sit, is largely hidden from view from the railway by a strong belt of Hornbeam trees.
- 1.6 To the west of the site is the London-Kings Lynn railway line. Running alongside this, on its western side, is the Cambridgeshire Guided Busway and associated pedestrian/cycle track. To the west of the busway is the Cambridge University Press site and printing works buildings which in turn adjoins Kaleidoscope to the north, a residential scheme under construction of 5-6 storeys where it borders the busway.

## **2.0 THE PROPOSAL**

- 2.1 This application contains the details reserved as part of the outline planning permission 13/1250/OUT dated 16 September 2014. The Outline gave consent for the means of vehicular access from Harrison Drive, with all other matters reserved for up to 95 Residential Units (use Class C3 - indicative Blocks D, E and F) comprising a mix of town houses and apartments including up to 40% affordable housing across the wider site; Commercial Development comprising Class B1(a) Offices, Class B1(b) Research and Development, Class B1(c) Light Industrial and/or Class D1 non-residential education and training centre (in the alternative) up to a maximum of 1500sqm (GEFA)(indicative Block B), the reconfiguration of the existing on-site balancing pond, provision of central open space, new car and cycle parking, and associated works (following the demolition of a number of existing buildings - drawing 3046/125). The Outline consent also set the parameters for the layout and maximum height for development within the red line boundary. The detailed elevations have been designed to ensure they comply with the height and layout parameters set in the Outline permission.
- 2.2 The proposed development under this REM application is broken down into 3 phases; 2a, 2b and 2c. Phase 2a comprises

the Block E and F which are the three storey townhouses. Block E is a terrace of six units and Block F two semi-detached units. The units in both blocks would face onto Harrison Drive and contain off street parking space in front and an integral garage and private amenity space. The units are proposed to be flat roof and constructed of red brick with a light mortar and contain inset panels, glass balustrades at first floor on the front including external terrace and integral garage (excluding unit H8 which only has one external parking space). Units H1 to H7 including integral garages and one external parking space. The rear gardens of the town houses back directly onto the public amenity space.

2.3 Phase 2b consists of the Blocks D1, D2 and D3. These blocks contain the flats and affordable housing units. In total these blocks would contain 87 flats/apartments of which 37 would be affordable units. The Outline consent includes two affordable houses (1 and 2 Purbeck Road) which have full planning permission secured through the hybrid planning application. The blocks are arranged adjacent to the railway line with a threshold space in between. All three blocks comply with the height and layout parameters set out in the Outline consent. The height of each block drops down in height from D1 to D3 in accordance with the parameter plan. Below is a breakdown of the residential units:

Block	1bed	2bed	3bed	4bed house	5 bed house	Total
D1	7	18	2			27
D2	14	19	11			44
D3	0	10	6			16
Block E					6	6
Block F				1	1	2
Total	21	47	19	1	7	95

The breakdown of affordable housing units is as below:

Block	1bed	2bed	3bed	4bed h o u s e	5 bed h o u s e	Total
Affordable	7	18	2	1	1	29
Shared Ownership	6	4				10
Total	13	22	2	1	1	39
Private	8	25	17		8	58
Total	21	47	19	1	9	97

2.4 Phase 2c consists of the main amenity areas for the development. The area to the south of Block D3 would include a landscaped water feature. The area to the north of Block E and east of Block D1 will form the main publically assessable open space.

### 3.0 SITE HISTORY

Reference	Description	Outcome
13/1250/OUT	Part full/part outline application comprising:- Full - Teaching Facilities Block (Block A:Use Class D1-non-residential institution), Student Accommodation (Block A:sui-generis) of 126 study bedrooms, associated ground floor servicing and car and cycle parking; retention and adaptation of 1 and 2 Purbeck Road to be occupied as 2 affordable dwellings (Use Class C3); retention of existing commercial units (Units 7 and 7A) to be occupied as B1(a)Offices, B1(b) Research and Development, and/or B1(c) Light Industrial accommodation (in the alternative); together with the provision of an internal spine	APPROVED

road, hard and soft landscaping, the relocation of a pumping station and a new electricity sub-station (following the demolition of a number of existing buildings - drawing 3046/125).

Outline - including means of vehicular access from Harrison Drive, but with all other matters reserved for up to 95 Residential Units (use Class C3 - indicative Blocks D, E and F) comprising a mix of town houses and apartments including up to 40% affordable housing across the wider site; Commercial Development comprising Class B1(a) Offices, Class B1(b) Research and Development, Class B1(c) Light Industrial and/or Class D1 non-residential education and training centre (in the alternative) up to a maximum of 1500sqm (GEFA)(indicative Block B), the reconfiguration of the existing on-site balancing pond, provision of central open space, new car and cycle parking, and associated works (following the demolition of a number of existing buildings - drawing 3046/125).

#### 4.0 **PUBLICITY**

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

#### 5.0 **POLICY**

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

## 5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1, 3/4, 3/7, 3/8, 3/11, 3/12, 3/14 4/13, 4/14 5/1, 5/5, 5/9 7/1, 7/2, 7/3, 7/7, 7/10 8/2, 8/10 10/1

## 5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 Circular 11/95 Community Infrastructure Levy Regulations 2010
Supplementary Planning Documents	Sustainable Design and Construction Cambridgeshire and Peterborough Waste Partnership (RECAP) : Waste Management Design Guide Affordable Housing Planning Obligation Strategy Public Art

Material Considerations	<u>Central Government:</u> Letter from Secretary of State for Communities and Local Government (27 May 2010) Written Ministerial Statement: Planning for Growth (23 March 2011) National Planning Practice Consultation
	<u>Citywide:</u> Balanced and Mixed Communities – A Good Practice Guide Cycle Parking Guide for New Residential Developments Air Quality in Cambridge – Developers Guide
	<u>Area Guidelines:</u> Southern Corridor Area Transport Plan

#### 5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan of relevance. Those policies of relevance relate to the principle of development on this site

and have been covered in the associated outline report for planning permission.

## **6.0 CONSULTATIONS**

### **Cambridgeshire County Council (Highways Development Management)**

- 6.1 No objection: Dimensions for the car parking spaces must be provided which show 2.5m x 5m with 6m reserving space and also for the cycle parking which should comply with the cycle parking standards.

### **Cambridgeshire County Council (Transport Assessment)**

- 6.2 No objection: subject to the SCATP contribution and Travel Plan being provided at the appropriate triggers in accordance with the current S106 agreement associated with the outline permission.

### **Head of Refuse and Environment**

- 6.3 No objection: subject to the following comments on the conditions applied to the Outline consent.

#### Condition 18 (Noise insulation scheme)

- Full details of the alternative ventilation system to be installed within the affected residential units is required with calculations ensuring recommended air changes per hour and internal noise levels can be achieved when operating on boost for summer/comfort ventilation.

#### Condition 19 (Plant/building noise insulation)

- Full details of all plant including assessment to ensure the rating levels are achieved will be required.

#### Condition 20 (Noise insulation amenity areas)

- Further details are required on the balcony located on the South façade which according to the BPTW design and access statement will be a protruding metal balustrade with glazed endings. The MM report advises this balcony will be

subjected to noise levels 54 58 dB LAeq. Mitigation is required to ensure that occupants are not exposed to levels exceeding 55 dB LAeq, T.

- Details will also be required on the private terraces overlooking the railway and what acoustic mitigation will be in place to achieve 50 55 dB LAeq, T.

#### Condition 21 (Vibration block D)

- The measurements and conclusions within MM report are accepted.

#### Condition 13 (Lighting)

- The horizontal lux levels for the central amenity area are reasonable.

#### Condition 23 (Contaminated Land)

- Part (a) of this condition has been satisfied.

### **Urban Design and Conservation Team**

#### First Comments:

6.4 The scheme overall is a well-considered design and should result in a high quality development. However, a number of minor amendments are needed before we could fully support the proposed scheme:

- The means of roof access and maintenance needs to be clarified;
- The treatment of the cycle parking store A (Block D3) needs to be confirmed and should be covered;
- Taller screens (e.g. 1.8m high) are needed on the north side of the proposed balconies to units 1.1, 1.2, 2.1, 2.2, 3.1, 3.2, 4.1, 4.2, 5.1 and 5.2 located within Block D1 in order to improve the level of privacy for the occupants.
- The first floor living room windows on the east elevation of unit H6 (Block E) and the west elevation of unit H7 (Block F) result in inner looking concerns and should be staggered.
- Additional windows are needed on the east elevation of Unit H1 (Block E) so as to improve surveillance of the entrance to Unit

D2-0.1 and the pedestrian/cycle link between Blocks D2 (eastern 'wing') and E.

- 6.5 With these amendments the proposed scheme would be acceptable in design terms.

Second Comments:

- 6.6 The submitted amendments have addressed our previous concerns raised with the original application submission. The additional amendments proposed by the client and design team are also considered acceptable in design terms.
- 6.7 However, in order to further reduce opportunities for overlooking we recommend that obscured glazing be incorporated within the lower section of the windows to units H6 (Block E) and H7 (Block F). A relevant condition should be attached to the decision notice. Subject to this condition and given the amendments now submitted, we are able to fully support the application in design terms.

#### **Senior Sustainability Officer (Design and Construction)**

- 6.8 No objection: Proposals to reshape the balancing pond to enhance biodiversity, while at the same time retaining its role in the overall SuDS strategy for the scheme, are also supported.

#### **Renewable energy provision**

No objection: The general approach to sustainable design and construction and the approach to renewables being taken the residential element of the Homerton Business Centre redevelopment is supported.

#### **Disability Consultative Panel (Meeting of 25 November 2015)**

- 6.9 No objection: The site includes the former Rattee & Kett building on the south-eastern edge of the railway parallel with Hills Road and south of Purbeck Road. The proposal includes one wheelchair accessible unit and three adaptable units on the ground floor. All units are to be built to Lifetime Homes Standard.

The Panel's comments were as follows:

Accessible parking bays (one on either side of a standard bay). The Panel felt this arrangement would discourage the use of these accessible bays or would be too narrow to be useful. Wider bays or a different configuration would be welcomed.

Lifts. The Panel would recommend a secondary power supply in the event of fire (although note that this becoming more of a standard feature within Building Regs etc.)

Bathrooms (adaptable). The Panel note that these can be adapted according to the needs of the user, although would stress that should the needs of the user be unclear, the recommendation would be to design for a shower room, not a bath. A bath could be fitted at a later stage if necessary.

Accessible WC. Design so that the user can approach from either side of the pedestal or allow the user to choose at the design stage.

Access to Purbeck Road (cyclists and pedestrians). The Panel note that it is currently unclear whether this route will be segregated but welcome the generous 6 meter width.

Grassed areas. These need benches for the ambulant disabled.

Level changes (ramped solution). A handrail at two levels for both wheelchair users and pedestrians is recommended.

Grassed steps. Although not a primary walkway, some concern was expressed regarding the safety of those with a visual impairment.

Block D2 entrance. The design team are advised to look again at desire lines, as the route between the lift and refuse area appears awkward.

Railway edge (acoustics). High quality sound proofing will be needed as the likely increase in rail movements would result in levels of noise that would be particularly distressing for those with a hearing impairment.

Doors. The architects are invited to explore solutions that would provide the safety of glass plate doors only without the weight. A-symmetric doors are recommended by wheelchair users (900mm) with appropriate manifestations for the benefit of the partially sighted.

Parking. Architects are encouraged to provide either loading bays for delivery vehicles or short-stay parking provision for carers, as instances of conflict are likely to become frequent.

Conclusion.

A good proposal. The Panel welcome the news that their comments on previous proposals have been listened to and taken on board on other schemes.

## **Head of Streets and Open Spaces (Landscape Team)**

### **First Comments:**

- 6.10 Encouraged by the level of detail and specification in the soft landscape proposal but concerned by the lack of detail associated with the boundaries of the site and construction and protection of the pond SUDS. I set out below a summary of the main issues:

#### Play Area:

- The proposed grass steps in the amenity area need to include access for all mobility and user groups. Also include reinforced grass or paved landing at the top and bottom of steps to prevent excessive compaction.
- Additional play mounds seem excessive. The space would be better utilised for other types of play equipment.

#### Landscape details:

- Generally satisfied with the landscape design and species selected.
- The narrow strip of shrub planting between the block of flats and terrace houses will be difficult to maintain and recommend hedge remains against the house boundary and shrubs replaced with hedge against footpath edge.
- The open boundary against the railway line needs to be reinforced with landscaping such as dogwood hedging

broken up with native mixed deciduous hedges between the grass beds.

- Uncertainty with access for mowing the grass in the gardens areas against the railway lines.

#### Boundaries

- No details of boundary treatment have been provided.
- There is no clarity as to what is occurring at the northern boundary from the paved square next to Ketts Lane all the way across to the car park.
- Further detail and clarification needed.

#### Pond

- Detail associated with the pond are not complete.
- Details of the fencing around the pond must be submitted.
- Sections and construction spec needed for consideration.
- The proposed pond seems cramped. Would prefer to see the small headwall moved eastwards allowing the pond to be a single larger body with no longer and awkward arms/ditches

#### Second comments:

- 6.11 The landscape team have reviewed the amended documents submitted following discussions held with the applicant's design team. The amendments are considered to be acceptable and support for approval of the application

#### **Head of Streets and Open Spaces (Walking and Cycling Officer)**

- 6.12 No comments received to date.

#### **Head of Streets and Open Spaces (Sustainable Drainage Officer)**

#### First Comments:

- 6.13 The application as it currently stands cannot be supported because of the detrimental impact it will have on the water quality of Hobson's Brook and due to the lack of consideration of a surface water drainage system that will function as intended for the lifetime of the development.

- 6.14 The design does not appear to have any consideration of water quality and silt management. It would be expected that all areas of car parking would be permeable paving (the use of which is mentioned within the FRA associated with the outline permission) and tanked where infiltration is not available. The use of silt traps in manholes should be used to prevent the build-up of silt within the attenuation tanks.

Second Comments:

- 6.15 The amended drawing addresses my concerns regarding the issue of water quality and I now support the application.

### **Environment Agency**

- 6.16 No objection: The surface water drainage scheme must be implemented and constructed in accordance with the approved surface water drainage scheme. Insufficient information has been provided to fully discharge the contaminated land condition.

### **Cambridgeshire Constabulary (Architectural Liaison Officer)**

- 6.17 No objection: From a crime reduction perspective, I would have no objection to what is proposed.

### **Cambridgeshire Fire and Rescue Service**

- 6.18 No objection: If minded to approve, then appropriate provision be made for fire hydrants secured in a S106 agreement or a planning condition.

### **Strategic Housing**

- 6.19 In principle Strategic Housing has no problem with a cluster of 27 affordable homes together. It makes sense to have the entire block as affordable housing as the affordable provider can manage rents and service charges better. Strategic Housing is also happy with the mix of dwellings and the tenure split.

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

## **7.0 REPRESENTATIONS**

7.1 No representations have been received to this application from the neighbour notification process.

## **8.0 ASSESSMENT**

8.1 From the consultation responses received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Background
2. Principle
3. Context of site, design and external spaces
4. Affordable Housing
5. Renewable energy and sustainability
6. Residential amenity
7. Refuse arrangements
8. Car and cycle parking
9. Conclusion

### **Background**

8.2 No third party objections have been received in relation to this application and therefore officers would ordinarily determine a proposal such as this under delegated powers.

8.3 However, the City Council is likely to acquire the affordable housing element of the scheme and is to invest a significant amount of financial resource to secure this. The decision to invest in this site as part of the Councils Housing Programme was approved in principle at Housing Scrutiny Committee last September. Under the terms of the Scheme of Delegation, in the interests of transparency, in consultation with Chair and Spokes, in this instance officers consider the proposal should come to Planning Committee for determination.

### **Principle**

8.4 The principle of development for residential purposes is established through the outline permission 13/1250/OUT. This includes allowing for the quantum of residential units proposed, the means of access, maximum heights, footprint of the residential blocks and layout and quantum of open space. The

outline permission also includes an assessment of the environmental impacts of the scheme and secures the S106 obligations arising from the wider site. As such, this report focuses on the detailed design of the scheme and its acceptability. Most conditions for the site are also already set through the outline permission and are commented upon below the recommendation for purposes of clarity.

### **Context of site, design and external spaces**

- 8.5 This reserved matters application relates specifically to the detailed matters of the development that was given outline planning permission (13/1250/FUL) on 16 September 2014. Therefore, the principle of the development has been established and the layout and height parameters have been agreed as part of the outline consent. The proposed development falls within these set parameters and therefore complies with the Outline consent.
- 8.6 The proposed development consists of three phases; 2a, 2b and 2c. I set out below my assessment of each phase in terms of design.

#### *Phase 2a:*

- 8.7 Phase 2a relates to Block E and F which are the three storey town houses which front Harrison Drive and back onto the public amenity space. The town houses are arranged in two blocks; a 6 unit terrace and one semi-detached pair. The number of units in Block E has been reduced by one in order to increase the level living accommodation across the terrace. The design has been fully assessed by our Urban Design Team who considers this part of the development to be acceptable. The fenestration of the front elevation is consistently articulated and the front entrance is recessed providing a covered area in front of each unit. I consider the design and scale of development to be acceptable.
- 8.8 In terms of external space, both blocks would be set back from the road giving each unit a threshold space in front for off street parking. Each unit (except for H8) would benefit from an integral garage. First floor terraces are also proposed at the front which offers residents an alternative outdoor space. At the rear of Block E, careful consideration has been given to how the

private amenity space relates to the public amenity area. A combination of soft and hard boundary landscaping including the use of pergolas would make an acceptable transition between the private and public areas. This has been fully assessed to ensure the residential amenity of future residents is protected.

- 8.9 Block E and F are considered to be acceptable in terms of the design and detailing such that they would represent high quality buildings that would provide high quality living accommodation.

#### *Phase 2b*

- 8.10 This phase relates to the three inter-connected Blocks (D1, D2 and D3) which consist of the residential flats including the affordable housing provision (37 units as part of this application). Again, the blocks are compliant with the parameters set out in condition 4 of the outline consent in terms of height and layout.

- 8.11 The Urban Design Team is satisfied with the overall design and with the modifications that have been made such as the inclusion of balconies which gives each unit an outdoor amenity space. The balconies have been carefully arranged so as to avoid causing overlooking into other units. Balconies have also been added to the southern elevation of block D3 overlooking the pond and amenity space. The introduction of balconies in this elevation enriches the appearance of this elevation of Block D3 and also provides the amenity space with a form of nature surveillance. The introduction of inset balconies also helps to reduce the mass of the Block D3 and give it better articulation. Also the units in the sixth floor would benefit from generous roof terraces that have been carefully arranged so as to maintain privacy and overlooking.

- 8.12 The design, elevation treatment and articulation of the fenestration of the blocks have been carefully considered and assessed, and is considered to be of high quality. I am therefore satisfied that this phase of the development is acceptable.

#### *Phase 2c*

- 8.13 This phase consists of the two amenity areas; one to the rear of Block E and one to the south to Block D3. The amenity area to

the rear of Block E is proposed to be landscaped and include a play area with play equipment. The amenity area to the south of Block D3 is proposed to include a pond which is to be landscaped.

- 8.14 The northern boundary of the amenity area is proposed to be landscaped. Grass steps are proposed between the play area and main amenity space. The amenity spaces have been carefully assessed and designed to ensure the spaces provide high quality outdoor space for future residents and public.
- 8.15 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

### **Affordable Housing**

- 8.16 The development includes a cluster of 27 affordable units within block D1. The cluster size is above the Affordable Housing SPD recommended size for flats which provides guidance that this should not exceed 12 units from a common stairwell. Strategic Housing has no issue with the proposed cluster size and has indicated that it will be easier for the units to be managed in terms of rents and service charges. Strategic Housing is also happy with the mix of dwellings and the tenure split. My view is that this cluster size and the mix of affordable housing units as a whole in comparison to the market dwellings, is not going to result in any harm to either the occupants, the RSL or the aims of providing a mixed and balanced community. The size of the cluster is very much a result of the scale of development being proposed; other private cores in blocks D2 and D3 adjacent to the railway are similar in scale to the affordable core.

### **Renewable energy**

- 8.17 The proposal is to use photovoltaic panels on the roof tops of Block D1, D2 and D3 to provide 10% of the renewable energy provision for the proposed development. The Panel would be arranged on the roof to ensure they are not visible. The proposed renewable energy approach is supported by the Sustainability Officer.
- 8.18 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies.

## **Residential Amenity**

### Impact on amenity of neighbouring occupiers

- 8.19 The application site is located within an area where there are no immediate neighbours who would be adversely affected by the proposed development. The site is surrounded by Homerton College to the southern east; phase A development to the north; Hills Road Sixth Form to the north; and the railway station to the west and the Cambridge Old Press site on the other side of the railway line. Therefore, I am satisfied that the site is far enough away from existing houses to have any adverse impact.
- 8.20 In my opinion the proposal adequately respects the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/12 and 3/7.

### Amenity for future occupiers of the site

- 8.21 The proposed development would provide future residents with a high quality living environment in terms of living accommodation and outdoor space. All of the flats would have balconies and through the outline permission, the open space to be provided on this site is acceptable. However, the Urban Design Team have recommended obscure glazing be incorporated within the lower section of the windows in the side elevation of units H6 (Block E) and H7 (Block F) to reduce overlooking. The applicant has instead revised the window arrangement in the side elevations and introduced high level windows on the ground to mitigate the direct inter-visibility between these units. Also none of the habitable rooms windows would directly face one another, as they have been offset. Therefore, I do not consider a condition necessary, as all the windows in the side elevations are secondary windows and they help to articulate the side elevations of these units.
- 8.22 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7 and 3/12.

## **Refuse Arrangements**

- 8.23 Separate refuse storage rooms are proposed on the ground floor of Block D1, D2 and D3 to serve the units in these blocks. The refuse storage arrangements for the town houses in Block E are provided in the integral garage. In Block F the bin storage for unit 7 is provided in the integral garage and in unit H8 the bin storage is provided in front of the dwelling within an enclosed store. This is because this unit does not benefit from an integral garage. The proposed refuse storage arrangement for the development has been agreed by our Environmental Services Team.
- 8.24 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

## **Car and Cycle Parking**

### Car parking

- 8.25 The Outline consent provided 65 spaces but this REM application proposes a reduction to 52 spaces to serving the apartments. This reduction is as a result of the REM application providing more cycle parking and also due to the introduction of a landscape buffer between Block D and the railway line. Whilst 52 spaces for 95 units are below the maximum requirements in the parking standards, in this central location, I am satisfied that the loss of 13 car parking for the reasons above and in this sustainable location is acceptable. In accordance with condition 15, 5% of all residential parking spaces will be reserved for people with disabilities.
- 8.26 Two car parking spaces are provided for Block E (including an integral garage and one external space). In Block H, unit H8 would only be provided with one space. Unit H8 is the only 3bed townhouse and is therefore the smallest. The number of parking spaces provided for these blocks is in accordance with the parking standards (1 space for 3 or more bedrooms). I am therefore satisfied that the car parking provision for this phase of the development is acceptable.
- 8.27 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 8/6 and 8/10.

## **9.0 CONCLUSION**

- 9.1 The design and detailing of Phase 2a, 2b and 2c has been assembled to a high quality and provide a good standard of living environment for future residents. The residential scheme will deliver 40% affordable housing of appropriate mix and distribution. The landscaping scheme is acceptable. The car parking provision is justified given the sustainable location of the site. The layout and heights accord with the approved parameter plans.

## **10.0 RECOMMENDATION**

**APPROVE** subject to the following condition:

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

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

### **Informative**

The applicant's attention is drawn to the comments made by the Disability Panel, which are attached to this decision notice.

### Note for Members

In the table below, I indicate which conditions as part of the outline application have been satisfied/discharged as a result of this reserved matters application.

**CONDITIONS APPLICABLE TO THE OUTLINE PERMISSION  
13/1250/OUT**

<u>Start Date:</u>	Has the reserved matters application complied with the terms of the outline permission?
1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.	Complied
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.	
2. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	Requires compliance
Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.	
3. No development on any phase shall commence until approval of the details of the access (excluding the means of access from Harrison Drive), appearance, landscaping, layout and scale within that phase (hereinafter called the reserved matters) has been obtained from the local planning authority in writing.	Complied
Reason: To ensure that all necessary	

details are acceptable (Cambridge Local Plan 2006 policies 3/2, 3/4, 3/7, 3/11, 3/12, 4/2, 4/3, 4/4, 8/2, 8/4).	
<u>Planning Parameters</u>	
4. The development shall be carried out in accordance with the approved Parameter Plans as set out below. The residential footprint shall be contained within the area hatched in red on plan number 3046/018 rev 00 and for block D shall be sufficiently articulated to create significant recess in the built form adjacent to the railway line. The public open spaces, both private and communal, shall be arranged to accord with the approximate position, layout and quantum of space as shown on plan 3046/019 rev 00. A minimum 3,465m <sup>2</sup> , to zones 2 and 4 as shown on plan 3046/19 Rev 00, shall be provided within the central open space zone and to the south of block D, although the final configuration may vary. Building heights shall be no higher than the maximum heights as shown dashed on the approved parameter elevation plans for blocks B, D, E and F excluding chimneys and other such structures. Building heights for block D shall, in particular, be arranged so that the maximum heights occur as incidents across the façade with lower interlinking sections.	Complied
Approved Parameter Plans 3046:	
018 00 (Residential Development Footprint)	
019 00 (Amenity Space)	
064 02 (Block F elevations)	
069 03 (Block E elevations)	
077 04 (Block D building elevations east and west)	

079 03 (Block D building elevations north and south)	
082 03 (Block B commercial elevations)	
Reason: To ensure that the development is implemented in accordance with the approved parameters upon which the application has been determined (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
<u>Layout</u>	
5. Any reserved matters application shall be substantially in accordance with the layout of the site as shown by plan reference 3046/016 Rev 02 (Outline and Full Planning Application Areas).	Complied
Reason: To ensure that the development is implemented in accordance with the indicative layout plan (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
<u>Phasing Plan</u>	
6. Prior to or concurrently with the submission of the first of the reserved matters application(s) for the residential or commercial development of the outline site and updated as required in the context of any further reserved matters application(s), a Phasing Plan shall be submitted to the Local Planning Authority for approval. The Phasing Plan shall include the proposed sequence of development across the site, and include indicative timing information - by reference to the commencement or completion of development of any phase or the provision of any other element or to any other applicable trigger point - and	Requires compliance, further information required in order to be fully discharged.

access arrangements for the provision of the following features within the built-up area:	
a) children's play areas.	
b) informal open space.	
c) Commercial floorspace provision	
d) Foul water drainage and pollution control features.	
e) Surface water drainage features, including ponds, attenuation tanks, pipe work, controls and outfalls.	
f) Landscaping/planting provisions.	
g) Biodiversity enhancements for birds and bats	
Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications, to assist with the phased discharge of conditions, and in order to ensure that provision of features essential to the site are delivered in a timely manner to meet the needs of occupants (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).	
7. No development shall commence, apart from enabling works agreed in writing by the Local Planning Authority, until such time as the phasing plan has been approved in writing by the Local Planning Authority. The provision of the features shall be carried out in accordance with the approved timing contained within the phasing plan unless otherwise agreed in writing by the Local Planning Authority.	Requires compliance, further information required in order to be fully discharged.
Reason: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications, to assist with the phased	

<p>discharge of conditions, and in order to ensure that provision of features essential to the site are delivered in a timely manner to meet the needs of occupants (Cambridge Local Plan policies 3/2, 3/4, 3/7, 3/8, 3/11, 3/12, 3/13, 4/13).</p>	
<p><u>Detailed Renewable Energy Statement</u></p>	
<p>8. No development of a building (excluding enabling works) shall commence until such time as a renewable energy statement for that building, which demonstrates that at least 10% of the building's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, has been submitted to and approved in writing by the local planning authority. The statement shall include the total predicted carbon emissions in the form of an Energy Statement of the development and shall set out a schedule of proposed on-site renewable energy technologies, their respective carbon reduction contributions, size specification, location, design and a maintenance programme. The approved renewable energy technologies shall be fully installed and operational prior to the occupation of any approved buildings</p>	<p>Discharged</p>
<p>Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2006 policy 8/16 and Supplementary Planning Document 'Sustainable Design &amp; Construction' 2007).</p>	

<u>Materials</u>	
<p>9. No application of materials (e.g. brickwork, blockwork or render etc.) of new building/s shall commence until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1m x 1m and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until the completion of the development.</p>	Requires discharge
<p>Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/12 and 3/14).</p>	
<u>Landscaping Details</u>	
<p>10. No occupation of any new building erected pursuant to this permission shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved in accordance with the scheme of phasing pursuant to condition 6. These details shall include proposed finished levels or contours; means of enclosure/boundary treatment; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or</p>	Discharged

<p>other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.</p>	
<p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)</p>	
<p><u>Landscape Management and Maintenance</u></p>	
<p>11. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas in accordance with the approved phasing scheme, other than small privately owned, domestic gardens, shall be submitted to and approved by the local planning authority in writing prior to occupation of any new building within the development or any phase of the development whichever is the sooner, for its permitted use. The landscape plan shall be carried out as approved.</p>	<p>Requires Discharge</p>
<p>Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the</p>	

development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)	
<u>Drainage</u>	
12. No development of a building shall commence until details of the foul and surface water drainage for that building have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.	Requires Discharge
Reason: To prevent flooding, promote sustainable drainage and prevent pollution (Cambridge Local Plan policies 3/1 and 4/13, 8/18)	
<u>Lighting</u>	
13. Prior to the commencement of any building (excluding enabling works) , a detailed outdoor lighting scheme shall be submitted to and approved in writing by the local planning authority in accordance with the approved phasing scheme. The scheme shall specify the method of lighting (including details of the type of lights, orientation/angle of the luminaries, the spacing and height of lighting columns/fixings), the extent/levels of illumination over the site and on adjacent land through the submission of a isolux contour plan and measures to be taken to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved details and shall thereafter be maintained as such.	Discharged
Reason: In the interests of visual amenity and to ensure that the development will	

not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).	
<u>Housing</u>	
14. Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable dwellings, including a schedule of dwelling size (by number of bedrooms) within the reserved matters site for which approval is sought. No development shall commence within the site for which reserved matters approval is being sought until such time as the affordable housing distribution and dwelling mix has been approved in writing by the local planning authority. The affordable housing units shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.	Discharged
Reason: To ensure that the scheme provides an appropriate balance and mix of housing units in accordance with Cambridge City Council Affordable Housing SPD and Cambridge Local Plan policies 3/7 and 5/5.	
<u>Disabled Car Parking</u>	
15. 5% of all visitor residential parking spaces shall be suitable for, and reserved for, people with disabilities.	Requires compliance
Reason: To ensure an appropriate level of car parking provision for people with disabilities (Cambridge Local Plan policy 8/10 and appendix C).	

<u>Cycle Parking</u>	
16. Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles (other than visitor bicycles) for use in connection with the approved development in accordance with the City Council standard for cycle parking. The facilities shall be provided in accordance with the approved details before use of the development commences and shall thereafter be retained and shall not be used for any other purpose unless otherwise agreed in writing by the local planning authority.	Discharged
Reason: To ensure appropriate provision for the secure storage of bicycles (Cambridge Local Plan 2006 policy 8/6).	
<u>Demolition and Construction Environmental Management Plan</u>	
17. Prior to the commencement of development a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:	Requires discharge
a) Demolition, construction and phasing programme to enable the requirements pertaining to commercial development to be discharged independently with the wider residential site.	
b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site,	

details of their signing, monitoring and enforcement measures.	
c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation. Prior notice and agreement procedures for works outside agreed limits and hours.	
d) Delivery times for construction/demolition purposes shall be carried out between 0730 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.	
e) Soil Management Strategy.	
f) Outline Waste Management Plan (OWMP).	
g) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1: 2009.	
h) Maximum noise mitigation levels for construction equipment, plant and vehicles.	
i) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2: 2009.	
j) Maximum vibration levels.	
k) Dust management and wheel washing measures in accordance with the provisions of London Best Practice Guidance: The control of dust and emissions from construction and demolition.	
l) Use of concrete crushers.	
m) Prohibition of the burning of waste on site during demolition/construction.	
n) Site lighting.	

o) Drainage control measures including the use of settling tanks, oil interceptors and bunds.	
p) Screening and hoarding details.	
q) Access and protection arrangements around the site for pedestrians, cyclists and other road users.	
r) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.	
s) External safety and information signing and notices.	
t) Consideration of sensitive receptors.	
u) Prior notice and agreement procedures for works outside agreed limits.	
v) Complaints procedures, including complaints response procedures.	
w) Membership of the Considerate Contractors Scheme.	
x) Contractor site storage/area compound and location of contractor offices	
The development shall then be undertaken in accordance with the agreed plan	
Reason: To protect the amenity of the adjoining properties during the construction period. (Cambridge Local Plan 2006 policy 4/13)	
<u>Noise Insulation Scheme</u>	
18. Before any residential building or other noise sensitive development is commenced (excluding enabling works), a noise insulation scheme detailing the	Requires discharge

<p>acoustic noise insulation performance specification of the external building envelope of that building(s) (having regard to the building fabric, glazing and ventilation) shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve the internal noise levels recommended in British Standard 8233:1999 "Sound Insulation and noise reduction for buildings-Code of Practice". The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.</p>	
<p>Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)</p>	
<p><u>Plant/Building Noise Insulation</u></p>	
<p>19. Prior to the occupation/use of any building, full details of a scheme for the insulation of the building(s) and/or plant 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.</p>	<p>Requires discharge, requires further information</p>
<p>Reason: To protect the amenity of the nearby properties (Cambridge Local Plan 2006 policy 4/13)</p>	

<u>Noise insulation - amenity areas</u>	
20. Before any residential building or other noise sensitive development is commenced (excluding enabling works), a noise attenuation scheme and/or phased attenuation measures shall be submitted to and approved by the local planning authority in order to demonstrate that no primary external amenity area associated with the proposed dwellings (gardens and balconies) will be adversely affected by a daytime (0700-2300hrs) outdoor noise level in excess of 50 dB LAeq, 16 hours or a night time (2300-0700hrs) outdoor noise level in excess of 50 dB LAeq, 8 hours. Any phased measures that form part of the noise attenuation scheme shall be completed prior to the occupation of any proposed residential or other noise sensitive development that requires protection by the requirements of this condition.	Requires discharge, requires further information
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Vibration</u>	
21. Prior to the commencement of development, a detailed design scheme of how the propagation of vibration within block D is to be controlled to ensure that vibrations are not amplified between the foundations and the receiving rooms, shall be submitted to and approved in writing by the local planning authority.	Discharged
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	

<u>Odour/Fume Filtration /Extraction</u>	
22. Before the use of any commercial unit which requires equipment for the purpose of extraction and/or filtration of fumes and or odours, those details shall be first submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use hereby permitted is commenced.	Not relevant
Reason: To protect the amenity of the nearby occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Contaminated Land</u>	
23 No development approved by this permission shall be COMMENCED prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.	Part A discharged
(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.	
(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with	

<p>a quality assured sampling and analysis methodology.</p>	
<p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p>	
<p>No development approved by this permission shall be OCCUPIED prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p>	
<p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p>	
<p>(e) If, during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p>	
<p>(f) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of</p>	

any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.	
Reason: To protect the amenity of the future occupiers (Cambridge Local Plan 2006 policy 4/13)	
<u>Fire Hydrants</u>	
24. No building shall be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has been submitted to and approved in writing by the local planning authority.	Requires discharge
Reason: To ensure there is adequate hydrant provision for fire-fighting Cambridge Local Plan (2006) policy 3/12	