

## JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

**Report by:** Head of Planning Services

**Date:** 18 May 2016

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<b>Application Number</b>	15/1670/REM	<b>Agenda Item</b>	
<b>Date Received</b>	5 May 2015	<b>Officer</b>	Janine Richardson
<b>Target Date</b>	27 May 2016		
<b>Ward</b>	Arbury and Castle		
<b>Site</b>	Darwin Green One Land Between Huntingdon Road and Histon Road Cambridge		
<b>Proposal</b>	Reserved matters for 114 residential units and local centre including library, community rooms, health centre and retail units pursuant to outline consent 07/0003/OUT.		
<b>Applicant</b>	BDW Eastern Counties & The NW Cambridge Consortium of Landowners		
<b>Application Type</b>	Major reserved matters	<b>Departure:</b>	<b>No</b>

The above application has been reported to the Joint Development Control Committee for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for the Cambridge Fringes.

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<b>Summary</b>	The development accords with the Development Plan for the following reasons:  <ol style="list-style-type: none"><li>1) This scheme complies with the general principles of the outline planning permission, the parameter plans and Design Code.</li><li>2) The design and appearance of the development will create a high quality, vibrant community hub for Darwin Green.</li><li>3) The scheme provides for residential (including 40% affordable housing), community and commercial uses to create the local centre.</li></ol>
<b>Recommendation</b>	APPROVAL

## APPENDICES

Ref	Title
A	Strategic conditions which have been discharged
B	Summary of Design Code compliance statement
C	Cambridgeshire Quality Panel Report
D	Plan Pack

### 0.0 INTRODUCTION

- 0.1 This is a Reserved Matters application for 114 dwellings, health centre, community rooms, retail units and library.
- 0.2 Outline permission was granted and a S106 Agreement completed on 18 December 2013 for a mixed use development of up to 1593 dwellings, primary school, community facilities, retail units, transport infrastructure and open space. Full permission was also granted for the balancing pond and access from Histon Road.
- 0.3 A number of strategic conditions attached to the outline permission have been discharged, as shown in Appendix A. All reserved matters applications must comply with the documents approved through these conditions. The site wide infrastructure reserved matters and the public square (that the local centre surrounds) reserved matters has also been approved.
- 0.4 At the time of writing this report some enabling works have commenced on the Darwin Green site.

### 1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site, known as Darwin Green 1 (DG1, previously NIAB), is a 52.87 Ha site situated on land between Huntingdon Road and Histon Road. It is located on the northwest fringe of the City bounded by Huntingdon Road to the southwest, Whitehouse Lane and a public footpath to the northwest. Histon Road is to the north and residential development forms the existing urban edge along the eastern boundary. To the north of the site is the Darwin Green Two site within the South Cambridgeshire District Council (SCDC) boundary.
- 1.2 The DG1 site was previously used for large-scale crop trials run by the National Institute of Agricultural Botany (NIAB). The southern corner of the site consisted of playing fields for Christ's and Sidney Sussex Colleges' Sports Ground. The site is not within a Conservation Area, and does not contain any listed buildings or protected trees.

- 1.3 The DG1 site is allocated for housing within proposals site 9.03 in the Cambridge Local Plan 2006. The Draft Cambridge Local Plan 2014 allocates the site as an area of major change, proposals site R43. The entire site benefits from outline approval (07/0003/OUT) and a Design Code.
- 1.4 This reserved matters application relates to three parcels of land which surround the approved 'square' public realm for the local centre, in the centre of the DG1 site, covering an area of 1.97 hectares. It also includes a small area of land for the recycling 'bring site' adjacent to the approved pavilion car park. The local centre location is set out in the approved outline parameter plans and Design Code.
- 1.5 The site is currently an agricultural field with a concrete farm access track from north-east to south-west. There is a small fenced enclosure in the north west corner containing a metrological instruments station and a pylon supporting overhead cables.
- 1.6 The proposed site is at the south west end of the DG1 development, set in from Laurence Weaver Way entrance. It will be to the north east of the new access road into the site, surrounded by the proposed supermarket to the west, primary school site to the east, and central park and the pavilion to the north east. It lies wholly within the City Council boundary.

## **2.0 THE PROPOSAL**

- 2.1 The application is a reserved matters (access, appearance, landscaping, layout and scale) application for 114 dwellings, including 40% (46) affordable homes, 6 flexible retail units (500 sqm), a Health Centre (710 sqm) with 6 consulting rooms, two community rooms (200 sqm) and a Library (350 sqm). The development would have an overall density of 79 dwellings per hectare (gross). The storey heights across the parcels range from 2 to 4 storeys.
- 2.2 The scheme consists of three main areas, the Health Centre and courtyard, the Library and the retail area. Each area consists of a number of blocks as shown on plan 3 in Appendix D.
- 2.3 The Health Centre block fronts the main street (Darwin Street), the Square, School Lane opposite the primary school and School Square to the south (Blocks A1, A2, B1, B2, G1, G2, G3, G4, H1 and H2). The block contains 57 residential units (33 private and 24 affordable units) over four floors, the health centre and community rooms on ground and first floors.
- 2.4 The proposed Health Centre (Block H2) which fronts the Square as part of this block comprises of six consulting rooms, two treatment rooms, offices, waiting area, reception and ancillary facilities. The Community Rooms (Block H1) comprises of two flexible space rooms (one on the ground floor and one on first floor) with storage, a lift, kitchen, toilets, cleaners store and entrance hall.

- 2.5 The Library area which frames the Square to the east (Blocks E and F) contains 16 private units over four floors, and the library on the ground floor. The library comprises open plan library space, reception, toilets, community room, and staff facilities. Part of the public art proposed is an installation based on Darwin's Tree of Life to be integrated with the main library glazing.
- 2.6 The Retail area which fronts the Square to the north (Blocks I1, I2, J1, J2, J3, C1, C2, D1, D2 and D3) contains 43 units (22 affordable units in Blocks I and J and 21 private units in Blocks C and D) over four floors. On the ground floor Blocks C and D have three retail units as do Blocks I and J. Residential units are proposed at the rear of the block to provide a frontage to the adjacent parcel (yet to be designed). The retail unit sizes vary from 45 sqm to 95sqm. The intended class use of the retail units is not specified in the reserved matters application. The outline consent allows for A1 (retail), A2 (Financial and professional services), A3 (Restaurants and cafes), A4 (Drinking establishments) or A5 (Hot food takeaway) uses.
- 2.7 All of the proposed residential units are apartments, except seven duplex units (within Blocks A, B, G, I and D) which have accommodation on the ground and first floors. These types of units reflect the local centre, high density nature of the proposal.
- 2.8 The proposals include a temporary road to the north of the retail blocks (C, D, I and J), which is to facilitate access and refuse collection before the adjacent parcels are constructed (which have yet to gain reserved matters approval). The permanent proposal is for the street 'North Lane' to be accessed by 'Centre Street' and the temporary vehicle access areas will be removed and replaced with landscape.
- 2.9 The proposal also includes complementary infrastructure in terms of access roads, bin stores and cycle spaces. A public realm area (School Square) is proposed to link in with the square at the entrance to the proposed Primary School. Car parking spaces are provided at a ratio of one space for one unit. Three car club spaces are proposed adjacent to School Square.
- 2.10 The proposals include the details of the underground recycling facilities (the Bring site) as required by Condition 65 of the outline consent. Three receptacles are proposed (above ground, with underground storage) for recycling small electrical items, books, media and textiles recycling. These are located at the Pavilion car park entrance (adjacent to the Central Park) accessed off the main access road to the site.
- 2.11 Site also includes area of landscape to the south of pavilion car park to tie in the open space as approved under the infrastructure consent.
- 2.12 The application is accompanied by the following documents:
- Planning Statement

- Design and Access Statement
- Design Code Compliance Statement
- Affordable Housing site wide phasing plan
- Counsels Opinion on Affordable Housing Mix
- Landscape General Arrangement Plans, planting proposals, sections and details
- Landscape Management & Maintenance Plan
- Proposed Management Strategy
- Statement of Community Involvement
- Surface Water Strategy
- Transport Statement
- Public Art Delivery Plan
- Daylight and Sunlight Analysis
- Underground Recycling Facilities
- Ecological Survey
- Noise Survey and Assessment
- Outdoor Lighting Report
- Lighting Design Statement
- Vehicle tracking diagrams
- Levels and drainage details
- Plans, elevations and sections

2.13 In addition to this Reserved Matters Application, a number of conditions that were applied to the outline approval have been submitted for determination in parallel. The information to discharge the conditions is included within the submitted drawings and within the suite of documents above. The conditions are:

2.14

- Condition 8 Design Code Compliance
- Condition 14 Landscaping within the Built-Up Area
- Condition 17 Trees and Hedges assessment
- Condition 18 Tree Protection
- Condition 20 Retained trees
- Condition 27 Renewable Energy Statement
- Condition 29 Code for Sustainable Homes
- Condition 30 BREEAM
- Condition 35 Detailed Surface Water Strategy
- Condition 38 Scheme for Pollution Control of Water
- Condition 39 Ecological Conservation Management Plan
- Condition 58 Noise Assessment for future residents
- Condition 62 Domestic and Trade Waste
- Condition 65 Underground recycling facilities
- Condition 66 Lighting
- Condition 69 Public Art Delivery Plan
- Condition 70 Interim Parking Management

- 2.15 Assessment of the details within the submission for these conditions is considered within the relevant sections of the report and concluded in section 8.112.
- 2.16 The proposal has been substantially amended since submission to take account of a range of officer and consultee concerns on the original submission which was considered to fail the objectives of the Design Code in a number of ways:
1. On design for marker buildings and elevations.
  2. On design and function creating conflict between users, such as retail service areas and residential entrances.
  3. Car parking constraints.
  4. Refuse storage locations and drag distance for refuse crews.
  5. Affordable housing, unit/tenure mix.
- 2.17 The applicant agreed to extend the time period for determination of the application in order for a revised scheme to be designed. A number of post-submission meetings took place to address the concerns raised.
- 2.18 The submitted amendments include a change to the red line for the application site to omit some areas surrounding the health centre block that are approved as part of the Square consent and to include a larger parcel to the retail blocks to allow for a better design solution with the adjacent blocks to the north. Details of the proposals and changes are set out in the paragraphs below.

### **3.0 RELEVANT SITE HISTORY**

<b>Reference (City Council)</b>	<b>Description</b>	<b>Decision</b>
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Approved
14/0063/FUL	Construction of vehicular road link across the north-west green corridor of consented development 07/0003/OUT to provide access to the proposed secondary school parcel of land within South Cambridgeshire District Council.	Approved
14/0086/REM	Reserved matters of 07/003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	Approved
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage	Approved

	and utilities pursuant to outline approval 07/0003/OUT	
<b>Reference (South Cambridgeshire DC)</b>	<b>Description</b>	<b>Decision</b>
S/0001/07/F (SCDC)	Formation of vehicular, pedestrian and cycleway access from Histon Road to serve the urban extension of the city between Huntingdon Road and Histon Road, Cambridge, together with drainage and landscaping works.	Approved
S/0166/14/FL	Temporary vehicular access to serve the proposed Secondary School.	Approved
S/0168/14/FL	Provision of Foul Pumping Station, Utilities Compound and Cambridge Road Access Works as part of the Darwin Green One development.	Withdrawn
S/0169/14/FL	Resurfacing and landscaping works to a section of Public Rights of Way 135/3 on the boundary of Cambridge City Council Outline Planning Consent 07/0003/OUT.	Approved
S/0174/14FL	Formation of a Landscape Mound adjacent to and south of the A14 to be formed from excess spoil from the Darwin Green One development.	Withdrawn
<b>Reference (County Council)</b>	<b>Description</b>	<b>Decision</b>
C/5000/15/CC	Erection of 2-Form Entry Primary School and Children's Centre.	Approved

#### 4.0 **PUBLICITY**

- 4.1 Advertisement: Yes  
 Adjoining Owners: Yes (213)  
 Site Notices Displayed: Yes (4)
- 4.2 A pre application briefing was provided to JDCC on 17 December 2014. A presentation was given at the North West Community Forum on 16 June 2015. At the drop-in sessions at the forum boards were also displayed with the proposals on 20 October 2015 and 29 February 2016 (with the amended proposals).
- 4.3 The DG1 Local Centre working group was set up to allow collaborative discussion with end users of the local centre and square. Stakeholders included Cambridge City Council, NHS Property Services and Cambridgeshire County Council Libraries and Education. A Square Design Brief was formally agreed and approved in June 2014.

#### 5.0 **POLICY**

Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/2 3/4 3/5 3/6 3/7 3/9 3/11 3/12 3/14 3/15 4/3 4/4 4/13 4/15 5/1 5/5 5/9 5/10 5/11 5/12 5/13 6/8 6/10 8/1 8/2 8/4 8/5 8/6 8/7 8/9 8/16 8/17 8/18 9/1 9/2 9/3 9/8

- 5.1 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 - The Use of Conditions in Planning Permissions. Ministerial Statement (1 December 2014) by Brandon Lewis Minister of State for Housing and
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	Planning (Department of Communities and Local Government)
Supplementary Planning Guidance	<p>Sustainable Design and Construction (May 2007)</p> <p>Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)</p> <p>Cambridge City Council Affordable Housing (January 2008)</p> <p>Cambridge City Council Public Art (January 2010)</p>
	<p><u>City Wide Guidance</u></p> <p>Arboricultural Strategy (2004)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Balanced and Mixed Communities – A Good Practice Guide (2006)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Cambridgeshire Design Guide For Streets and Public Realm (2007)</p> <p>Cycle Parking Guide for New Residential Developments (2010)</p> <p><u>Information Guidance</u></p> <p>Darwin Green Square Design Brief June 2014</p> <p>Informal Planning Policy Guidance: Food Store Provision in North West Cambridge</p>

## Status of Proposed Submission – Cambridge Local Plan

### 5.2 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.

- 5.3 For the application considered in this report, the policies in the emerging Local Plan that are of relevance to this proposal are addressed in the assessment section below.

## 6.0 **CONSULTATIONS**

### **Cambridgeshire County Council**

#### Comments on application as submitted

- 6.1 **Education** – Some of the proposed planting species are not appropriate for planting within and around the primary school site.
- Libraries and Lifelong Learning** - Content that library proposal meets the needs required. Need to understand how the artwork designs proposed for the Library frontage will work. Will work with the developer to assure that there are no practical issues with the toilets being located close to the Library entrance.
- Archaeology** - The archaeology for this plot has been covered under the written scheme of investigation for the outline application. No further comment regarding archaeology is necessary for this application.
- New Communities** – Flexibility for the community room spaces would be beneficial.
- Transport** – A transport statement which identifies how the development complies with the outline application on transport grounds is required. This should include the trip generation associated with the proposals, and how these compare to the outline. In addition the cycle and car parking provision for the site should be detailed and how this compares to that agreed at the outline application stage. Therefore a holding objection is recommended until additional information has been provided.

#### Comments on application as revised

- 6.2 **Libraries and Lifelong Learning** – internal window in office not required as external now proposed. Small kitchenette required. Responsibility for maintenance of ‘tree of life’ metalwork needs confirming.

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

#### Comments on application as submitted

- 6.3 Concern on single paving material in school square. No inter-vehicle visibility splays from the proposed motor vehicle accesses to the site have been provided.

Sliding doors to the bin stores should be used to avoid the use of doors that open outwards across a pedestrian route.

Whilst strictly outside the remit of the Highway Authority the internal car parking spaces are constrained. Garage entrance widths are impractical. May lead to increase in the demand for on street car parking.

Three car clubs bays are outside the proposed adopted public highway, which will mean that they will fall outside the control of the Highway Authority and that other methods of controlling unauthorised parking will have to be implemented.

#### Comments on application as revised

- 6.4 The proposed extent of the adopted public highway is acceptable to the Highway Authority.

Some concern is raised regarding the proposed car parking as manoeuvring within the proposed car parking courts is constrained. The proposed Interim Parking Management Plan does not provide sufficient comfort to the Highway Authority that on street car parking of residents ahead of the introduction of a formal traffic regulation order will be suitably controlled within the level approved as part of the outline consent.

Conditions required for inter vehicle visibility splays to be kept clear of planting and structures exceeding 600mm high and that no private drives and accesses water drains across or onto the proposed adopted public highway.

#### **Environment Agency**

##### Comments on application as submitted

- 6.5 To note the change to Statutory Consultees that the Lead Local Flood Authority (LLFA), Cambridgeshire County Council need to be consulted in respect of sustainable drainage and any proposed works to ordinary watercourses including culverting.

The Environment Agency has no objection in principle, to the proposal provided that all surface water is discharged in line with the agreed site drainage strategy.

Informatives regarding surface water and foul water drainage and pollution prevention are recommended.

##### Comments on application as revised

- 6.6 None received.

#### **County Council as Lead Flood Authority**

##### Comments on application as submitted

- 6.7 The applicant has met the requirements of the NPPF and therefore the application is acceptable to our team. The applicant has demonstrated that surface water can be dealt with on site by using permeable paving and it is in accordance with the site wide surface water drainage strategy.

- Comments on application as revised
- 6.8 Any reduction in the impermeable area must be taken into account when calculating the discharge rates.

#### **Architectural Liaison Officer**

- Comments on application as submitted
- 6.9 No comments to make concerning these proposals in respect of crime prevention and fear of crime and would not object to granting of permission for this application.
- 6.10 Comments on application as revised  
None received.

#### **Fire and Rescue Services**

- 6.11 Adequate provision for fire hydrants should be made. This can be secured by way of condition. (Outline condition 71 requires this detail).

#### **Natural England**

- 6.12 No comments received.

#### **Strategic Housing**

##### Comments on application as revised

- 6.13 40% affordable units need to be provided. There is an imbalance of one bedroom affordable units compared to the number of market one bedroom. Viability of future phases is uncertain as some phases will need to provide a higher concentration of larger affordable units and a smaller proportion of market units.

##### Comments on application as revised

- 6.14 BDW1 reserved matters is very slightly below the required 40% affordable housing (39.9%) and the Local Centre parcel is just over (40.4%), meaning the development is on course to deliver the Supplementary Policy Document and Section 106 requirements of 40%.  
The tenure mix is also at tolerable levels individually and when taken with BDW1 reserved matters gives a 77.52% affordable rent bias, above SPD and s106 requirements.  
Clustering is acceptable. Both the Local Centre and BDW1 have a high number of one and two which is dictated by the need to keep within the character of the location.  
Future reserved matters applications will need to re-address the imbalance in the current proposed mix of dwelling bed spaces to achieve requirements site wide and demonstrate deliverability. These reassurances are being provided by the applicant and their Registered Provider (RP) for affordable homes across Darwin Green 1.

Without providing lifts across any of the residential blocks, the access to anything but the ground floor units is impaired for wheelchair users or those with mobility issues. However, all flats on the ground floor have full access and future parcels will have less flattened accommodation.

### **Access Officer**

- 6.15 As a minimum all of the 15% of the 'accessible housing' should be able to get to the front door from the street either by path way, ramp or passenger lift. Access to the mezzanine/platform level is needed. Blind lift shafts could be constructed so that if needed in the future a platform lift could be fitted. Parking access to the ground floor premises does not have to be allocated before occupation, but sensible management to get the closest car parking space to disabled people's homes would be needed as residents move in.

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

#### **Comments on application as submitted**

- 6.16 The hierarchical approach to reducing carbon emissions proposed is supported, with photovoltaic panels for the residential units. A mix of photovoltaic and a Variable Refrigerant Flow (VRF) heat pump system is proposed for the non-residential building. Further information as to the proposed location of the heat pump is required, as if external, noise will need to be taken into consideration.

The maintenance of the photovoltaic panels will rest with the management company appointed to manage the communal areas, with the cost of this to be covered in the annual service charge. While this approach is supported, clarity is required as to whether this will include the photovoltaic panels being provided for the affordable units, for example via a charge to the Registered Provider.

The BREEAM phasing plan meets the requirements and is supported.

The overall approach to sustainable design and construction and renewable energy provision is supported.

#### **Comments on application as revised**

- 6.17 Carbon calculations have been submitted. The photovoltaic panels are predicted to result in 57,948 Kg/CO<sub>2</sub>/annum reduction in emissions, which equates to a 15.61% reduction. This approach is supported.

A Code for Sustainable Homes pre-assessment has been submitted, based on a typical property scenario, which shows a score of 68.50 is achievable, which provides a small buffer above the minimum score for Code Level 4 (68 credits). This approach is supported.

The Sustainability Compliance Report includes a section on maintenance, which notes that for the residential units, the maintenance will rest with the management company appointed to manage the communal areas, with the cost of this to be covered in the annual service charge. For the non-residential units, the maintenance will lie with the owner of tenant of the property. This approach is supported.

The BREEAM phasing plan meets the requirements and is supported. One of the retail units has been chosen to be the unit that meets the 5% BREEAM 'excellent' requirement.

As before the overall approach to sustainable design and construction and renewable energy provision is supported.

## **Head of Refuse and Environment**

### Comments on application as submitted

- 6.18 Commercial impact – Shared waste storage areas share the boundary wall with several ground floor residential units, including blocks A1, B1 and D2. This is not recommended as the usage is likely to cause disturbance. Conditions are recommended for odour filtration duct work and HGV delivery restrictions.
- Condition 58 (Noise insulation scheme) information is acceptable.
- Condition 59 (Plant/building noise insulation for commercial use). All plant to serve the commercial units will require careful acoustic design to ensure amenity is protected.
- Contaminated land – Intrusive investigations have previously been undertaken at outline stage. In general they confirmed the absence of significant contamination on the site. Additional testing will be required for any material imported, this can be dealt with through the outline contaminated land condition 50 and the material management plan.

### Comments on application as revised

- 6.19 Further assessment is required on the lighting assessment and the impact on residential amenity. The development proposed is acceptable subject to conditions/informatives relating to:
- Odour filtration ductwork details.
  - Limits on hours of use to 07:00-23:00 for the A1, A2, A3, A4 and A5 uses and
  - Limits of hours of use to 7:00-23: Monday to Saturday and 08:00 to 22:00 Sundays/Bank holidays for the community rooms and no playing of amplified music on the first floor room.
  - Noise insulation details of residential rooms adjacent to community rooms.
  - Compliance with noise insulation scheme and mitigation requirements regarding bin stores and habitable residential rooms overlooking delivery areas as submitted.
  - Plant noise insulation informative.

## **Waste**

### **Comments on application as submitted**

- 6.20 *Domestic waste* - The proposed distances for residents taking waste to bin stores and the crew pull distances of bins to the refuse vehicle have been assessed. A number of blocks have crew pull distances that are over the standard of 10 metres and require refuse vehicles to reverse long distances. Some residents to waste store distances are too far. Bin sizes need to be amended for some blocks as 1280 and 770 litre bins are not used.

*Underground recycling facilities (Bring Site)* – location requires collection vehicle to stop on corner and would cause an obstruction. Collections can take 5-10 minutes per unit. Collection vehicle needs to be parallel to the units for emptying – there is no designated bay/and or parking restrictions. As underground collection vehicles often use supports to ensure stability during the lifting process a 0.9m space between each storage container is required.

### **Comments on application as revised**

- 6.21 No comments received.

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

### **Comments on application as submitted**

- 6.22 The proposals are in accordance with the strategic surface water drainage strategy. The proposals utilise best practice to manage water quality/flows and also offer betterment over what was originally approved with the strategic surface water drainage strategy. A condition for the full construction details of both the hard landscaping and drainage elements of school square is required.

### **Comments on application as revised**

- 6.23 Original comments remain valid.

## **Head of Streets and Open Spaces (Nature Conservation Officer)**

### **Comments on application as submitted**

- 6.24 Satisfied with the ecology survey and the proposed mitigations and enhancements comply with the agreed Darwin Green 1 Ecological Conservation Management Plan (ECMP).

### **Comments on application as revised**

- 6.25 A plan showing the specification and locations of the proposed boxes is required.

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

### Comments on application as submitted

- 6.26 Width of strips allowed for tree planting in car parking have been dictated by the density of the carpark as opposed to the requirements of the trees. The linear landscape at the northern corner of the Health Centre carpark has been reduced to a pass through space with shrub borders rather than as a greenspace/linear park for residents.

### Comments on application as revised

- 6.27 The landscape proposals comply with all relevant Parameter Plans and Design Code sections. Recommend conditions for method statement and de-compaction details of temporary road for tree planting and tree pit details. Very supportive of the landscape for the submitted application, and can support approval.

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

### Comments on application as submitted

- 6.28 Formal crossings required for primary street south, from school square across School Lane and north west of primary street north.  
Cycle parking: No rationale given for staff parking. Located within residential parking not ideal.  
Cycle parking for Health Centre not conveniently located for access to the staff entrance. Very few visitor racks are shown for the residential blocks.

### Comments on application as revised

- 6.29 Bench and tree in North Yard creates pinch point for cyclists and pedestrians using this important secondary route through the site. This should be moved further north east to open up the area more as a through route whilst still achieving the visual affect required.  
Visitor cycle parking to rear of retail units is remote from entrances, not overlooked and vulnerable to theft so should be relocated.  
Details of visitor racks should be provided.  
Staff parking for health centre staff needs to be in proximity of staff entrances.

## **Urban Design and Conservation Team**

### Comments on application as submitted

- 6.30 This is a high density scheme and the proposal has not successfully resolved many of the design challenges and opportunities presented by the site. The density of this magnitude (in some cases in excess of 90dph) there are simply too many units being squeezed into too small areas,



placing too much pressure on internal and external spaces, and leading to relatively uniform, unvaried blocks particularly around the civic square.

- 6.31 There is little confidence that the buildings are resolving the complex interrelations between uses. A more bespoke approach to the type of units and associated parking is required to successfully resolve the functional and place making issues. The application does not comply with adopted planning policies and the site wide design code for the reasons set out and therefore the application is not supported application on design grounds.

#### Comments on application as revised

- 6.32 Since December 2015, the Urban Design Team together with the case officer and other technical consultees, have through a series of design-focussed meetings worked collaboratively with the applicant and their design team to help develop a revised scheme which addresses all our previous concerns raised in October 2015. Throughout the process the applicant's design team have responded positively to our concerns/comments and have sought to address them at each stage. Not only is the revised scheme a huge improvement to the original application, but is also in its own right, a development which is based on sound place making principles. It has the potential to create a high quality and unique scheme within the centre of the wider Darwin Green development. The proposal complies with the approved parameter plans and is consistent with the guidance set out in the approved design code. Accordingly the application is supported in Urban Design terms. Conditions are recommended for signage details and material sample panels.

### **Head of Community Services**

#### Comments on application as submitted

- 6.33 The proposed community rooms are acceptable and meet S106 requirements. Received suggestion of retractable walls to the main meeting rooms were considered, but thought to lead to poor noise attenuation as well as limit storage within the main rooms when folded back.

Opening times would be in line with other comparable facilities and to accommodate cleaning routines. Detail of this would need to be negotiated with designated key holders as part of the future management plan.

#### Comments on application as revised

- 6.34 The proposal is S106 compliant. The front facing office offers space for two community development officers, who will work across the northwest quadrant of Cambridge. Separate bin storage and private cycle provision is provided to the rear of the facility accessed by ground floor back door. The facility will be initially run under lease, by Cambridge City Council until

capacity is built within the new community at which point it is intended to be run by a community group with a management agreement. The management agreement will dictate times of opening and operating restrictions in line with schedule 23 of the s106 (Community Rooms Draft Lease Heads of Terms) which ensures no nuisance or disturbance to residents.

### **Cambridgeshire Quality Panel**

- 6.35 The Panel considered the original proposals on 4 March 2015. The Panel reiterated the importance of Barratts as the master developer and bringing all the spaces together. They welcomed the new architects taking a holistic view of the site. The full report is reproduced in appendix C at the end of this report. The revised scheme has not been reconsidered by the panel.

### **Disability Panel**

- 6.36 The Panel considered the original proposals on 27 October 2015. The Panel raised concern on shared surfaces due to the likelihood of pedestrian/cyclist conflict (but note the Square is subject to separate planning consent). Recommendations made to Health Centre, Library and Community Rooms internal details regarding: hearing loops, WC, lift size, paint colours, acoustic dampening. Amount of accessible car parking provision to Health Centre disappointing. The distances disabled people would need to cross to reach facilities is a key concern. As a primary route from the area, a pedestrian crossing is recommended from the courtyard in front of the school. Visitor parking needs to consider the needs of disabled residents.

## **7.0 NEIGHBOUR REPRESENTATIONS**

- 7.1 The application has been publicised with four site notices, a press advertisement and 213 neighbour letters.
- 7.2 No individual representations have been received.

Comment from the following organisation has been received.

### **Windsor Road Residents' Association (WIRE)**

- 7.3 Access arrangements for booking by community groups in the library, and Community rooms are not clear. Crucial these should be available 7am-11pm all week without having to pay for a caretaker to be present. Important at planning stage to ensure that it is possible to access these rooms in a way that allows the rest of the building to be closed off. To make full use of the community rooms, access to kitchen area should be possible by users of both first and ground floor rooms. More lockable storage space is required. Lockable storage for community rooms within the library are required.

Recognise that the details on the affordable housing plan details for plot 10 are indicative but wish to point out that the layout does not comply with the Design Code.

No detail in the text to foul drainage (the local centre levels and drainage sheets are not sufficient).

On the revised proposal WIRE have made the following representation:

- 7.4 The provision of the community facilities should conform to the required standards laid down by Cambridge City Council.  
Query the separate access to the library community room and access to toilets needs to be considered with appropriate locks.  
Within the application it states that additional space will be required if a café is installed in the library. Unless the necessary infrastructure is provided at this stage (for example, water supply and drainage) a cafe will not be a possibility in the future, without major structural changes which would then be more expensive than if built in from the beginning.  
Masterplan within city-wide cycle network Gilbert Road name is misplaced on the map.

## **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:

1. Principle of Development
2. Compliance with Parameter Plans
3. Compliance with Design Code
4. Housing Mix and Typology
5. Long term housing needs and Accessibility
6. Sustainable Design and Construction
7. Drainage and Flood Risk
8. Landscape, Ecology and Open Space
9. Transport Impact, Car and Cycle Parking
10. Retail units
11. Waste and recycling
12. Public Art
13. Residential Amenity
14. Third party comments
15. Other Issues
16. Conditions Submitted in Parallel

### **Principle of Development**

- 8.2 The principle of residential, community, library, health and commercial development within the local centre area was established by the outline permission. This is a reserved matters application submitted pursuant to the outline consent and therefore provided that it complies with the outline parameters and associated design code then it is acceptable in principle.

- 8.3 All strategic impacts of this proposal such as impact on the surrounding transport network, impact on open space, sports facilities, education, community and health facilities were assessed previously and mitigation provided for through the wider development on site and/or off site provision through the Section 106 agreement.
- 8.4 The S106 requires within the Local Centre, provision of: 200 sqm floor area for a Community Café (the Community rooms), 500 sqm multi-purpose primary care centre (the Health Centre) with appropriate car provision of parking and 350 sqm library, learning and information service (the Library). Detailed specifications are included within the S106 for each of these. The proposals meet in principle these requirements with appropriate floorspace and facilities. The outline consent allows for retail units within Classes A1 (retail), A2 (Financial and professional services), A3 (restaurant and cafes), A4 (Drinking establishments) and A5 (Hot food takeaways). The detailed design of each of these areas is discussed in more detail in the relevant sections of the report.

### **Compliance with Parameter Plans**

- 8.5 The parameter plans and associated statements, which were approved as part of the outline application, fix the key principles for the development. The Parameter Plans relevant to this application are:
- Land Use (3.1)
  - Number of storeys (3.2)
  - Landscape (3.3)
  - Access (3.4)
  - Urban Design Framework (3.6)
- 8.6 The Urban Design Framework and Land Use parameter identify the location of the local centre and square, with the main site access road and bus service running east to west through the space. The local centre shall be formed by 'key building frontages' surrounding the square. A 'Key building' is identified to be located on the south side of the square at the end of the main vista from the main site access road from Histon Road. Residential development zones are indicated within the local centre area and surrounding parcels. The proposed siting of the local centre and the proposed uses are in accordance with these key parameter plan requirements. The 'Key Building' is the proposed library block which will be visible to the south from the main road through the site.
- 8.7 The Storey Height Parameter plan identifies the frontages to the Local Centre Square to be up to four storeys (maximum height 15.5m), and up to three storeys to the south (for the adjacent primary school site). The proposals meet these parameters with the tallest being the library building and the Health Centre buildings fronting the square at 15.5 metres in height.

- 8.8 The access plan sets out the main traffic routes (the Primary Streets) and the key pedestrian and cycle routes. The Landscape Plan defines the shape and extent of the Central Park and Green Corridors. All of the key vehicle routes were included within the approved Infrastructure reserved matters (14/0086/REM) and the proposed Square has been approved (14/1410/REM) forming the public realm of which the local centre will wrap around. The proposed layout of the local centre accords with these broad parameters.
- 8.9 The Quality Panel have raised concerns about the natural desire lines between the school, supermarket and Library and that a route through the residential blocks (of the Health Centre Block) would be natural and logical. Whilst it is recognised that there could be different block structures to accommodate this, the key streets are set out within the Design Code and parameter plans and the proposal complies with this layout.

Integration with approved infrastructure application 14/0086/FUL and Square application 14/1410/REM

- 8.10 The infrastructure application approved in June 2014 included all principle access roads linking Huntingdon Road and Histon Road (Primary Street North and South). The square application approved in December 2014 includes all the public realm area between the proposed local centre buildings including the access road details, parking bays, soft landscaping and drainage. A plan has been provided with this reserved matters application to identify each application site boundary plan relates to each other.
- 8.11 The principle of the development is acceptable and in accordance with the approved parameter plans approved under 07/0003/OUT.

**Compliance with Design Code**

- 8.12 The Design Code includes design objectives and requirements for all the site wide elements which are key to ensuring consistency and coordination across the site. This includes movement and streets and landscape. The code sets out best practice principles, which all Reserved Matters applications will need to adhere to. A series of key elements are set out in the code which includes the local centre to help make the scheme unique and help establish a strong sense of place. The new neighbourhood of Darwin Green will be focused around the local centre including shops, library, health centre, community facilities, bus stop and the Square. The Square is intended to become the focus of community life and an informal meeting point for residents.
- 8.13 Within the character area coding guiding principles are set out for the local centre which includes: legible environment, sense of place and enclosure, strong visual vistas, active and human scaled environment and local distinctiveness. Within the urban quarter - high density area, guiding principles are given for school square which include: relationship to school building, pedestrian and cycle friendly environment, attractive public space

and marker buildings. The design of the Local Centre is therefore key to creating a vibrant community hub for the development of high quality to set a precedent for the rest of site to develop around.

- 8.14 The applicant has submitted a design code compliance statement which demonstrates how they consider the scheme has responded to the approved code. A summary is provided in Appendix B.
- 8.15 Overall, the scheme is compliant with the approved design code. A minor variation to the street hierarchy is proposed to the north of the retail blocks (C, D, I and J), whereby a low order tertiary street has been introduced called 'North Lane'. Whilst this lane will operate as a temporary access road to the retail blocks in phase 1, in later phases vehicular access directly from the primary street into the lane will be removed and replaced with landscape. However, the 'North Lane' will still provide through access for pedestrians and cyclists. The introduction of this new connection was developed through detailed master planning as a way of 'wrapping' the rear retail functions and residential car parking of blocks C,D,I and J with residential units to create an overlooked mews street, and allow the formation of well-designed perimeter blocks immediately to the north in future phases. With this minor adjustment to the street hierarchy the layout still accords with the overall principles set out in the design code.
- 8.16 The amended proposals are compliant with the principles set out in the Design Code and meet the aspirations of the Code. Further analysis of this is set out in the following paragraphs.

#### Overall Design vision

- 8.17 The three blocks that face the Square all contain a combination of public uses and residential units above. One of the concerns of the original submitted design was that the buildings were too similar and the public buildings lacked civic presence to define the Square and give it character. The architect in the amended proposals has sought to overcome this by composing the buildings round the square as a whole but making each block very different from each other in terms of architectural character and expression. This approach and the changes that have been made are considered to meet this objective and the principles of the design code in creating a legible environment and sense of place will be achieved.

#### Layout and Design

- 8.18 The proposed layout accords with the approved access parameter plan. It also follows the guidance set out in the code whereby the arrangement of buildings creates a legible structure that has good levels of continuity and enclosure, provides well defined edges and 'fronts' to adjacent streets and spaces. Buildings 'hold' and emphasise key corners positively addressing key views and vistas identified within design code.
- 8.19 The layout of the wider health centre block (comprised of blocks A, B, G and H) creates clear distinctions between public streets and the more

private spaces within the interior of the block, responding well to the codes requirement for a legible and permeable environment. The provision of a pedestrian route to the rear of the health centre (blocks H1 and H2), which creates a clear gap between the health centre block and the residential buildings to the south of the wider block, helps to further reinforce the distinction between public and more private spaces. The revised layout of the wider health block has created an interior space that is subdivided into a 4 well landscaped courtyard areas, each served by a separate vehicle entry point, which accommodates parking that relates well to the block it is intended to serve.

8.20 The layout of the retail blocks to the north of the site have been amended and now responds well the requirements of the design code through 3 key elements:

- a) The provision of a pedestrian/cycle route between the two retail blocks. Through future phases this proposed route will link into an important north-south secondary link. The 'north yard' has now been designed as a space in its own right and buildings and ground floor retail units have been positioned to frame and overlook this space and a well-positioned tree will not only provides opportunities to sit but will also help to indicate to cyclists that a reduced speeds in required upon entering 'The square'.
- b) Resolving back of house retail functions through the creation of a retail service passage with landscaped podium above. The service passage can accommodate servicing and will help to avoid functional aspects such as bins being externalised within the public realm or within the adjacent residential parking courtyard. The additional area on the exposed roof of the service passage has been utilised for a landscaped terrace space for the residential units above. Residential uses above the retail units have separate entrances, which again will help to reduce the risk of commercial activities coming into conflict with domestic life.
- c) The creation of a street to the north of the retail blocks known as 'North Lane' – This revised approach is that it creates a better distinction between public and private space by enclosing the private residential parking courtyard to the rear of the retail uses, creates for a better defined and overlooked public realm by way of 2 storey residential buildings which front the street, and creates the potential for a resolved urban structure and layout in future residential phases north. The layout and design will create a more domestic and intimate character that will work well with the more suburban qualities of the adjoining 'Northern Quarter' Character Area promoted in the code.

The revised approach carefully considers adjoining character areas and the new layout has the potential to create a successful transition between the local centre character area and future residential phases to the north. Overall the layout and design of the scheme has been refined to meet the requirements of the design code.

## Scale and massing

- 8.21 The proposed height and massing strategy responds well to key contextual factors (established within the design code) and good place making principles. Heights are varied across the scheme, ranging from 2-4 storeys, with taller buildings defining key routes and spaces, and height changes to emphasise key corners and terminate vistas. This will not only reinforce the legibility of the scheme, but the wider Darwin Green development as a whole. Furthermore, the range of building typologies proposed also contributes to a varied roofscape.
- 8.22 The proposed stepped scale of 3-4 storeys of the health centre blocks which front the main route of Darwin Street creates a varied roofscape and pleasing vertical rhythm onto the street, successfully breaking down a relatively long frontage. Whilst the scale around 'The Square' is more unified at predominantly 4 storeys, roof detail and corners are appropriately varied and the massing sufficiently modulated. The scale of buildings along 'School Lane' reduces to 2-3 storeys, which will work well with the adjacent consented primary school, and help to create a more intimate character appropriate to this lower order street. The blocks fronting 'School Square' are 4 storeys and will mirror the scale of adjacent blocks proposed in the BDW1 reserved matters application, which together will provide a comfortable level of enclosure and definition to 'School Square'. On the northern edge of the proposal, 2 storey forms are proposed along 'North Lane' creating a more domestic character and the beginnings of what could become a mews-type street in future phases.

## Active frontages and elevations

- 8.23 The blocks which face the Square (Health Centre and Community Rooms, Retail Blocks and Library) work together as a whole, but architecturally are very different from one another. The approach to fenestration for each block, variety of reveal depths and treatments, projecting balconies and stepped rooflines provides a good degree of articulation and interest to these prominent buildings.

### *Health Centre Block (including community rooms and wider residential uses)*

- 8.24 Within the northern façade which faces the Square, the public functions (the health centre and community rooms) are expressed differently to the residential use above, through the use of larger brick features framing both floors (and changes in brick type/patterning), which helps to emphasise their civic importance and provide a degree of horizontal order to the elevations, by providing a well expressed base to the building. The southern elevation formed by Block A which fronts onto School Square is considered to be balanced, well ordered and proportioned.

### *Retail blocks*

- 8.25 Whilst composed as a group, the elevations of each 'face' of the proposed retail blocks are varied to respond to the differing edge conditions of this part of the site. The pair of urban blocks successfully frames the gap into



the 'North Yard', with ground floor windows of the retail units overlooking this space, extending the active street frontage into this space. The outer eastern elevation (Block D1) which fronts onto the main street provides a strong and grand grid of balconies that overlook the adjacent 'Central Park'. Stepped 2 storey forms along 'North Lane' complete the rear of the wider retail blocks. A mixture of ground floor windows, entrances to car ports and residential units, provides a good balance between access and service arrangements and overlooking of the public realm.

#### *Library*

- 8.26 The library responds well to the requirement for a marker building in this location. The volume, in which the library use itself occupies, is highly glazed and projects from the remainder of the building above, helping to differentiate its use from the residential component above and emphasise the civic function. The northern corner of the building projects up helping to visually mark the corner between the Square and Central Park. Elevations have been manipulated to be visually distinctive from other buildings within the local centre. The playful approach to stack-bonded bricks with floors expressed by horizontal concrete bands echoes the 'texture of library books' and furthers the unique qualities of the building.

#### Materials

- 8.27 A diverse, rich and complex palette of materials is proposed. The range of bricks identified as the 'Cambridge Mix' are in tone and texture reminiscent of many buildings and areas of Cambridge and together as a palette are considered very suitable. The combination of different brick patterning throughout the scheme has the potential to create a real sense of unique identity to the development. Detailing will be crucial to the final quality of the scheme and condition 9 for materials and sample panels on site is recommended. The design of the retail signage would be considered separately by applications under the Advertisement Regulations where necessary.

#### **Cambridgeshire Quality Panel review**

- 8.28 The Cambridgeshire Quality Panel reviewed an early emerging proposal on 4th March 2015. At that time Panel made a number of recommendations which were (where necessary) acted on. The amended design has evolved as a result of concerns raised by both officers and the Cambridgeshire Quality Panel.
- 8.29 *Building roofs* – The Panel felt that building roofs should be utilised as useable spaces for gardens rather than just for plant and PV Panels. The architect has exploited the opportunity for roof terraces and 'gardens' and where possible has included them within the proposal. For example, private roof terraces are included at some upper floor locations along Darwin Street, School Square, School Lane and North Lane. Shared roof terrace areas have also been provided above uses such as the library and service corridor associated with the retail units.

8.30 *Route through wider Health Centre Block* – The Panel suggested creating a route through the Health Centre Block to pick up on potential pedestrian desire lines.

The revised scheme has evolved through detailed master planning discussions which now includes the provision of a pedestrian route the rear of the health centre and community room blocks.

8.31 *Legibility of civic buildings* – Panel raised concerns that the civic uses were not legible enough and did not have the presence needed.

This was a view also shared by officers. The designs of the buildings and elevations have been significantly reworked to address previous concerns. The public functions within façades are now expressed differently to the uses above, which will help to emphasise the civic uses within. The redesign of the elevations is therefore supported and the revised approach addresses the issue raised by the Quality Panel.

8.32 The proposals have evolved considerably since being viewed by the Quality Panel, taking into account both panel and officer input. All of the key issues raised by panel have in officers’ opinion been successfully resolved.

Conclusion

8.33 The design of the revised proposals will create a high quality and unique scheme within the centre of the wider Darwin Green development. The proposals are therefore considered compliant with the design code and Local Plan policies 3/4, 3/7 and 3/12.

**Housing Mix and Typology**

8.34 The 114 dwellings proposed in the application are a range of 1 to 3 bedroom units as shown in table 1 below. Condition 25 of the outline consent requires reserved matters to include the distribution of dwellings and a schedule of dwelling sizes. It also requires that the clustering of apartment blocks should be consistent with the City Council’s affordable housing SPD. The location of the proposed units and tenure split is shown on plan 3 in Appendix D.

*Housing mix for the Local Centre Reserved Matters Site – Table 1*

	<b>Market</b>	<b>Affordable</b>	<b>Total</b>	<b>% of overall Market units</b>	<b>% of overall affordable units</b>
1 Bed apartment	3	12	<b>15</b>	3	10
2 Bed apartment	54	33	<b>87</b>	48	29
3 Bed apartment	5	0	<b>15</b>	4	0
2 bed duplex	6	1	<b>7</b>	5	1
<b>Total Apartments</b>	<b>68</b>	<b>46</b>	<b>114</b>		
<b>%</b>	59.6	40.35		60	40

- 8.35 The percentage of affordable housing on this parcel is slightly over 40 percent at 40.35%. As this is slightly above the percentage requirement this will be evened out with the second phase of residential development proposed in the reserved matters application for BDW1 parcels being developed by the applicants (which is to be considered by this committee, ref: 16/0208/REM). The BDW1 proposal has a slight shortfall at 39.9% of affordable units. When taken together the overall provision for both sites achieves the 40% affordable requirement.
- 8.36 The S106 accompanying the outline application gives an indicative mix of unit sizes as set out in the table below, this is to ensure a balanced, mixed community with a range of sizes to meet housing needs within the overall Darwin Green site.

*S106 (Schedule 17) Indicative Affordable Housing Mix – Table 2*

<b>Affordable Housing mix</b>	<b>1 bed apartment</b>	<b>2 Bed apartment</b>	<b>2 bed house</b>	<b>3 Bed apartment</b>	<b>4 bed house</b>
<b>S106</b>	10%	15%	25%	40%	10%
<b>Proposed</b>	10%	29%	1% (duplex)	0	0

- 8.37 Table 2 shows that the mix of unit sizes meets the 1-bedroom percentage for affordable units but is slightly higher on the percentage of 2-bedroom units. This reflects the high density requirements for this part of the site with a high number of apartments around the local centre as set out within the design code. The applicants have provided an overall affordable housing phasing plan for the Darwin Green One site to show how the site can deliver the overall unit mix across the whole development which meets the indicative mix as set out in the S106. For each reserved matters application the mix of unit sizes will need to be monitored to ensure that an even balance of units is provided across the site in accordance with the S106. For this reserved matters application the unit size mix is considered acceptable.

*Tenure Split and Clustering*

- 8.38 The S106 also requires an affordable housing tenure split of 75% social rented and 25% intermediate. For the local centre proposals the split is 73.9% and 26.08 % respectively.

*Tenure split – Table 3*

<b>SPD and s106 requirement</b>	<b>Total affordable 40%</b>	<b>Affordable rent 75%</b>	<b>Intermediate 25%</b>
BDW1	39.9%	81.15%	18.85%
Local Centre	40.35%	73.9%	26.08%
Combined	40.12%	77.52%	22.48%

- 8.39 As shown in table 3 whilst the tenure mix for the local centre is slightly different to the S106 requirement, when taken with the BDW1 development it meets and exceeds the requirements. Both sites together will provide 77.52% social rent and 22.48% intermediate, which meets the requirements of the S106 agreement. The location of the proposed units and tenure split is shown on plan 3 in Appendix D. The intermediate units will be located within two blocks I1 and I2 adjacent to the proposed social rent blocks. Each affordable apartment block has 6 or less units served off a shared entrance stairwell to aid property management. The clustering of units is in accordance with the Affordable Housing Supplementary Planning Document (SPD) with no more than 22 units clustered together.
- 8.40 At this stage the applicant has not confirmed a registered housing provider. They have had discussions with 'Circle' and are looking to secure delivery of the affordable housing with them for the local centre and BDW1 phases and potentially future phases of the site. The Section 106 requires that the City Council has approved the appointment of an approved affordable housing provider before the development for the local centre can be implemented. Therefore the developer will need to appoint a Registered Provider as soon as possible to avoid this delaying implementation.
- 8.41 It would be expected that the approved registered provider would carry forward the plans, tenure mix and housing mix approved as part of this application.
- 8.42 The proposals will deliver the requirements secured through the outline planning consent and Section 106 in terms of the affordable housing requirements and is compliant with the Affordable Housing SPD and Cambridge Local Plan policies 3/7, 5/5, 9/3 and 9/8.

### **Long term housing needs and accessibility**

#### Long term housing needs

- 8.43 Condition 26 of the outline consent requires a minimum of 15% of all market housing and 15% of all affordable housing to be designed with external design, layout and access suitable for occupation by people with disabilities and capable of adaptation to meet long term housing needs. This equates to 11 of the market units and 7 of the affordable units.
- 8.44 Within the proposal a number of units have been identified to meet these requirements. The applicant has specified three types of units; those that are 'capable of adaption to meet long term housing needs', duplexes (each with a bedroom and a bath at ground level and potential for stair-lift to be installed if required) and those that meet the Lifetime Homes Standard (LTH). The numbers of the types of units proposed are set out in the table below.

8.45 *Distribution of unit types – Table 4*

Type of unit	Ground floor		First floor	
	Market	Affordable	Market	Affordable
Apartment LTH	3	2	8	5
Apartment 'capable of adaption to meet long-term housing needs'	2	1	-	-
Duplex	6	1	-	-
Total	11	4	8	5
Percentage of total units	16%	9%	12%	11%

8.46 On this basis the percentages provided are 28% of market units (19) and 20% of affordable units (9).

8.47 Given the mix of uses within the scheme there are a limited number (15) of residential units on the ground floor (7 of which are duplex units). All of these ground floor units are considered to fall within the type of units as required by Condition 26. In total 18 units are required to be fully compliant with the condition. A number of first floor apartment units are identified by the applicants as meeting the Lifetime Homes Standard (LTH). No lifts however, are provided for the residential units in any of the blocks. The applicant's interpretation of the LTH is that the definition of 'entrance level' is "*the first-storey level containing a habitable or non-habitable room if this storey is reached by an 'easy going' stair*". All the units are accessible through an 'easy-going' stair.

8.48 The Council's Access Officer is not supportive of this approach as lifts are not provided and not all of the 15% of the units (for affordable and market) are accessible by path way, ramp or passenger lift. The applicant has not proposed lifts as they considered the requirement met by interpretation of the lifetime home standards. Whilst the provision of lifts would overcome this issue, the policy requirement is not specific on lift provision. Other developments within the growth area sites have apartment blocks that do not have lifts which have been considered acceptable. As the applicant has demonstrated that above the 15% requirement can be met through lifetime homes standards and all apartments on the ground floor have full access and the proposal is considered acceptable in accordance with condition 26 and Cambridge Local Plan policy 5/9.

Accessibility

8.49 The Disability Panel raised concerns regarding the internal details of the public uses of which the applicant has been made aware. Car parking provision for disabled persons will be available in the Square near to the Health Centre entrance. Visitor parking within the Pavilion and supermarket car parks will be provided. Further details on car parking provision are detailed in paragraph 8.66.

## **Sustainable design and construction**

### Renewable Energy provision

- 8.50 Condition 27 of the outline consent requires each reserved matters application to demonstrate that a 10% reduction in carbon emissions can be achieved through the use of on-site renewable energy. Photovoltaic panels are proposed for the residential units and a mix of photovoltaic and a Variable Refrigerant Flow (VRF) heat pump system is proposed for the retail units building. Carbon calculations have been submitted, which establish a 10% requirement of 37,123 Kg/CO<sub>2</sub>/annum. Between 0.70 – 1.35 kW of photovoltaic panels are proposed for each flat, while a total of 165 m<sup>2</sup> of panels are proposed for the non-residential elements of the scheme. Roof plans have been submitted showing the location of these panels. In total, these panels are predicted to result in 57,948 Kg/CO<sub>2</sub>/annum reduction in emissions, which equates to a 15.61% reduction. This approach is supported.
- 8.51 Condition 27 also requires details of a maintenance programme for the renewable energy. The Sustainability Compliance Report includes a section on maintenance, which notes that for the residential units, the maintenance will rest with the management company appointed to manage the communal areas, with the cost of this to be covered in the annual service charge. For the affordable units the maintenance will rest with the appointed registered provider the cost which will be covered as part of any service charge/tenancy agreement. This approach is supported.

### Code for Sustainable Homes

- 8.52 Condition 29 of the outline consent requires all homes to be constructed to a minimum of Level 4 of the Code for Sustainable Homes. It should be noted that as the outline permission was granted prior to 27 March 2015, the legacy arrangements for the Code for Sustainable Homes apply to this site. A Code for Sustainable Homes pre-assessment has been submitted, based on a typical property scenario, which shows a score of 68.50 is achievable, which provides a small buffer above the minimum score for Code Level 4 (68 credits). This approach is supported and the proposal is will be in accordance with the requirements of outline Condition 29.

### BREEAM

- 8.53 Condition 30 of the outline consent requires the submission of a BREEAM phasing plan showing the location of:
- The location and floorspace of 95% of the proposed non-residential buildings that will be constructed to at least BREEAM 'very good'; and

- The location and floorspace of at least 5% of the proposed non-residential buildings that will be constructed to at least BREEAM 'excellent'.

- 8.54 A phasing plan that meets the requirements of Condition 30 has been submitted along with some high level BREEAM pre-assessment summaries for the different types of non-residential use. One of the retail units has been identified to be the unit that meets the 5% BREEAM 'excellent' requirement. The proposals meet the requirements set out in Condition 30 and are supported.
- 8.55 The overall approach to sustainable design and construction and renewable energy provision is supported and the proposal therefore complies with outline conditions 27, 29 and 30 and policy 8/16 of the Cambridge Local Plan 2006.

### **Drainage and Flood Risk**

- 8.56 A strategic surface water drainage strategy has been approved under outline condition 34. The SUDs scheme and pollution control of the water environment for each reserved matters as required by outline Conditions 35 and 38 and as set out in the design code sets three key drainage objectives to capture and treat surface water to minimise pollution, harvest rainwater and surface water runoff for reuse and reduce peak flows from the site. All car parking courts and vehicular entrances are permeable paving and it has been demonstrated by the applicant that surface water can be dealt with on site in this way. The proposals utilise best practice to manage water quality/flows and also offer betterment over what was originally approved with the strategic surface water drainage strategy.
- 8.57 Construction details of the hard landscaping and drainage elements of School Square (which will be adopted by Cambridge City Council) are required and Condition 10 is recommended. Overall it is considered that the proposals to manage surface water for these parcels are well integrated into the landscape, and manage water as close to source as possible improving the quality of water as well as ensuring that the required run off rate is achieved it is therefore compliant with Conditions 35 and 38, the design code and Local Plan policy 4/13 and national policy in this respect.

### **Landscape, Open Space and Ecology**

#### *Landscape*

- 8.58 Through the amended proposals more space has been given over to landscaping to improve the amenity of the car parking courts. Tree planting and green screens break up the car parking courts within the health centre block. Additional space for pedestrian movement through the health centre has been provided and a communal 'healing garden' to the rear of the health centre will provide outdoor space for staff and visitors. Climbers, trees and planting are used to soften the car parking

areas within the retail blocks. The podium deck at first floor level provides additional external space for residents. Details of the planting scheme and watering system have been provided for the podium to ensure its longevity and ease of maintenance. A small 'reading garden' has been included to the east of the library block to provide some amenity space for library users and visual amenity for residents. School square has been designed with materials and planting to provide a continuous design with the square at the front of the primary school.

- 8.59 The landscape proposals, subject to condition 8 to secure the tree pit details and condition 7 for a method statement of de-compaction of the temporary road are acceptable in accordance with outline condition 14, the design code and Local Plan policies 3/7, 3/8 and 3/11.

*Open space and adoption*

- 8.60 The public realm of the approved 'Square' provides the public open space that the local centre buildings will enclose. An adoption plan has been provided which identifies those areas that will be adopted by Cambridge City Council: School Square and the area of landscaping to the north of the library block as part of the approved 'Central Park' along with the 'Square' (as approved under ref: 14/1410/REM). The remaining landscaped areas and car parking courtyards will be managed by a Residents Management Company set up by the applicants. A detailed Landscape Management and Maintenance Plan has been submitted as part of the application in accordance with the Section 106 requirements. All roads save for private drives will be adopted and maintained by the Highway Authority.

*Ecology*

- 8.61 Outline Conditions 17, 18 and 20 relate to the survey, assessment and protection of hedgerows and trees. As the local centre is sited on former agricultural fields this assessment is not required for the reserved matters application. The proposals identify the provision of swift and bat boxes within the proposed buildings in accordance with the Ecological Conservation Management Plan approved under outline condition 39. Subject to condition 13 which requires a plan of the location and specification of the boxes the proposals are acceptable in mitigating the ecological impacts and in accordance with the outline consent and Local Plan policies 4/3,4/6,and 4/8.

**Transport Impact, Car and Cycle Parking**

- 8.62 Transport impact from this development has been assessed and mitigated for at the outline stage. A transport statement to identify how this reserved matters proposal complies with the outline application on transport grounds has been submitted.
- 8.63 The mix and quantum of uses were fully assessed as part of the outline planning consent and as the number of dwellings and amount of commercial space proposed fall within the envelope of the outline permission the proposal is considered acceptable in transport terms.



- 8.64 A Residential and Area Wide Travel Plan has been approved for the site under the requirements of the outline Section 106 Agreement. The aims of the residential travel plan (RTP) are to reduce car travel and maximise the use of the most sustainable modes, cycling and walking, for all journey types. Incentives to encourage car users to try alternative modes of travel and sustain this new travel of behaviour forms part of the RTP. A Travel Plan Coordinator will be appointed for the Darwin Green site as part of the implementation of the travel plan.
- 8.65 With well located, accessible cycle storage near to residential entrances, local facilities and nearby bus stops and good integration with pedestrian and cycle links to the wider site and the City, the local centre will be an accessible site and should encourage sustainable mode trips. Car and cycle parking provision are further detailed in the next paragraphs.

#### Car parking

- 8.66 Outline condition 48 requires car parking to be in accordance with the local plan standards and restricts the total number of overall spaces for the Darwin Green development to not exceed 2389 spaces. Visitor spaces are also required as appropriate, not allocated to individual properties and marked as such. The condition also requires that a minimum of 3 spaces are given exclusively to car club spaces. The development proposes a ratio of 1 car parking space per residential unit with separate areas for private and affordable units. Eight private garages are proposed as part of this provision. Three car club spaces are proposed to the south of School Square.
- 8.67 The maximum car parking standards within Local Plan policy 8/10 (which are reflected in the Design Code) of one space for 1 and 2 bedroom dwellings and two spaces for 3 bedrooms and above.

#### *Car parking standards - Table 5*

<b>Accommodation</b>	<b>Standard</b>	<b>Provision</b>
1 bed apartment	Maximum of 1 space per unit	1 spaces per unit
2 bed apartments	Maximum of 1 space per unit	1 space per unit
3 bed and 4 bed dwellings	Maximum of 2 spaces per unit	1 space per unit
Visitor spaces within red line	Maximum 1 every 4 dwellings	None

- 8.68 The car parking arrangements are shown in plan 5 in Appendix D. A parking strategy has been provided with the application to show which car parking spaces are allocated to which residential unit. The design code sets out guiding principles for car parking to accommodate the car without being visually intrusive and to be convenient and safe with natural surveillance. The car parking court designs have been amended to

include additional landscaped areas to improve visual amenity. Each car parking court to the rear of the blocks is provided in accordance with the standards and design code.

8.69 The spaces provided for visitor parking, disabled and health centre staff are shown in table 6. As the local centre will generate trips that are not associated with residential demand, additional visitor and disabled car parking spaces are required. Public car parking is to be provided within the adjacent supermarket car park. The final number of car parking space will be evidenced within a Transport Assessment (for the full application that will be required for the supermarket proposals), although this is expected to be approximately 190. The management of the car park will be undertaken by the supermarket operator and there is likely to be a period of free car parking subject to time restrictions. The applicant has provided a car parking strategy to include a temporary car park on the supermarket site to provide for visitor parking to meet this need before the permanent supermarket car park is provided. Visitor parking will also be available within the adjacent pavilion car park (to be managed by Cambridge City Council).

*Visitor, disabled and staff car parking provision – Table 6*

<b>Location</b>	<b>Visitor spaces</b>	<b>Disabled spaces</b>	<b>Health Centre Staff</b>
Pavilion car park	17	3	0
Interim temporary supermarket car park	19	2	0
On street within Square/roads (as approved in 'Square' consent).	0	5	0
Health centre block parking court	0	6	12
Library block	0	1	0
Retail blocks	0	2	0
<b>Total</b>	36	19	12

8.70 Provision for persons with disabilities is made within the residential parking courts, pavilion and temporary car park. 5 spaces are located within the approved Square within close proximity to the health centre, library and community rooms. The provision for health centre staff has been agreed with NHS Property Services as sufficient for their requirements. This level of provision is considered appropriate for the uses and in accordance with Cambridge Local Plan Policy 8/6 and the Design Code.

8.71 Condition 70 of the outline consent requires details of interim parking management arrangements prior to any formal adoption of the roads ahead of the introduction of a formal traffic regulation order (whereby

parking controls will be enforced by the local authority). Whilst the interim parking strategy is acceptable for the temporary arrangement of car parking spaces before the supermarket site is constructed, further details are required by the Highway Authority for the management of enforcement measures. Amended details will be required from the applicant to discharge Condition 70, prior to occupation of any dwelling, to ensure that sufficient parking controls are put in place. This can be through a separate condition application.

### Cycle Parking

- 8.72 Condition 49 of the outline consent requires reserved matters proposals to include details of covered secure parking for bicycles in accordance with the Deign Code.
- 8.73 The Design Code set out the cycle parking standards which are based on those within the Cambridge Local Plan 2006. For the residential units each apartment building has cycle stores with Sheffield stands and separate cycle parking is provided for the staff of the retail, library, health centre and community rooms. Visitor parking is also proposed throughout the scheme near to entrances of the residential blocks and within the approved Square.
- 8.74 The proposed cycle parking provision for the local centre overall is set out in table 7.

*Cycle parking provision – Table 7*

Uses within the Square	Design Code Standards	Required	Proposed	
			Visitor cycle parking	Staff Cycle parking
Retail (500 sq m)	1 space per 25 sq m (gross area up to 1500sqm) thereafter 1 space per 75 sq m	20	18	12
Community Rooms (200 sq m)	1 space per 15 sq m	14	12	4
Health Centre (12 rooms considered as consulting)	2 spaces per consulting room, 1 for every 3 professional members of staff	24	24	7
Library (300 sq m)	1 space per 15 sq m	20	20	2

Residential	1 space per bedroom up to 3 bedrooms	218	As appropriate per apartment block	N/A
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- 8.75 The provision of cycling parking is located in the most convenient places where practicable to encourage residents and users of the local centre to travel by cycle. The level of cycle parking provision as set out in the above table meets the required standards. The proposal is considered acceptable and is compliant with the Design Code and Cambridge Local Plan (2006) policies 8/6 and 8/10.
- 8.76 The Council's walking and cycling officer has raised concern that there would be a pinch point for cyclists and pedestrians through the 'North Yard' between the two retail blocks. The tree and feature bench in this location provides a focal point from the square through this secondary route. A planter bed has been relocated to open up the space further to avoid potential pinch points. The hard landscaping has been designed as a shared space in this area and it is expected that cyclists' speeds would reduce in leaving or entering the Square.

## **Retail units**

### *Servicing*

- 8.77 The proposed six retail units form a parade along the northern edge of the Square located within Blocks C and D, and I and J. The arrangement of these blocks has been amended to allow flexibility of the unit sizes and to provide a rear service passage to avoid conflict with residential functions.
- 8.78 Condition 11 of the outline consent restricts the amalgamation of the individual units to ensure that appropriate range of facilities and services are provided (details of occupants are not known at the current time). Condition 12 of the outline consent requires that the combined floorspace of the A2, A3, A4 and A5 does not exceed an overall gross external floor area of 400sq m. This will ensure that an element of A1 retail use will be provided within the local centre (alongside the future supermarket) to ensure its vitality and viability.
- 8.79 The rear service passage (for back of house functions) will be beneath the residential terrace which would be open to air but screened from the adjacent parking court. The service passage is accessed from each end and contains lockable and ventilated refuse stores. Details of the building services for the retail units have been provided within the application which includes mechanical/electrical plant enclosures within the service passage. Vents to roof level are included in the building design to allow for potential A3 or A5 uses (cafes, takeaways) to avoid unsightly extract ducts/vents and to protect residential amenity.

### *Deliveries*

- 8.80 Condition 61 of the outline consent restricts deliveries and collections to any of the retail, food or commercial units within the local centre to between the hours of 0700 and 2300 hours on Monday to Saturdays and not at all on Sundays, Bank and public holidays. Deliveries to the retail units will be serviced from the front using the delivery bay which is provided in the carriageway within the Square. This servicing arrangement was agreed in the design code and is intended to avoid conflict with other users. This approach was approved through the Square approval (14/1410/REM). Given the size of the units there is unlikely to be a requirement for large HGV's. Servicing is expected to be made by light vehicles with a limited a frequency. Condition 6 is recommended to ensure that this is controlled.
- 8.81 It is considered that the design makes adequate provision for servicing, and is in accordance with Local Plan policy 8/2.

### *Noise and odour control measures*

- 8.82 Outline condition 58 requires an up to date noise assessment of the relevant part of the site where approval is being sought which should then inform a scheme for sound insulation and noise control measures. The Environmental Health officer is satisfied with the conclusions and recommendations within the submitted assessment.
- 8.83 In order to minimise noise disturbance to the residential units from the commercial uses a number of measures have been included in the proposals. The redesign of the retail blocks now includes a rear service passage to house mechanical/electrical plant to separate functions. Insulation measures between retail and adjacent or above residential units and isolation of mechanical/electrical service plant or speakers from the building fabric in order to reduce structureborne noise have been included. A higher specification bedroom window and acoustic ventilation for habitable rooms overlooking those areas that may be affected by noise (such as by music or people talking/shouting outside the building during late evening/night time) is specified. Condition 5 is recommended to ensure that these measures as set out in the detailed Design and Access Statement are implemented.
- 8.84 Alongside these physical measures to mitigate noise disturbance, controls on the hours of use of the commercial premises is required. Condition 1 is recommended to restrict hours to 0700 to 2300. (The community rooms are subject to a separate condition see section 8.87 of the report and Condition 3). This will protect the amenity of the above and nearby residential properties.
- 8.85 Should any of the commercial units be operated as a restaurant/café or hot food takeaway (use classes A3/A5) the cooking processes associated with these uses has the potential to adversely affect the amenity of nearby

residential properties if not suitably controlled. The design of the commercial units includes ventilation to the roof. Details of the duct work for the purpose of extraction will be required to ensure that a suitable extract system is installed to protect amenity. Condition 2 is recommended to secure this detail.

- 8.86 Whilst it is inevitable that there will be some noise and disturbance within a lively mixed use area, the design detail and controls that are in place through the outline conditions and those recommended for this application should ensure that disturbance to residents is minimised. The proposal is considered in accordance with Local Plan Policies 3/7 and 4/13.

### Community Rooms

- 8.87 The proposed community rooms are arranged over two floors with a double height hall which helps to give this part of the building a strong presence on the Square. Lift provision is made and the layout of the rooms has been designed in discussion with community officers and meets the specification requirements within the Section 106 agreement.
- 8.88 Residential units are proposed above the community rooms and there could be the potential for noise disturbance. A noise insulation scheme which details the acoustic noise insulation performance specification of the building envelope of the residential units above and adjacent to the community rooms is required to ensure that potential noise impacts are mitigated. Condition 4 is therefore recommended to secure this detail.
- 8.89 The Environmental Health Officer is also concerned that even with an upgraded noise insulation scheme certain uses of the community rooms such as for parties, fitness classes, events with amplified music, may impact adversely on residential amenity. The community rooms will be initially run under lease, by Cambridge City Council until capacity is built within the new community at which point it is intended to be run by a community group with a management agreement. The management agreement will dictate times of opening and operating restrictions in line with schedule 23 of the s106 (Community Rooms Draft Lease Heads of Terms) which ensures no nuisance or disturbance to residents. The management agreement will therefore be the most efficient method of controlling potential noise to protect amenity, such as restricting amplified music to the ground floor room only and keeping first floor windows of the room closed shut (a dual strategy for mechanical and natural ventilation is proposed to regulate internal temperatures).
- 8.90 To further protect residential amenity in line with the noise insulation and management measures, control on the opening hours of the community rooms is recommended to 07:00 to 23:00 Monday to Saturday and 08:00 to 22:00 Sunday and Bank/public holidays. Slightly tighter controls are recommended than the commercial units to prevent undue disturbance on Sundays and bank/public holidays (commercial uses such as public houses generally have opening hours until 23:00).

- 8.91 The design detail and controls that are in place through recommended conditions and by the future management agreement should ensure that disturbance to residents is minimised from the community rooms whilst still enabling them to be used for a variety of uses for community purposes and enjoyment. The proposal is considered in accordance with Local Plan Policies 3/7 and 4/13.

### **Waste and recycling**

- 8.92 Outline condition 62 requires full details of the on-site storage facilities for waste including waste for recycling. The design code requires that waste management and recycling strategy should be guided by the Cambridgeshire and Peterborough Waste Partnership (RECAP) Waste Management Design Guide SPD. The reserved matters application identifies the provision and location of storage and collection points for the council's three bin refuse/recycling system for apartments. All the apartments have centralised bin stores on the ground floor. Separate refuse stores to the residential stores are proposed for the health centre, community rooms, library and commercial uses.
- 8.93 The amended proposals now ensure that all refuse stores have a waste collection crew pulling distances of no more than 10m and that residents routes to bin storage are within 30m as required by the City Council requirements. The refuse stores have been designed as integral components of the buildings and are in convenient locations. The proposals are considered acceptable in accordance with outline condition 62, the design code and Local Plan 2006 policy 3/12.

### **Underground recycling facilities (Bring Site)**

- 8.94 Condition 65 of the outline consent requires that within the submission of reserved matters for the local centre details relating to the location, design, specification, management and maintenance and phasing of underground recycling facilities (the bring site) shall be submitted. The bring site caters for those items that are not collected at kerbside: small electrical and electronics, books and media and textiles. The location of the bring site was identified within the Infrastructure approval (14/0086/REM) to be sited near to the entrance of the Pavilion car park that serves the Central Park. The details of the Pavilion building will be subject to a separate reserved matters application.
- 8.95 The proposals have been amended to take account of the Waste Strategy Officer's concerns. The location of the underground bins have been moved to be positioned parallel to the units for emptying and avoid obstructions such as parked cars and now allow sufficient space for the collection vehicle to collect safely.
- 8.96 Condition 64 of the outline consent requires that no more than 50 dwellings cumulatively across the Darwin Green site shall be occupied

until temporary recycling facilities are provided on site and these shall remain until the permanent facility is provided and available for use. Within the application a temporary facility is proposed, located to the south of school square which will cater for this need until the permanent facility is provided.

- 8.97 The proposals for recycling facilities meet the requirements of outline conditions 64 and 65 and Local Plan 2006 policy 3/1.

### **Public Art**

- 8.98 Darwin Green One has an approved site wide Public Art Strategy, which sets out the themes and process for delivering public art across the site as a whole. It also breaks down separate commissions with budgets allocated for each commission. The Public Art Delivery Plan (PADP) for the Reserved Matters planning application encompasses one of the commissions, Mapping and Gateways. The total budget for DG1 is £557,550. This includes £196,650 for Gateways and Mapping. Two elements of public art are proposed for the local centre; feature landmark sculptures within the public realm and the 'Library Square' commission.
- 8.99 The sculptures have been inspired by the artists Vong Phaophanit and Claire Oboussier research into the work of NIAB and the Darwin Green overall site as viewed by satellite. The two structures are entitled 'Shadowcast' a 100mm thick steel plate that stands upright from its curved base inspired by the hedgerows within the site and 'Field' a structure comprising three connecting steel monoliths 9 metres high based on the plant test beds and field patterns. These will be located at the entrance to the site and the green link from the main square to the north west green corridor.
- 8.100 The Library Square has an artist Tricia Mackinnon-Day appointed. This includes a temporary work 'Darwin Green Sweet Pea'; Sweet Peas that NIAB have created will be named and packaging designed. Each resident moving into the development will be given a packet of seeds. The permanent installation will be located on the glazed elevation of the library. The design has been inspired by research into Darwin's sketch books and his design entitled 'The Tree of Life'. It will be an external boxed metal artwork housing an LED element allowing the artwork to be visible in the evening with a subtle glow of colour.
- 8.101 The principle of the proposed art installations are considered acceptable and have been approved by the Darwin Green Public Art Steering Panel. The details of these are being worked up by the artists and a detailed design submission will be required to include specification, size, location, footprint, management and maintenance of the art. To secure this detail and ensure that they are acceptable Condition 15 is recommended. The proposal is considered acceptable in accordance with the Darwin Green Public Art Strategy, Cambridge City Council Public Art (January 2010) guidance and Local Plan (2006) policy 3/7.



## **Residential Amenity**

### Impact on adjacent parcels

8.102 As this is the first reserved matters application for buildings on the site there are no detailed approved plans for the adjacent residential parcels to the north east or south east. The proposals for the adjacent residential parcel (BDW1) to the south east will be separated from the proposal by School Square and the primary access road through the site. The outward facing nature of these parcels means that the relationships with neighbouring parcels are front to front and across an element of public realm, the square, a road or the primary school. The relation is therefore acceptable.

### Future residents

8.103 A daylight and sunlight assessment has been submitted for the proposals. This assessment has been made using the BRE good practice guidance 'BRE Site layout planning for daylight and sunlight.

8.104 The conclusion to the assessment is that overall the daylighting within internal spaces, in terms of the guidance, is adequate and that average daylight factors (ADFs) all exceed the guidance. Some of the vertical sky components (VSCs) for the Health Centre apartment blocks and some units within the Library apartment blocks do not meet the VSC guidance thresholds. This is mainly due to overhangs from the dwellings above (balconies) or shading from adjacent blocks. The VSCs test is applied to all windows whereas the ADF applies to rooms, which takes precedence.

8.105 Other design factors also have to be taken into consideration such as the use of balconies which provide amenity space and add architectural interest to the buildings and the density requirements on these parcels. On this basis the proposals are considered acceptable in relation to daylight and sunlight levels for future occupants.

8.106 The residential units have defensible space and landscaped thresholds where appropriate to ensure suitable living conditions. Upper floor apartments have balconies or roof terraces. The amenity for future occupants is considered acceptable and in accordance with the design code and Local Plan policies 3/7 and 3/12.

### Lighting

8.107 Outline condition 66 requires reserved matters applications to include a lighting scheme and details of the height, type, position and angle of glare of any final site lighting including isolux contours. Street lighting for roads to be adopted by the Highway Authority will need to comply with the County Council lighting specification. The lighting strategy for the Infrastructure and Square reserved matters has been approved which includes lighting on the road network around the local centre. The proposed lighting design for the local centre buildings and car parking

courts, with black columns and a range of light fittings including wall mounted and low-level bollards is acceptable and will complement the hard and soft landscaping strategy for these areas.

8.108 The impact of the proposed lighting on residential and environmental amenity also needs to be taken into account. Environmental Health officers require further assessment and clarification on the impact of all residential properties and the hours of use of the lighting to ensure that neighbouring residences do not have light spillages onto their property that would be unacceptable.

8.109 As further clarification is required on the lighting strategy for outline condition 66 pursuant to these reserved matters, it is recommended that this condition be determined by a separate discharge of condition than through this reserved matters approval.

### **Third party comments**

8.110 The applicant has carried out pre-application consultations with local residents and provided a Statement of Community Involvement as part of the application. No individual third party comments have been received on the proposals.

8.111 Windsor Road Residents' Association (WIRE) has raised some queries regarding the internal fittings of the community uses which have been passed on to Community Development officers and the County Library Services.

### **Conditions Submitted in Parallel**

8.112 Through approving this application and the details contained therein it is considered that the following conditions can be discharged contemporaneously:

- Condition 8 Design Code Compliance
- Condition 14 Landscaping within the Built-up Area \*
- Condition 17 Trees and Hedges assessment
- Condition 18 Tree Survey
- Condition 20 Retained trees
- Condition 27 Renewable Energy Statement
- Condition 30 BREEAM
- Condition 35 Detailed Surface Water Strategy
- Condition 38 Scheme for Pollution Control of Water
- Condition 39 Ecological Conservation Management Plan\*\*
- Condition 58 Noise Assessment for future residents\*\*\*
- Condition 62 Domestic and Trade Waste
- Condition 64 Temporary Waste recycling facilities
- Condition 65 Underground recycling facilities
- Condition 66 Lighting

- Condition 69 Public Art Delivery Plan\*\*\*\*

*\*Although the school square construction details and tree pits are subject of a further condition on this reserved matters.*

*\*\*Although the details of swift and bat boxes are subject of a further condition on this reserved matters.*

*\*\*\*Compliance conditions are applied on this reserved matters.*

*\*\*\*\* Although final details are subject of a further condition on this reserved matters.*

8.113 Through approving this application and the details contained therein it is considered that the following conditions can partially discharged:

- Condition 29 Code for Sustainable Homes (*post construction review certificates will be required*).

8.114 The following conditions will require further work but do not prejudice the ability to determine this proposal:

- Condition 66 – Lighting
- Condition 70 – Interim Parking Management

8.115 All the conditions will be subject to a separate decision notice from any reserved matters approval.

## **9.0 CONCLUSION**

9.1 The proposal accords with the approved parameter plans and design code. A high quality local centre is proposed which will provide a hub for local shops, services, health centre, library and community rooms for Darwin Green. The buildings are attractively designed and will create a sense of place and identity to Darwin Green leading the way for future parcels to be developed in a similar high standard. The proposal complies with the outline consent and policies of the Cambridge Local Plan 2006 and is therefore recommended for approval.

## **10.0 RECOMMENDATION**

**APPROVE subject to the following conditions:**

### Hours for retail uses

1. Opening hours for the retail units identified as Retail 1-6 on drawing 035-06-100 rev P0 Ground Floor Plan, hereby approved, shall not be outside the hours of 07:00 to 23:00 hours.

To protect the amenity of the adjoining and nearby properties. (Cambridge Local Plan Policy 4/13).

### Odour filtration ductwork

2. Prior to occupation of the commercial units, details of the location of associated duct work, for the purpose of extraction and/or filtration of fumes and or odours shall be submitted to and approved in writing by the local planning authority. The approved ductwork shall be installed before the use hereby permitted is commenced.  
Reason: To safeguard the amenity and health of future occupants of the adjacent and nearby residential units (Cambridge Local Plan 2006 policy 4/13).

### Hours for community rooms

3. Opening hours for the Community Rooms identified on drawings 035-06-100 Rev P0 Ground Floor Plan and 035-06-101 Rev P0 First Floor Plan, hereby approved shall not be outside the hours of:

07:00 to 23:00 hours Monday to Saturday  
08:00 to 22:00 hours Sunday and Bank/Public Holidays.

Reason: To protect the amenity of the adjoining and nearby properties. (Cambridge Local Plan Policy 4/13).

### Noise insulation for residential above/adjacent community rooms

4. Prior to the commencement of development, a noise insulation scheme detailing the acoustic noise insulation performance specification of the building envelope of the residential units above and adjacent to the community rooms within block H (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units as a result of the proximity of the habitable rooms to the noise levels from the community rooms use shall be submitted to and approved in writing by the local planning authority. The scheme shall achieve internal noise levels recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be retained as such.  
Reason: To protect the amenity of the above and adjacent properties. (Cambridge Local Plan Policy 4/13).

### Noise insulation bin stores and habitable rooms

5. The noise insulation scheme and mitigation requirements regarding bin stores and habitable residential rooms overlooking delivery areas for the retail units as stated within the Darwin Green One Local Centre: Revised Reserved Matters Application Design and Access Statement incl. Compliance statement dated 18th March 2016 on pages 126 and 127, shall be fully implemented, maintained and not altered.

Reason: To protect the amenity of adjoining and nearby properties. (Cambridge Local Plan Policy 4/13).

#### HGV restrictions

6. The A1, A2, A3, A4 and A5 units hereby approved shall not be serviced by Heavy Goods Vehicles (HGVs).

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan Policy 4/13).

#### Details of North Street

7. No development shall take place until full details of the permanent design for the hard and soft landscaping of the 'North Street' area to the rear of blocks J1, J2, D1 and D2 have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include a method statement outlining how the haul road will be removed and the area for the trees will be de-compacted, root cell specifications allowing for 16m<sup>3</sup> of rooting volume, and plans and sections of the pit areas including an edging that is a minimum of 150mm above the paving (slightly raised bed) to prevent over-running by cycles and pedestrians.

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).

#### Tree pit detail

8. No development shall take place until full details for tree pits which utilise root cell products have been submitted to and approved in writing by the local planning authority. These details shall include, location identification of all relevant trees, plan and section views to an appropriate scale, root cell product specifications, and soil/growing media specifications. The works shall be carried out as approved.

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)

#### Materials samples

9. Prior to the commencement of development of the buildings approved and identified below, samples of the materials to be used in the construction of the external surfaces of those buildings, which includes external feature such as windows, window reveals, façade panels, head and cill treatments, brick slip systems, concrete strata band, porch details, doors, external metal work, balcony fronts and balustrades, podium feature gates,

rain water goods, lintels and coping, shall be submitted to and approved in writing by the local planning authority.

(buildings defined within Section 6 of the Design and Access Statement dated 18 March 2016)

- a) Library Block (blocks E/F)
- b) Health Centre Block including health centre and community rooms (blocks A, B, G, H)
- c) Retail Block (blocks C, D, I, J)

A sample panel (at least 1.5m x 1.5m) of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing, colour, type of jointing and any special brick patterning (e.g. perforated, striped alternated courses) 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 (Cambridge Local Plan 2006 policies 3/7 and 3/12).

#### Drainage and hard landscape construction details – School Square

10. No development of School Square shall take place until full construction details of both the hard landscaping and drainage elements of School Square have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.  
Reason: To ensure a satisfactory method of surface water drainage (Cambridge Local Plan 2006 policy 4/13).

#### Visibility splays

11. Inter vehicle visibility splays and pedestrian visibility splays shown on the Drawing Numbers 16483/2159 G, 16483/2160 G and 16483/2161 G are to be kept clear of all planting, fencing, walls and the like exceeding 600mm high in perpetuity.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policies 8/2 and 8/11).

#### Private drive drainage

12. All private drives and accesses shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the proposed adopted public highway.

Reason: For the safe and effective operation of the highway (Cambridge Local Plan 2006 policies 8/2 and 8/11).

#### Swift and bat box detail

13. No occupation of any residential unit shall take place until a plan identifying the location of the proposed swift and bat boxes and details of the specification have been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.  
Reason: To ensure that the development of the site conserves and enhances ecology (Cambridge Local Plan 2006 policy 4/3).

Sign details

14. The use of the health centre, community rooms and library shall not commence until full details of the proposed signage have been submitted to and approved in writing by the local planning authority. The agreed details shall be carried out as approved.  
Reason: To ensure that the appearance of the external surfaces is appropriate (Cambridge Local Plan 2006 policies 3/7 and 3/12).

Public art details

15. No occupation of any residential unit shall take place until a detailed design submission including specification, size, location, footprint, management and maintenance of all the public art to be installed has been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.  
Reason: In the interest of visual amenity and long term maintenance of the public art (Cambridge Local Plan 2006 policy 3/7).

Visitor cycle parking details

16. No occupation of any residential unit shall take place until full details of type and specification of the visitor cycle parking as shown on drawing 035-08-002 P1 has been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.  
Reason: To ensure that it is visually appropriate and that they provide useable appropriate storage for bicycles (Cambridge Local Plan 2006 Policy 8/6).
17. The development shall be carried out in accordance with the following approved drawings and technical documents:

Site Plan – Red Line 035-01-001  
LC Red Line Boundary Applications 16483-2170 D  
LC Red Line Boundary Differences 16483-2171 C

Site Plan Ground Level- Red Line 035-06-101  
Ground Floor Plan 035-06-100 P1  
First Floor Plan 035-06-101  
Second Floor Plan 035-06-102  
Third Floor Plan 035-06-103  
Roof Floor Plan 035-06-104  
Urban Elevations 035-06-200  
Health Centre Block - Elevations – Street 035-06-201

Health Centre Block - Elevations – Courtyard 035-06-202  
Library Block – Elevations 035-06-203  
Retail Blocks - Elevations – Street 035-06-204  
Retail Blocks - Elevations – Courtyard 035-06-205  
Typical Sections 035-06-301  
Health Centre 035-06-601  
Community Rooms 035-06-602  
Library 035-06-603 P1  
Retail Blocks C&D, I&J 035-06-604  
Waste Collection and Servicing 035-08-001  
Cycle Storage 035-08-002 P1

Site Wide Masterplan 628.13-001 G  
Health Centre Block 628.13-002 H  
Library Block 628.13-003 H  
Secondary Retail Block 628.13-004 G  
School Square 628.13-005 F

Landscape Specification Notes 628.5-006 A  
Roof Terraces 628.13-007 D  
Secondary Retail Block – Permanent Road Layout 628.13-008  
Key Plan - A1 628.5-100L  
HC - General Arrangement & External Works - A1 628.5-101 M  
Library - GA and EW A1 628.5-102 L  
SR - General Arrangement & External Works - A1 628.5-103 M  
SR - General Arrangement & External Works Permanent Road - A1 628.5-106  
SS - General Arrangement & External Works - A1 628.5-104 L  
Roof Terrace GA and EW A1 628.5-105 E  
Health Centre Planting Proposals - A1 628.5-201 G  
Library Block Planting Proposals - A1 628.5-202 F  
SR - Planting Proposals & Soft Landscape A1 628.5-203 H  
School Square Planting Proposals - A1 628.5-204 F  
Roof Terraces Planting Proposals - A1 628.5-205 C  
SR Permanent Road Soft Landscaping 628.4-206  
Typical Landscape Details 01 A1 628.5-300 B  
Typical Sections (Sheet 1 of 3) 628.5-301 C  
Typical Sections (Sheet 2 of 3) A1 628.5-302 C  
Typical Landscape Details 02 A1 628.5-303 A  
Typical Detail to Podium Deck A3 628.5-304 B  
Typical Sections (Sheet 3 of 3) A1 628.5-305

Levels and Drainage Sheet 1 16483-2155 G  
Levels and Drainage Sheet 2 16483-2156 G  
Levels and Drainage Sheet 3 16483-2157 G  
LC Private Con Details 16483-2158 D  
Local Centre Tracking Sheet 1 16483-2159 G  
Local Centre Tracking Sheet 2 16483-2160 G  
Local Centre Tracking Sheet 3 16483-2161 G  
Local Centre Retail Access 16483-2173 D



Landscape Management and Maintenance Plan 628.5-RPT02  
Proposed Lighting – Health Centre 1 OJ-M3886.00.001MK  
Proposed Lighting – Health Centre 2 OJ-M3886.00.002MK  
Proposed Lighting – Library OJ-M3886.00.003MK  
Proposed Lighting – Retail 1 OJ-M3886.00.004MK  
Proposed Lighting – Retail 2 OJ-M3886.00.005MK  
Proposed Management Strategy A  
Surface Water Drainage B10223SD Cond 35 V3  
Transport Statement 116292  
Waste Recycling B10223SD Cond 65

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: Tree pits

In relation to condition 8 the rooting volumes for each tree in order to achieve some longevity in tree life would be 16m<sup>3</sup> for small tree species (e.g. Birch), 25m<sup>3</sup> for medium sized trees (e.g. Hornbeam) and 35m<sup>3</sup> for large sized trees (e.g. Lime). This based on a topsoil depth of 1.0m.

#### Informative: Surface Water Drainage

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

#### Informative: Foul Water Drainage

Foul drainage from the proposed development should be discharged to the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonably available.

#### Informative: Pollution Prevention

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

## Contact details

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

Author's Name:	Janine Richardson
Author's Phone Number:	01223 45795
Author's Email:	<a href="mailto:janine.richardson@cambridge.gov.uk">janine.richardson@cambridge.gov.uk</a>

**APPENDIX A: STRATEGIC OUTLINE CONSENT CONDITIONS WHICH HAVE BEEN DISCHARGED**

NO DEVELOPMENT TO COMMENCE

<b>Number</b>	<b>Condition</b>	<b>Decision Date</b>
5	Phasing Plan approval	JDCC Nov 2014
7	Design Code approval	JDCC June 2014
15	Broadband Strategy	April 2014
22	Location and extent of allotments	JDCC April 2014
34	Surface water strategy Drainage Strategy	JDCC June 2014
38	Pollution control of water environment	April 2014
39	Ecological Conservation Management Plan	May 2014
50	Soil and contamination	Part discharged April 2014 Subject to assessment during works and final closure reports.
51	Construction and Environmental Management plan	Dec 2014 Amendment to construction delivery hours (07/0003/COND51) Feb 2016
53	Construction Programme	JDCC Nov 2014
54	Vibration report	Feb 2014
67	Archaeology	Part discharged Feb 2014 Subject to archive report

NO RESIDENTIAL DEVELOPMENT TO COMMENCE

9	Youth Strategy approval	JDCC June 2014
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## **APPENDIX B: SUMMARY OF DESIGN CODE COMPLIANCE STATEMENT**

Attached as separate document

## **APPENDIX C: QUALITY PANEL REPORT**

Attached as separate document

## **APPENDIX D: PLANS**

Attached as separate document  
Also see separate drawing pack.