

JOINT DEVELOPMENT CONTROL COMMITTEE (CAMBRIDGE FRINGE SITES)

Report by: Joint Director of Planning and Economic Development

Date: 21st June 2017

Application Number	17/0285/REM	Agenda Item	
Date Received	22nd February 2017	Officer	Philippa Kelly
Target Date	24th May 2017		
Ward	Castle		
Site	Plot M3 - Land Between Madingley Road And Huntingdon Junction		
Proposal	106 market residential units, 416sqm of commercial space (use class D1), access onto Eddington Avenue, cycle parking, underground car parking, landscaping, a roof garden, utilities and associated ancillary structures, pursuant to outline approval ref: 11/1114/OUT.		
Applicant	Hill Residential Ltd		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none">1) The scheme complies with the outline parameter plans and Design Code.2) A high quality residential scheme of distinctive character will be created through a mix of typologies and integrated drainage and landscaping.3) Car and cycle parking is successfully incorporated into the design.
RECOMMENDATION	APPROVAL

0.0 INTRODUCTION

- 0.1 This report relates to a Reserved Matters planning application that has been submitted as part of the wider North West Cambridge Development site (NWCD). The wider site sits to the northwest of Cambridge, and to the south of Girton Village, between Huntingdon Road and Madingley Road. It straddles land within the administrative areas of both Cambridge City Council and South Cambridgeshire District Council.
- 0.2 The NWCD was allocated as an Area of Major Change within the Cambridge Local Plan 2006, policy 9/7, Land between Madingley Road and Huntingdon Road. The draft Cambridge Local Plan 2014 recognises North West Cambridge as an Area of Major Change through the North West Cambridge Area Action Plan. (NWCAAP 2009). The NWCAAP is a joint document adopted by both Cambridge City Council and South Cambridgeshire District Council. The NWCAAP is the policy basis for the assessment of any application on this site.
- 0.3 Outline permission was granted and the S106 signed on 22 February 2013 under planning references 11/1114/OUT and S/1886/11). The outline permissions were subsequently superseded by two Section 73 applications in November 2013 (S/2036/13/VC and C/13/1402/S73), which allowed for a variation in heights within some local centre locations.
- 0.4 The outline planning approvals relating to the entire site are for a mixed-use development and comprise up to 3,000 dwellings (of which 1,500 are to be affordable key worker units), 2,000 student bed spaces, 100,000sqm of employment floor-space (of which at least 60,000sqm will be academic employment space), a primary school, open space, recreational facilities, and a local centre which includes retail and community facilities, a hotel, police office, health facilities, senior living accommodation and an energy centre.
- 0.5 The Joint Development Control Committee (JDCC) has subsequently determined a number of strategic conditions, namely; a Site Wide Phasing Plan (Condition 5) the Design Code (Condition 7), a Youth and Play Strategy (Condition 9), the Site Wide Drainage Strategy (Condition 26) and Construction Environmental Management Plan (Condition 52).

In addition, a number of other strategic conditions have been approved relating to the whole site.

- 0.6 The first phase of the North West Cambridge site is being progressed under a number of Reserved Matters applications which have been approved pursuant to the outline permissions. Those Reserved Matters applications which are relevant to this application are listed within Section 3 of this report.
- 0.7 The proposal to which this planning application relates represents a further developer led Reserved Matters application for this site. It has been discussed with Council officers as part of comprehensive pre-application work on Phase 1. Developer presentations have also been made to the Cambridgeshire Quality Panel, the JDCC and the North West Community Forum.

1.0 **SITE DESCRIPTION/AREA CONTEXT**

- 1.1 The application site is located within the centre of the North West Cambridge Development site, in a key position within the Local Centre. It comprises an approximately rectangular parcel of land which covers an area of 0.413 hectares. The site falls within the City Council administrative boundary in its entirety.
- 1.2 The proposed development is situated on the eastern side of the Local Centre, south of the University of Cambridge primary school, and community centre. To the east is Storeys Field Cricket Pitch. The site is bounded by Eddington Avenue to the west, Market Square and Community Square to the north, and Storey's Field and Cricket Pitch to the east. It is gently sloping and featureless. There is a change in levels of approximately 2500mm across its length.
- 1.3 Formerly an arable field, the site has been topsoil stripped as part of the approved bulk earthworks for Phase 1. It has recently been used for the temporary storage of building materials associated with the site wide construction activities.
- 1.4 The eastern part of the site falls within the Storey's Field Character Area, as identified by the North West Cambridge Master Plan Design Code, whilst the western part of the site falls within the Local Centre Character Area.

1.5 The site is not located within a Conservation Area. There are no landscape features within the site. The southern extent of the site is located approximately 300m from a pond at the Madingley Road Park and Ride

2.0 THE PROPOSAL

2.1 The development proposes 106 market residential units, and 416 square metres of commercial space (Use Class D1), with associated landscaping and infrastructure. Also included within this application is access onto Eddington Avenue.

2.2 The development comprises two building ranges which run north to south across the site. The residential units within these ranges are primarily orientated east to west, and incorporate dual aspect accommodation.

2.3 The building ranges vary in height from three to five storeys. The western range of buildings which faces Eddington Avenue is a maximum of five storeys in height. The eastern range which faces Storeys Field Cricket Pitch, and incorporates the roof top garden, is a maximum of three storeys in height.

2.4 A shared linear outdoor space runs through the centre of the development in a north-south direction. Known as the 'Long Gallery', this space will provide a primary access route to all ground floor homes, with entry to semi private garden bay rooms on the eastern side. The remaining apartments are arranged around eight stair and lift cores.

2.5 It is proposed that each residential unit will have its own external amenity space, in the form of private balcony/terraces. In addition, all units will have access to a managed communal garden on the roof of the eastern block, which runs across the whole of the third floor. The roof terrace is accessed via bridges which cross the central Long Gallery, and also provide linkages with the east and west building ranges.

2.6 Vehicular access to the site will be from Eddington Avenue to the west. The main pedestrian entrance to the development will be taken from Community Square to the north, with other entrances to the south and west.

- 2.7 The proposals include 106 on site car parking spaces, to be provided within the basement. Cycle parking for residents and visitors is also provided as part of the scheme.
- 2.8 The proposed commercial space will be located at ground floor level, on the north-western corner of the site. It will have frontages to the southern edge of the Community Square and eastern edge of the Market Square.
- 2.9 The application proposes a variety of construction materials will be used, including brick, metal and stone. Laser cut metalwork will feature throughout the building

Summary of housing mix

- 2.10 These are all market housing units. A range of residential apartment types are proposed, from duplexes to 3 bed apartments. A summary of the proposed units is set out in Table 1 below.

Table 1: Summary of housing mix

	Lot M3			
	Duplexes	Apartments	Total	Percentage
3 bed	0	12	12	11%
2 bed	2	47	49	46%
1 bed	5	39	44	42%
Studio	0	1	1	1%
Total	106			

- 2.11 This Reserved Matters Application is accompanied by the following documents:
1. Design and Access Statement
 2. Planning Statement
 3. Biodiversity Survey and Assessment
 4. Noise Insulation Scheme
 5. Transport Statement
 6. Surface Water and Foul Water Drainage Strategy
 7. Utilities Statement
 8. Site Waste Management Plan
 9. Sustainability and Energy Statement
 10. Piling Risk Assessment
 11. RECAP Waste Toolkit

Amendments and additional information

2.12 Following the consultation period, and officer assessment of the application, additional information was received, along with clarification on a number of other issues and some revised drawings (letters dated 25 April 2017, 08 May 2017 and 25 May 2017). These revisions consist of the following:

- Roof plan – revised drawing to show location of photovoltaics.
- Surface water drainage – additional drainage calculations and revised drawings.
- Highways – revised Transport Statement.
- Noise – revised Noise Insulation Report.
- Written responses to issues arising during the consultation process, including the Landscape Architect, Access Officer, Cycling Officer, Urban Design Officer, Sustainability Officer and Disability Consultative Panel, and third party responses.

2.13 Further limited consultation regarding the proposed amendments has been undertaken.

3.0 SITE HISTORY

Reference	Description	Outcome
Strategic Approvals		
11/1114/OUT & S/1886/11	Outline for 3,000 dwellings; up to 2,000 student bedspaces; employment floorspace, including commercial and academic floorspace; retail floorspace; Senior Living; Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries; Hotel; Energy	Approved

Centre; and associated infrastructure including roads, pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.

13/1402/S73 and S/2036/13/VC Section 73 application to vary condition 69 (Drawing Numbers) of 11/1114/OUT and S/1886/11. Approved

'Lot' Approvals

13/1400/REM and S/2044/13/RM 325 post graduate bed spaces, part of strategic green corridor, part of strategic cycle and pedestrian route and associated infrastructure. Approved

13/1828/REM Community centre and nursery, including public realm and associated ancillary structures. Approved

14/1722/REM 264 key worker units comprising 100 one bedroom units, 161 two bedroom units and 3 four bedroom units, 1,983sqm of commercial uses A1, A3 and A4, flexible social space and ancillary estate office, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structures, pursuant to outline approval 13/1402/S73. Approved

15/1663/REM 121 units, access roads (including cycle and pedestrian routes), cycle parking, car parking, landscaping, utilities and associated ancillary structures. Approved

4.0 PUBLICITY

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

5.0 POLICY

5.1 National Planning Policy Framework (2012)

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

5.2 North West Cambridge Area Action Plan (2009)

NW1 Vision
NW2 Development Principles
NW4 Site and Setting
NW6 Affordable Housing
NW7 Balanced and Sustainable Communities
NW9 Employment Uses in the Local Centre
NW10 Mix of Uses
NW11 Sustainable Travel
NW12 Highway Infrastructure
NW14 Madingley Road to Huntingdon Road Link
NW16 Public Transport Provision
NW17 Cycling Provision
NW18 Walking Provision
NW19 Parking Standards
NW21 A Local Centre
NW24 Climate Change and Sustainable Design and Construction
NW25 Surface Water Drainage
NW26 Foul Drainage and Sewage Disposal
NW28 Construction Process
NW30 Phasing and Need

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

Application as Amended

- 6.1 The revised Transport Statement provided by the applicant overcomes the issues raised by the County Council and therefore the holding objection is removed.

Application as Submitted

- 6.2 The Transport Assessment team have reviewed the Transport Statement dated February 2017 and considered that there are some points of clarification or additional information which should be provided. Therefore a holding objection is recommended.

Cambridge City Council Environmental Health

Application as Amended

- 6.3 The development proposed is acceptable subject to the imposition of the conditions/informatives as outlined in the original planning consultation response regarding this application. Original comments in the main remain relevant.
- 6.4 Minor amendments to the wording of the proposed 'Noise Insulation Scheme Verification/Completion Report' condition could be considered as recommended.

Application as Submitted

- 6.5 No objection in principle to this reserved matters application, subject to comments and the imposition of the conditions and informatives relating to the following artificial lighting; noise insulation scheme verification/completion report; plant and equipment noise insulation scheme; D1 commercial premises – hours of use and collection/deliveries, etc; in addition to any conditions that remain relevant under the outline variation permission approval 13/1402/S73.

Cambridge City Council Urban Design Team

Application as Submitted

- 6.6 The development proposed is acceptable subject to the imposition of conditions relating to materials samples.
- 6.7 The application is accompanied by a comprehensive Design and Access Statement (DAS) that illustrates the overall design evolution and clearly demonstrates compliance with the approved parameter plans and design code. Consider that the quality and content of the DAS is of a high standard with the attention to detail within impressive. Overall, the proposals will create a high quality and well-designed scheme that will complement and complete the centre of North West Cambridge. The proposals comply with the approved parameter plans and key aspects of the design code. Subject to further clarification of minor design issues, the application is supported in Urban Design terms.

Cambridge City Council Conservation Team

Application as Submitted.

- 6.8 It is considered that there are no material Conservation issues with this proposal.

Cambridge City Council Senior Sustainability Officer

Application as Amended

- 6.9 The revised roof plan does now clearly show the location of the photovoltaic panels relative to the proposed sedum and brown

roofs. Brown roofs are located beneath the panels, which will still enable access to the panels for maintenance. As such, the approach being proposed is fully supported.

Application as Submitted

- 6.10 The sustainability strategy is formulated around the 13 sustainability principles established at the outline planning stage, an approach which is welcomed. It is clear from both the Sustainability and Energy Statement and the Design and Access Statement that these requirements have been used to inform the design of Lot M3.
- 6.11 A revised roof plan should be provided which shows more clearly the location of the photovoltaics combined with the green/brown roofs.
- 6.12 It may be helpful to show the location of the charging points on the car parking layout plan.

Cambridge City Council Access Officer

Application as Submitted

- 6.13 Between the central corridor and the open space to the right of the ground floor plan, steps have been added between the courtyard and the open space. This must be removed and replaced with Building Regulation compliant slopes/ramps.

Cambridge City Council Head of Streets and Open Spaces (Landscape Team)

Application as Amended

- 6.14 The proposal is acceptable subject to the imposition of conditions relating to irrigation system and watering points; hard and soft landscaping implementation and landscape management plan.

Application as Submitted

- 6.15 The development proposed is acceptable subject to the imposition of conditions relating to hard and soft landscape works. Very supportive of the landscape scheme which

accompanies the application and whilst most issues have been covered in the submitted information, the following comments are made:

- 6.16 Irrigation It is acknowledged in the information that irrigation will be required to promote healthy plant growth. This will be particularly so on the roof garden where the soils will be exposed to extremes of weather including wind and sun. Also as with all roof gardens, the soils will be well draining and not hold moisture for any length of time. An irrigation system is recommended in the submitted information, but there is no commitment to one. There is also no mention of watering points so how is watered to be accessed to irrigate the landscape? Will there be a guarantee that the contractor will be available to water the landscape when needed? Would strongly advocate the installation of an automatically controlled irrigation system even if only in the form of a leaky pipe system.
- 6.17 Watering of trees Is the figure of 20-30Ltr of water per tree every 7-10 days a recommendation from a recognised source. The amount of water seems very low and the time period too long in a time of drought.
- 6.18 Boughton Loam topsoil Please confirm the specification for the topsoil to be used on the roof garden. The Boughton Loam mentioned in the information is standard topsoil not recommended for roof gardens.

**Cambridge City Council Head of Streets and Open Spaces
(Walking and Cycling Officer)**

Application as Amended

- 6.19 Whilst some improvements were made to the cycle parking as a result of comments made prior to submission it is still fragmented and rather ad hoc in nature, particularly in the semi-basement area where, for example, two racks are located in an isolated area at the end of a row of cars. The danger remains that residents won't bother to look around for a spare rack and will just leave their cycle against a wall somewhere.
- 6.20 Noted that there needed to be a level space of at least 2m between the end of the open door and the bottom of the ramp. This does not appear to have been provided – the space quoted

is with the door closed so unless this is a sliding door it is not acceptable.

- 6.21 A gradient of 33 degrees is too steep – recommend 1 in 4 (25%) as a usable gradient for those pushing a cycle up a set of ramped stairs.

Application as Submitted

- 6.22 The level of cycle parking accords with adopted standards and is acceptable.
- 6.23 The cycle parking is located in the lower basement car park, and the ground floor and is very fragmented in nature. The allocation plan highlights this with racks for the difference cores scattered around the site, which will mean residents will potentially have to search the different areas for a space. The danger of this is that those who have accessed the long gallery and find no spaces are very likely to leave their cycles attached to a tree or against a wall, rather than looking in the basement for an allocated space.
- 6.24 There is inadequate space between the outside door and the bottom of the ramp. Whilst opening the door, cyclists will have their cycle half on the ramp at an awkward angle. Either the space between the bottom of the ramp and the open door needs to be extended to 2m or the door be automatically opening. There are no details of the cycle ramp on the steps or the gradient of these ramps.
- 6.25 Whilst there is not visitor parking proposed as part of this development, the on street parking proposed as part of other developments in the area are of sufficient quantity and convenience to the main entrances of this development to be acceptable provision.

Cambridgeshire County Council (Flood and Water Management)

Application as Amended

- 6.26 Note further information provided on additional calculations to show the performance of the system for a range of summer and winter storm durations and clarification on how the proposed

flow control will function. Based on the additional information the previous objection is withdrawn.

Application as Submitted

6.27 Object to the grant of planning permission on the grounds that insufficient information has been provided to allow us to assess the proposals. The applicant should provide the additional information set out below in order to provide comments:

1. The applicant has not provided calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day). The current Micro Drainage outputs provided by the applicant demonstrate the volume of attenuations required; however they do not provide evidence to demonstrate how the system as a whole (including connecting pipe work etc) will function.
2. It is unclear how the flow control will function as it does not appear to be located at the downstream most end of the surface water system.

**Cambridge City Council Head of Streets and Open Spaces
(Sustainable Drainage Officer)**

Application as Amended

6.28 It is not possible to comment on the proposed development. Additional information will be required in order to provide comments: a maintenance plan for the proposed surface water drainage system, including the proposed green/brown road.

6.29 The proposed connection and peak flow rate to the foul water sewer is not consistent with that agreed within application 11/1114/OUT. Any increase in the agreed discharge rate, and associated alterations to the downstream system will need to be agreed with Anglian Water and their written acceptance of the scheme submitted to the local planning authority.

Application as Submitted

- 6.30 It is not possible to comment on the proposed development. Additional information will be required in order to provide comments:
- 6.31 It is not clear if green roofs and garden podiums are included in the final design and to what extent. This should be confirmed and a maintenance plan provided.
- 6.32 Clarity on how the flow control device will sufficiently control surface water leaving the site, particularly for the pipe identified along the north west of the building between Sections 1 and 8. The provision of levels for the proposed system would aid this along with detail of connectivity to the receiving surface water sewer.
- 6.33 Surface water drainage is noted at the basement level however measures should be included to ensure no additional surface water enters the basement via the entrance.
- 6.34 Calculations to show the performance of the system (including all pipes and attenuation features) for a range of summer and winter storm durations for all durations up to the seven day storm event.
- 6.35 The proposed connection and peak flow rate to the foul water sewer is not consistent with that agreed within applicant 11/1114/OUT.

Cambridge City Council Head of Streets and Open Spaces (Nature Conservation Officer)

Application as Submitted

- 6.36 The development is acceptable subject to the imposition of a planning condition, to ensure that the proposed 14 integral bird boxes will be installed as per the approved plans and maintained insitu thereafter.

Environment Agency

Application as Submitted

- 6.37 The Environment Agency has no objection in principle to the proposed development. Recommends informatives relating to

surface water drainage, foul water drainage and contaminated land.

Cambridgeshire Constabulary (Architectural Liaison Officer)

Application as Submitted

6.38 No objection, comments or recommendations.

Cambridgeshire County Council (Archaeology)

Application as Submitted

6.39 No objections. Archaeological issues have been addressed under the outline permissions.

Growth Projects Officer

Application as Submitted

6.40 No affordable housing requirement is generated by this application.

Disability Consultative Panel (Meeting of 28 March 2017)

Application as Submitted

6.41 As the plans now reveal steps have been added between the court yard and the open space, this highlights the need for the Panel to be vigilant at every state of the application process.

Cambridge Airport

Application as Submitted

6.42 After assessment of this planning application at the maximum proposed build heights, Cambridge Airport can confirm that it has no objection to the proposal. The Airport should be informed of any construction plan for the use of cranes, so that they can be assessed to ensure they do not penetrate our safeguarded surfaces.

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

Sport England

Application as Submitted

6.44 Sport England does not object to the principle of this development, as the use of this plot for residential is already established. However, the plot lies immediately adjacent to a designated cricket field, therefore it is important to assess the submitted scheme in the light of potential danger from cricket balls from the adjoining pitch.

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

Cambridgeshire Fire and Rescue

Application as Submitted

6.46 The information supplied is not sufficient to discharge this condition. Requests a more detailed water scheme for the site and surrounding area, to explain the hydrant locations, including mains connections.

Cambridgeshire Quality Panel

6.47 The scheme has responded to the Quality Panel held on 20 July 2016. A summary of key issues raised is contained at Paragraph 8.36 of this report.

7.0 REPRESENTATIONS

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

Middlefield, Huntingdon Road, Cambridge.
Grange House, Huntingdon Road, Cambridge.

7.2 The representations can be summarised as follows:

Design Issues

Height of roof line taller than original proposal.

Amenity Issues

Impact on residential amenity of properties in Huntingdon Road in terms of overlooking, loss of privacy, increased noise and disturbance from roof garden element and proposed earth removal.

Transport Issues

Inadequate cycle facilities, especially in relation to cycle safety on the approach the Ridgeway/Bunkers Hill across Huntingdon Road.

Ecological Issues

Removal of grassland will result in loss of diversity and have a detrimental impact on bees and other pollinators.

Other Issues

Plan regarding earth removal is unclear.

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

8.0 ASSESSMENT

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

1. Principle of development
2. Compliance with Parameter Plans and Strategic Conditions
3. Affordable Housing
4. Context of site, design and external spaces
5. Disabled access

6. Residential amenity
7. Renewable energy and sustainability
8. Waste and Recycling
9. Transport
10. Public Art
11. Third party representations
12. Planning Obligations

Principle of Development

- 8.2 The principle of development on the NWCD is established through the 2013 outline planning permission and the NWCAAP.
- 8.3 A number of strategic conditions attached to the outline permission have been discharged by the Joint Development Control Committee. This includes the Design Code, Phasing, Site Wide Drainage strategy, Strategy for Youth Facilities and Children's Play and Public Art strategy.
- 8.4 As part of this application, the applicant also seeks the discharge of the following pre-commencement outline conditions:

Condition 1 – Reserved matters Details.

Condition 6 – Environmental Statement Compliance.

Condition 8 – Design Code Statement.

Condition 10 – Youth facilities or children's play provision.

Condition 11 – Landscape and Trees.

Condition 12 – Landscape and Trees.

Condition 13 – Projected Trees.

Condition 15 - Installation of services and retained trees.

Condition 20 – Distribution of market and key worker units.

Condition 22 – Lifetime Homes.

Condition 27 – Detailed Surface Water Drainage Strategy.

Condition 35 – Site Biodiversity Survey and Assessment.

Condition 40 – Car parking for residential properties.

Condition 41 – Car parking Strategy.

Condition 42 – Car club strategy.

Condition 43 – Cycle Parking.

Condition 50 – Noise Insulation scheme.

Condition 51 – Lighting.

Condition 55 – On site waste storage facilities for residential development.

Condition 64 – Public Art.
Condition 65 – Fire hydrants.

- 8.5 These matters are covered in the relevant subsections of this report. Compliance with other strategic conditions are assessed under the relevant sections below such as the Design Code (Condition 8) under the design section, and Surface Water Drainage (Condition 27) proposals within the drainage section.

Compliance with Parameter Plans and Strategic Conditions

- 8.6 The parameter plans approved as part of the outline application (as amended by 13/1402/S73 and S/2036/13/VC), fix the key principles for the development. The Parameter Plans relevant to this application are:

- Zones 01A
- Access 02A
- Open Land and Landscape Areas 03A
- Land Use (Built Development and Ancillary Space) 04A
- Development Building Zones 05A
- Building Heights 06A
- Topography 07A

- 8.7 The proposal complies with all of the parameter plans as approved under the Section 73 outline approval ref: 13/1402/S73 and S/2036/13/VC.

- 8.8 The proposal falls within development Zone B of the Zones Parameter Plan. In terms of the Access Parameter Plan, the site is bounded by primary pedestrian and cycle route zones to the east, and is also located adjacent to a restricted access zone to the west.

- 8.9 There are no Youth and Play facilities proposed through this application, but this is consistent with the site wide strategy approved under Condition 9 of the outline planning permission. Areas of play associated with the community centre (which is currently under construction) are located in close proximity to the application site, immediately to the north.

- 8.10 In term of land use, the site falls within the areas highlighted within the relevant Parameter Plan for residential and

complementary mixed uses. This allows for the residential and commercial uses described.

- 8.11 The scheme is also considered to comply with the building heights and building dimensions as set out in the relevant Parameter Plans. Further details in respect of these matters are discussed below in the design section.
- 8.12 This proposal links in with a number of site wide highway strategies such as the bus stop strategy and underground refuse site wide scheme.

Residential Unit Type and Mix

- 8.13 Officers are satisfied that the application proposals are compliant with policy NW5 Housing Supply, of the NWCAAP. The outline consent granted includes approval for up to 3000 residential units, of which 50% will be affordable key worker units. This application is consistent with the description and quantum of development set out in the outline approval. Whilst only market residential units are being proposed, it is of a scale which is within the approved quantum for this tenure type, as defined by the outline consent.
- 8.14 In terms of dwelling type, the application proposes a mix which ranges from studio units to duplex apartments. The proposed mix reflects a broad range of housing sizes and types as intended for delivery in Phase 1.

Affordable Housing

- 8.15 Policy NW6: Affordable Housing, and the Section 106 associated with the outline approval, requires 50% affordable housing across the entire site to meet the needs of Cambridge University and College key workers. Policy NW7: Balanced and Sustainable Communities, of the NWCAAP looks to achieve balanced and sustainable communities by ensuring that there is a suitable mix of housing types, sizes and tenure and that the affordable housing is mixed with the market housing.
- 8.16 At the outline stage, it was agreed in principle that clustering of market and affordable units in certain areas of the site (generally around the Local Centre and fronting the Ridgeway) would not be possible within the mix derived from the

University's housing need. This was due to the need to achieve Code for Sustainable Homes Level 5, and for the proposed combined heat and power solution to be cost effective. The proposed mix of the key worker housing (deriving from the University's need) being skewed towards one and two bed units (82%) would also be considered to make clustering these properties amongst the market units difficult to achieve in design terms. Condition 20 was attached to the outline consent to control clustering.

8.17 In the context of the entire first phase, there will be an overall mix of market and affordable (key worker) housing, as well as commercial, employment and student uses. The delivery of such housing will ensure a mix of tenures on site from the early stages.

8.18 Whilst it is acknowledged that this proposal is for single tenure, it should be seen holistically within the bigger site, and considered with the background of the outline consent. The development proposed, whilst mono-tenure, offers a wide range of house sizes and types to ensure a variety of potential occupiers. Furthermore, a mix of tenures is provided when considered holistically across the first phase. On this basis, officers consider that the development proposals are compliant with policy and with the outline approval.

Context of Site, Design and Layout

8.19 In assessing this development proposal, a key issue is the design and layout of the proposed new buildings, and their relationship with the surrounding context. This section describes how Plot M3 complies with the Design Code requirements.

Overall Design Vision

8.20 The vision for Plot M3 is to create a high quality new building which contributes to the identity and vibrancy of the Local Centre. The Design and Access Statement which accompanies the application identifies in detail how this will be achieved through the creation of high quality apartments and facilities set around a unique amenity space.

8.21 The scheme draws upon existing Victorian and Edwardian mansion blocks in Cambridge, demonstrating that spacious homes within high quality buildings are a sustainable long term solution for urban living. Positive attributes of these 'period homes' which have guided the application proposal include high quality design and detailing, tall ceilings and window heads and spacious rooms.

Layout and Activity

8.22 The block structure and design follows the guidance set out in the Design Code, in particular the principles established within 'Block Type 9 – Linear Block'. The arrangement of the building blocks provides well defined edges to adjacent streets and open spaces, with ground floor active uses overlooking key spaces and routes.

8.23 The proposal provides an appropriate balance between dwelling access points from within the long core and from the surrounding public realm. Controlled, shared access points are provided at the north, west and southern elevations. Access to the relevant core that leads to individual dwellings is provided mainly from the internal long gallery.

8.24 The scheme is considered to interact with the street and open spaces in a variety of ways. The ground floor active use at the north western part of the plot overlooks the Market Square and wraps around into the Community Square to the north. Duplex units that meet the street mediate the 2.5m level change across the length of the site and further activate the southern end of Eddington Avenue.

8.25 On the eastern elevation, stepped balconies provide good surveillance of the pedestrian/cycle route that runs adjacent to this façade. Defensible space is proposed by way of a planted 'green edge' which creates a degree of privacy for the ground floor apartments that are located adjacent to the cycle /pedestrian route. This is compliant with the 'Thresholds and Interfaces' principles set out in the design code.

Elevations and Materials

8.26 The overall elevational design approach seeks to respond to the differing character contexts, which is supported. This includes

double height recessed gaps on the eastern façade, which break down the elevation into a series of smaller frontages that are compliant with the lengths set out in the Design Code. The western elevation is also compliant in this regard.

- 8.27 The western façade creates a strong street frontage onto Eddington Avenue. Visual interest is provided by a combination of the angled elevation at the north-west corner with ground floor commercial unit, recessed and projecting balconies, as well as top setbacks, all of which contribute to breaking down this long elevation.
- 8.28 The eastern elevation incorporates more variety, with stepped form, balconies, roof terraces and use of metal cladding. This creates a visually rich backdrop to Storey's Field. The roof garden which extends across the whole third floor will further strengthen the quality of this elevation and the visual connection with the green and open character of Storey's Field.
- 8.29 In terms of the proposed materials, full details are included within the Design and Access Statement which accompanies the application submission. This is based on the principle of two contrasting facing materials of masonry and metal cladding. During the course of the application, further clarification of the detailed design was received from the Applicant, in response to queries raised by the Council's Urban Designer. The acceptability of this additional information has been confirmed.
- 8.30 Officers consider that the overall palette will sit well with adjacent development, in particular the Lot 1 buildings situated on the opposite side of Eddington Avenue, which incorporate materials with similar hues. Conditions are recommended, including the requirement for sample panels of all external materials to be provided, to ensure the design details of the development are acceptable (Condition 1).

Height and Massing

- 8.31 Heights and rooflines are varied across the scheme, ranging from three to five storeys. This is considered an appropriate response to key contextual factors, and embraces good place making principles. The degree of modulation to the facades and rooflines provides a coherent response to the varied character of the edges. Heights to the west are generally 5

storeys, which works well to define the key route of Eddington Avenue as well as positively enclose the market square, by completing the fourth side of this key open space.

- 8.32 The angled facades and rooftop notches at the north west side of the development will create visual interest, and fulfil the landmark requirement set out in the Design Code without being expressed solely through height. To the south of the site, the tapered built form and stepped roofline helps to emphasise the southern gateway into the adjacent Local Centre.
- 8.33 The transition between the higher density development adjacent the western edge of the site, and the more open character of Storeys Field to the east is handled through setbacks, roof terraces, projecting bays and balconies. The design incorporates stepped three storey massing to the east, which helps to modulate the mass of the scheme and create an articulated roof-scape that respects and responds positively to views across Storey's Field.
- 8.34 In terms of building heights, officers acknowledge that the Design Code states that buildings within Lot M3 should be '4 storeys generally'. The Design Code did not recognise the 2.5m level difference across the site from north to south, which is an important consideration in the evaluation of the scheme. Officers are of the opinion that the difference in site levels justifies some flexibility in the interpretation of the Design Code with regard to building storeys. Crucially, none of the building heights established by the Parameter Plans are breached.
- 8.35 On the basis of this considered evaluation, officers are of the opinion that the scheme is in general accordance with the overall supporting principles set out in the Design Code relating to height and massing.

Cambridgeshire Quality Panel

- 8.36 The Cambridgeshire Quality Panel reviewed the emerging scheme on 20 July 2016. The Panel were very supportive of the proposals and considered that the development has great potential. A number of specific recommendations were made to further enhance the scheme, which are set out in Table 2 below. The full minutes are attached as Appendix A.

Table 2 – issues and recommendations of Quality Panel

Quality Panel issues and recommendations	Officer Response
<p>Think about future climate and overheating potential, particularly for the western elevation, which may require some reconsideration.</p>	<p>A Thermal Comfort Analysis report was produced as part of the pre-application discussions. This identified that two living room windows on the north-west corner of the building failed to meet the guideline temperatures.</p> <p>Following the recommendations of the report, the fenestration was re-configured to promote cross ventilation.</p>
<p>Model the acoustic quality of the courtyard gallery. The Panel Would be interested to see how the courtyard is developed, and were supportive of the environmental modelling of wind and light which now should include acoustic quality as well.</p>	<p>Acoustic modelling of the Long Gallery was undertaken. A sound absorbing brick is proposed within the soffits of the building, to reduce the noise level coming from activity within the Long Gallery.</p>
<p>Exploit the eastern edge by including as much as diversity in planting and uses at roof level as possible.</p>	<p>The use of the roof has been maximised, through the introduction of seated areas, level walking areas and growing opportunities.</p> <p>Proposed landscape planting along the eastern edge will complement and reflect the adjacent setting, through the use of, native tree planting and seasonally flowering herbaceous planting.</p> <p>Climbers and shrubs are also being proposed to encourage</p>

	wildlife and ecological diversity.
Daylight studies needed for rooms with windows into the Long Gallery, particularly at lower levels.	The width of the gallery was increased. I Light modelling found that there are appropriate levels of daylight/sunlight.

8.37 Officers are satisfied that the outstanding queries of Cambridgeshire Quality Panel have been satisfactorily addressed through the application submission. The application therefore demonstrates compliance with the underlying design principles for the development of NWC, as set out within Policies NW1: Vision and NW2: Development Principles of the NWCAAP.

Conclusion

8.38 The development proposals have evolved through collaborative working, with officers and the Quality Panel. The application is fully supported by the City Council's Urban Design and Conservation Team, who have been involved in discussions to incorporate improved legibility of the site.

8.39 It is considered that the proposals will create a high quality and well-designed scheme within the centre of North-West Cambridge. The scheme has been delivered in accordance with policies contained in the NWCAAP, approved parameters and the approved Design Code. For these reasons, officers are supportive of the proposed development in design terms.

Landscaping and Drainage

8.40 The landscape and planting strategy forms an integral part of the design of the built form. The landscape design respects and responds to the overall landscape vision for the North West Cambridge site. To achieve this, the landscape masterplan adopts a number of key design principles.

8.41 The landscaping has been arranged to create private and semi-private external spaces at a number of different scales. The spaces include commercial active frontages to Eddington Avenue, a linear roof garden on the third floor, circulation space

at the centre of the development, in the form of the Long Gallery, and a green edge along the ground floor level on the eastern elevation facing Storey's Field.

- 8.42 It is proposed that the maintenance and management of the landscape will be undertaken by a contractor, in accordance with a management/maintenance plan which has been submitted as part of the Design and Access Statement. The Council's Landscape Architect, in consultation correspondence has asked for further details in respect of the management plan. An appropriate condition has been recommended (Condition 3).
- 8.43 Drainage forms an integral part of the landscape design. Incorporated within the landscape proposals is a comprehensive network of sustainable urban drainage systems (SuDS) which will manage and direct the flow of surface water run off. Surface water will be directed towards the central rain garden holding a proportion of the collected water back for short periods of time. The collected water will subsequently syphon down towards collection points.
- 8.44 Additional surface water attenuation methods include impermeable paving to attenuate the water run off from the site towards tree pits and a sculptural rill. The roof terrace incorporates integral drainage attenuation within raised planters, which are connected to the wider attenuation mats located under the composite decked surface. These will be redirect to down pipes held within the core housing, directing the water into the basement attenuation for slow discharge off site.
- 8.45 A detailed surface water drainage strategy has been submitted in support of the scheme, which includes a Landscape Management and Maintenance Plan. This shows how the detailed drainage for the proposal fits into the wider approved strategy. Further details in respect of drainage, including additional calculations to show the performance of the system for a range of summer and winter storm durations, were also provided during the course of the application, in response to initial consultation advice provided by the City Council's Sustainable Drainage Engineer and the County Council as Lead Local Flood Authority.
- 8.46 Following consideration of the additional drainage information, the acceptability of the scheme in respect of drainage issues

has been confirmed by the Lead Local Flood Authority. A number of further queries have been raised by the City Council's Sustainable Drainage Engineer. Officers are satisfied that the surface water drainage information provided is acceptable in principle. However, a planning condition has been recommended (Condition 12) to ensure that the detail of the surface water drainage strategy for the development is acceptable and in accordance with the drainage assumptions set out in the outline planning approval.

Ecology

- 8.47 A Biodiversity Survey and Assessment was submitted as part of the application proposals. This document sets out the specific ecological enhancement and/or mitigation measures described in the site wide North West Cambridge Biodiversity Strategy (2012) that are relevant to the site, and identifies how they will be delivered, together with the timing for their delivery. The Biodiversity Strategy was approved through a condition of the outline approval.
- 8.48 The site wide Biodiversity Strategy includes a commitment to provide a bird nesting feature on buildings for one of the following bird species: swift, starling or house sparrow. In the context of this planning application, the total number of bird nest sites has been calculated as 14.
- 8.49 The proposal for Plot M3 comprises three house sparrow nest sites and eight swift nest sites on the Community Square elevation, and one house sparrow nest site and two starling nest sites on the side of the access to the roof gardens.
- 8.50 The City Council Ecologist has confirmed the acceptability of the proposals with regard to ecological mitigation, subject to the recommendation of a planning condition to ensure the installation of the integral bird boxes (Condition 11).
- 8.51 The application is in accordance with the site wide strategy, and the proposed mitigation measures will provide real value to the wildlife on site, and also encourage wildlife and enhance biodiversity to the application site and surrounding area. It is considered that the proposal is compliant with the NWCAAP (2009) Policy W2.

Residential Amenity

Existing Residential Amenity

- 8.52 The proposed development will sit within a key location within the Local Centre. Whilst the building is within the agreed height parameters for the outline planning approval, it will be visible from outside the site (for example in long views across Storey's Field Cricket Pitch).
- 8.53 The nearest existing residential properties outside the West Cambridge site are situated in Storeys Way, over 150 metres away. Officers do not consider that the development proposals will have a material impact on the residential amenity of these properties.
- 8.54 Third party representations have been raised regarding potential residential amenity issues, in terms of noise, disturbance and overlooking of properties in Huntingdon Road (Middlefield and Grange House). These concerns are associated with the height of the building, the roof terrace, and the construction process.
- 8.55 Middlefield and Grange House are situated in in excess of 1000 metres from the application site. Given this distance, officers consider that third party concerns regarding overlooking are not material. With regard noise and disturbance, the roof terrace will not be publically accessible, and has been designed to serve the amenity needs of the residents only.
- 8.56 In the interests of existing residential amenity, it will be important to ensure that construction activities are controlled. The outline consent requires a site specific Construction Method Statement to be submitted prior to the commencement of development. This will help to control the construction process in terms of local impacts and residential amenity.

Proposed Residential Amenity

- 8.57 The layout and design of the proposed development provides a high standard of living accommodation for future occupiers. All of the units are generally aligned to the internal space standards in the emerging Cambridge Local Plan (these policy

standards can only be used as an indicator as the relevant policy for this site remains the NWCAAP).

- 8.58 The proposed properties have been well designed to ensure that adequate light and cross ventilation are provided to properties. Detailed lighting information has not been supplied with the application. A condition requiring these details has been recommended, in the interests of protecting existing and proposed residential amenity.
- 8.59 External living space is provided within the site, in the form of private and shared amenity space, including the rooftop amenity space. In addition, there are strategic green spaces within the development.
- 8.60 The representation on behalf of Sport England raises the issue of the risk of cricket ball strike, to prospective residents, given the proximity to Storey's Field. The Planning Agent has confirmed that toughened glass will be used on this elevation, due to the extent of glazing proposed. An appropriate planning condition has been recommended (Condition 13).

Proximity to Public Open Space

- 8.61 This development is located in close proximity to a range of informal public open spaces, childrens play areas and sports facilities. The strategic open space of Storeys Field is located immediately adjacent the site, and includes a Cricket Pitch and Children's Play Area.
- 8.62 Delivery of the informal and formal open spaces is in accordance with the triggers in the Section 106 agreement associated with the outline planning application.

Lighting

- 8.63 Lighting has the potential to impact on nearby residential properties. The Design and Access Statement includes details of the lighting strategy for the scheme, which has been submitted in support of the discharge of Condition 51 (lighting) of the outline planning approval.
- 8.64 Insufficient information has been provided in respect of the details of the proposed lighting (for example with regard to

height, type, position and angle of glare). As such, officers are unable to recommend that this aspect of the scheme is acceptable. In accordance with the advice offered by the Environmental Health Officer, a planning condition has been recommended which requires details of the artificial lighting to be submitted and agreed prior to installation (Condition 5).

Environmental Issues

Noise

- 8.65 The relationship of the development to the local road system could give rise to issues of noise. Issues of noise could also arise. As part of the outline permission conditions (Condition 50), each Reserved Matters application is required to submit a noise attenuation/insulation scheme for residential units to protect the future occupiers against noise.
- 8.66 The submitted Noise Insulation scheme concludes that 'good' external and internal noise levels shall be reasonably achieved with noise mitigation. During the course of the application, this document was revised due to the need to re-consider the noise insulation scheme design solution.
- 8.67 The revised noise insulation scheme predicts that indoor noise levels achieve the requirements of the outline planning condition with regard to noise levels, following mitigation. On this basis, the City Council's Environmental Health Officer has confirmed the acceptability of the revised scheme, subject to the recommendation of a planning condition to ensure that mitigation is carried out in accordance with the approved details (Condition 6).
- 8.68 The proposed ground floor commercial use has the potential to create noise generating activities. In accordance with advice offered by the Environmental Health Officer, conditions have been recommended regarding the use of these premises, in the interests of protecting residential amenity (Conditions 8, 9 and 10). A condition has also been recommended in respect of any mechanical plant and equipment (for example associated with the commercial premises) (Condition 7). On this basis, officers are satisfied that the scheme will safeguard the health and quality of life of future residents with regard to noise.

Contamination

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

Construction Management

- 8.70 Construction related activities can be controlled and mitigated through the discharge of planning conditions attached to the outline planning permission. As a reserved matters application pursuant to the outline consent, the construction of this development will follow the agreed procedures with the Construction Environmental Management Plan (CEMP). In addition to this, the outline consent requires a site specific Construction Method Statement to be submitted prior to commencement of development.
- 8.71 The waste management procedures includes a construction site compound with a designated waste storage area being incorporated into the design of the proposal at an early stage. The segregation of waste into a minimum of eight streams which will provide secure storage with clear labelling is supported.
- 8.72 Through the submitted documentation, and the procedures already secured at the outline stage, it is considered that the application complies with Policy NW28: Construction Process, of the NWCAAP.

Renewable energy and sustainability

- 8.73 The vision shared by both the Applicant, and the local planning authority is that this site is to be an exemplar of sustainable living. The sustainability strategy is formulated around 13 sustainability principles established at outline planning stage, based on the BioRegional One Planet Living measures, an approach which is welcomed. It is clear from both the Sustainability and Energy Statement and the Design and Access Statement which were supported in support of the proposals, that these requirements have been used to inform the design of this scheme.

- 8.74 The proposal includes a number of innovative and exemplar approaches, all of which are fully supported. These include connection of both the residential and non-residential units to both the site wide heating scheme and the site wide non potable water network. In addition, the majority of the units have been designed to benefit from cross ventilation (which helps to ensure that homes will not overheat). The proposals also include the provision of electric vehicle charging points within the basement car park, and the combined use of a green/brown roof with photovoltaic panels.
- 8.75 Outline condition 25 requires the achievement of Level 5 of the Code for Sustainable Homes for the majority of new homes on site, with BREEAM 'excellent' required for all non-residential development. To demonstrate how these requirements will be met, a Code for Sustainable Homes and BREEAM pre-assessments have been included. The overall approach to achieving Code Level 5 is supported.
- 8.76 In conclusion, the detailed and comprehensive level of information that has been submitted is fully supported. The sustainability proposals integrated within this scheme meet the requirements of the outline consent, and the NWCAAP.

Waste and Recycling

- 8.77 The proposed site waste storage strategy is to provide 'Iceberg' type bins externally, such that waste is stored below ground. The Icebergs are easily accessible by road to service vehicles, and are located adjacent to laybys so that the road will not be blocked during collection times.
- 8.78 The locations for the underground bins around this development are fixed within the overall masterplan for the site. They comprise large underground waste vessels, each connected to a small surface collection receptacle. None of the waste hoppers fall with the application red line boundary.
- 8.79 The application is accompanied by a RECAP Toolkit, which provides specific details in relation to the waste management strategy for the development. Waste collection for the residential element of the scheme will be source segregated within individual dwellings into three different waste streams -

mixed recyclables, paper and residual waste. All dwellings will have access to the underground bin refuse system.

- 8.80 In terms of distance to nearest bin site, the Design Code states that for M3, 80% or more of the dwellings should have a total distance from the main dwelling entrance to the nearest bin site of 50 metres or less. The application documentation advises that 83% of the units will have a walking distance of less than 50 metres. Distances of over 50m are required due to the configuration of the building and the location of the bins being fixed along the Eddington Avenue side of the site.
- 8.81 The maximum distance from dwelling entrance to bin site is 72 metres. This relates to two units. A total of 6 units around Core C have a walking distance between 62 and 72 metres.
- 8.82 The waste storage facilities for the commercial element within the scheme is controlled by Condition 57 of the outline permission, which requires details to be approved prior to the use commencing.
- 8.83 On the basis of the above, it is considered that the proposal complies with policy NW2: Development Principles of the NWCAAP.

Transport

Transport Impact

- 8.84 The impact of the wider development was assessed at the outline stage, and considered acceptable subject to a number of conditions and mitigation measures secured through that consent. This Reserved Matters application falls wholly under the outline consent, is within the development limits, and does not need to be assessed fully again in terms of transport impact.
- 8.85 This notwithstanding, a Transport Statement was submitted as part of the application. This document was revised in response to original consultation comments from Cambridgeshire County Council as Highway Authority, in relation to the potential transport impacts of the scheme.
- 8.86 The revised Transport Statement has been reviewed by the County Transport Assessment Team, and confirmed as

acceptable. Officers are satisfied that the development proposals are consistent with the outline permission. The occupation of this development along with other applications within Phase 1 will contribute towards occupations that will trigger mitigation measures within the S106 agreement.

Car Parking

- 8.87 The revised Transport Statement confirms that the scheme will provide 106 car parking spaces for the occupants of the scheme, of which 9 will be for disabled people. Electric car charging points will be provided, the details of which were supplied during the course of the application.
- 8.88 No visitor parking is proposed as part of the scheme. Visitor car parking spaces are provided across the wider site, including over 100 visitor parking spaces in the basement of the food store to the east of the site.
- 8.89 The car parks serving the residential units will be located at basement level, with entrance by a secure gate located at the top of a ramp on Eddington Avenue. Within the car park there will be a one way flow of traffic, with a traffic light system adopted to manage the flow of incoming and outgoing vehicles.
- 8.90 The car parking provision represents one space per unit, which is in general accordance with the car parking policy requirements as set out in the North West Cambridge AAP. This policy has a maximum requirement of one car parking space per dwelling up to 2 bedrooms, and 2 spaces per dwelling with 4 or more bedrooms.
- 8.91 Under NWCAAP Policy NW19 'Parking Standards', the maximum number of car parking spaces which would be permitted would be 118. A reduced provision is made for the 12 three-bed units (served by one car parking space). This is supported with the application by census data analysis, which suggests that the residents will generate demand for fewer than the proposed car parking spaces.
- 8.92 Officers consider the reduced car parking provision for the three bedroom units to be acceptable. The site is in a sustainable location, and is well served by cycle routes and public transport. Parking outside of the wider site in the surrounding residential

streets is unlikely to occur, given the walking distances involved. The Section 106 agreement for the outline permission does factor in monies for monitoring of these streets. If street parking increases, then funds are available from the applicant to consult residents upon, and provide for (if recommended following consultation) controlled parking zones (CPZ) in the affected streets.

- 8.93 Condition 40 of the outline permission requires car parking provision does not exceed 4000 across NWCD overall. Officers are satisfied that the level of car parking proposed as part of this development is proportionate to, and cumulatively will not exceed, the maximum provision.

Travel Plan Approach

- 8.94 The Applicant is required to provide a detailed residential Travel Plan as part of the outline Section 106 agreement. The primary aim of the Travel Plan is to maintain a mode share of no more than 40% of trips to work by car, in accordance with the NWCAAP 'Sustainable Travel' policy.
- 8.95 Part of the Travel plan will include incentives to encourage trips by sustainable modes for all those living on the application site. This includes cycle pools, car sharing scheme and travel information packs for households. These incentives are designed to encourage the choice of sustainable modes of travel from the outset reducing the need to own a car.
- 8.96 The University of Cambridge will also be responsible for parking enforcement across the site and will be responsible for managing the use of the visitor car parking associated with this development.

Cycle Parking Provision

- 8.97 The revised Transport Statement confirms that the scheme will provide 179 residential and 4 commercial cycle parking spaces. This meets the minimum required cycle parking provision.
- 8.98 The cycle parking is distributed between ground and lower ground levels, with ramped street access to both levels. The spaces are located across the development, and focused around apartment entrances and cores. The majority of cycle

spaces are open stands. Enclosed cycle parking is also provided.

8.99 During the course of the application, further information was provided in respect of cycle parking provision, in response to queries raised during the consultation process. The City Council's Cycling Officer remains of the opinion that the cycle parking provision is fragmented, particularly in the semi basement area. It is her view that residents will not use the racks provided, due to the isolation of their location. However, given that residents will have a variety of accessible cycle storage options available to them, this objection is not considered to be sustainable.

8.100 The location and distribution of cycle parking was discussed extensively during pre-application discussions, and has been clarified in the Cycle Parking Strategy (which forms an Appendix to the Transport Statement), which was shared with officers prior to submission. The dispersion of cycle spaces around the residential cores is an appropriate solution, given the configuration of the site.

8.101 The Cycling Officer also raised concern regarding the design of the cycle wheeling ramp. In response, the Applicant has confirmed that a sliding door (rather than hinged opening door) will be provided at the bottom of the ramp, thus preventing conflict with cyclists. With regard the gradient of the ramp, the Council's Cycle and Parking guidance is not prescriptive regarding the gradient of ramps. Furthermore, it is understood that the proposed gradient follows the gradient of the communal stairs which meet lifetime home standards. On this basis, officers do not consider it would be reasonable to request that the 33% incline is altered to 25%.

Public Transport

8.102 The proposed residential units are located in close proximity to the bus stops situated in the local centre and on Eddington Avenue. As part of the Section 106 agreement the obligations require an extension, upon first occupation of a residential unit, of the Uni 4 bus service into the site with its existing 20 minute frequency. A Saturday service with 30 minute frequency will be introduced at the same time providing a frequent, convenient

bus route to the west of Cambridge, the city centre, and Addenbrooke's.

Conclusion

- 8.103 The transport strategy on this site is aiming to be as sustainable as possible. Given public transport improvements secured through the outline permission, car club provision, cycle provision and infrastructure, the overall strategy for car parking is supported.
- 8.104 The proposals for both cycle and car parking comply with policy NW19: Parking Standards, of the NWCAAP. The transport impact will be mitigated for through the existing Section 106 agreement. The proposal is therefore compliant with Policies NW12: Highway Infrastructure, NW15: Highway Provision, NW16: Public Transport Provision, NW17: Cycling Provision, NW18: Walking Provision and NW19: Parking Standards, of the NWCAAP.

Disabled Access

- 8.105 All the dwellings proposed are designed to Lifetime Homes standards. The application is supported by information which demonstrates how these units can be adapted to meet different needs as people's circumstances change. These adaptations include circulation space for wheelchairs, provision for hoists through modification of internal walls and conversion of ground floor spaces to living accommodation.
- 8.106 The scheme has been presented on two occasions to Disability Panel. Arising from discussion of the application proposals, was the observation that steps had been added at ground floor level, between the courtyard (central corridor) and the open space (Storey's Field).
- 8.107 Officers have reviewed the plans, and can confirm that no access is proposed from the development to Storey's Field. These areas are separated by a green edge and a change in levels. Moreover, there has been no change in the scheme with regard to access arrangements, since it was presented to Disability Panel in September 2016. This matter has been discussed with the Council's Disability Officer, who has verbally confirmed the acceptability of the proposals as submitted.

8.108 In conclusion, the scheme adequately addresses inclusive access and is compliant with NWCAAP policy NW2: Development principles Part H.

Fire Hydrants

8.109 Condition 65 of the outline planning permission for the site requires details of fire hydrants to be agreed as part of any reserved matters application. Whilst the application is accompanied by a plan showing the location of fire hydrants, Cambridgeshire Fire and Rescue have requested a more detailed water scheme for the site and surrounding area to explain the hydrant locations, including mains connections. Officers consider that until this information has been received, this condition cannot be discharged.

Public Art

8.110 This Plot does not contain any of the outcomes of the site wide Public Art Delivery Plan.

Third Party Representations

8.111 Two third party representations have been received. The following matters are raised:

Table 3: Representations Received

Issue	Officer response/report section
Height of building roof not in accordance with Design Code criteria.	The building is in accordance with the maximum AOD Heights set out within the NWCD Building Heights Parameter Plans. At 39.5m AOD the scheme is fully compliant with the outline consent. Report reference – Section 8: Height and Massing.-

<p>Impact of building height on residential amenity of properties in Huntingdon Road, in terms of overlooking.</p>	<p>The properties in Huntingdon Road are over a kilometre away from the application site. Officers do not consider that existing residents will be affected by loss of privacy.</p> <p>Report reference – Section 8: Residential Amenity.</p>
<p>Roof garden will give rise to increased noise and disturbance to residents on Huntingdon Road.</p>	<p>The roof garden will serve the residents of the development only, and will not be publically accessible.</p> <p>Officers do not consider there will be adverse amenity impacts arising from noise associated with use of the roof garden, given the distance from the site to Huntingdon Road.</p> <p>Report reference – Section 8: Residential Amenity.</p>
<p>Amenity impacts from construction disturbance.</p>	<p>Construction activities have been agreed through the site wide Construction and Environmental Management Plan and will be closely managed to ensure the impact on surrounding residential properties is kept to a minimum.</p> <p>Report reference – Section 8: Residential Amenity.</p>
<p>Inadequate cycle facilities, especially in relation to cycle safety on the approach to Ridgeway/Bunkers Hill across Huntingdon Road.</p>	<p>This issue is outside the application site red line boundary.</p> <p>Cycle safety concerns have been dealt with as part of the outline permission and the Ridgeway permission (South Cambridgeshire DC reference S/0655/RM).</p>

<p>Removal of grassland on which the development is built will result in loss of diversity and detrimental impact on bees and other pollinators.</p>	<p>A Biodiversity Survey and Assessment has been submitted as part of the application. This demonstrates that the biodiversity principles are embedded within the scheme.</p> <p>Report reference – Section 8: Ecology.</p>
<p>Plan regarding earth removal is unclear.</p>	<p>The development will be built in accordance with the objectives and parameters set out within the site wide Construction Environmental Management Plan (CEMP).</p> <p>In accordance with Condition 53 of the outline planning approval, the developer will be required to submit a Construction Method Statement (CMS) which provides a site specific detailed construction programme.</p> <p>Report reference – Section 8: Construction Management.</p>

Planning Obligation Strategy

8.112 This Reserved Matters application falls under the agreed Section 106 agreement at the outline stage. The proposed development does not give rise to any new issues that need to be secured by legal agreement.

9.0 CONCLUSION

9.1 The proposed development provides a range of market house types and sizes, in a coherent layout of distinctive design, which will make a positive contribution to the context of the NWCD. Landscape and drainage are integrated as part of the design, whilst car and cycle parking is, on balance, successfully accommodated. APPROVAL is recommended.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. Materials samples

Prior to the commencement of the development hereby approved, with the exception of below ground works, full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, stone surrounds, external metal work, balconies, balustrades, rain water goods, coping, bike and bin stores shall be submitted to and approved in writing by the local planning authority.

A sample panel of the facing materials to be used shall be erected on site and shall be at least 1.5m x 1.5m to establish the detailing of bonding, coursing, colour and type of jointing and any special brick patterning/articulation detailing 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 3/4, 3/12 and 3/14).

2. Hard and soft landscaping implementation:

All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

3. Landscape management plan:

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing prior to occupation of the development or any phase of the development whichever is the sooner, for its permitted use. The information shall include details of the maintenance of the green brown roof particularly in relation to the maintenance of the PV units. The landscape management plan 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).

4. Irrigation system and watering points:

Plans and specifications for an automatic irrigation system and watering points shall be submitted for approval in writing by the local planning authority simultaneously with details of the construction of the roof garden and Gallery tree pits. The works shall be carried out as approved. These details shall include proposed extent, type, specification, watering programme and maintenance of the automatic system.

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).

5. Artificial lighting

Prior to the installation of any artificial lighting details of the height, type, position and angle of glare of any final site lighting / floodlights including isolux contours shall be submitted to and approved in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan.

Reason: To protect the amenity of nearby properties. (Paragraph 125 of the National Planning Policy Framework and Cambridge Local Plan 2006 policy 4/13)

6. Noise Insulation Scheme Verification / Completion Report

The development hereby approved shall be constructed fully in accordance with the approved plans and noise insulation / attenuation scheme recommendations and principles as detailed in the submitted and approved 'North West Cambridge, Lot M3 - Reserved Matters Application Noise Insulation Scheme, February 2017 (Prepared by AECOM for Hill Residential - NWC-AECOM-M3-LTW-XX-RPT- AC-0002)' pursuant to condition 50 of variation consent 13/1402/S73.

Prior to first occupation of the residential units an 'AECOM Noise Insulation Scheme (as detailed in i above) post construction / installation completion and performance testing verification report' shall be submitted to and approved in writing by the Local Planning Authority.

The commissioning/verification report shall demonstrate full compliance with the AECOM Noise Insulation Scheme and shall include the following:

- Confirmation that all the rooms constructed have had the noise insulation scheme measures installed fully in accordance with the approved noise insulation scheme report (Ref: NWC-AECOM-M3-LTW-XX-RPT- AC-0002) and that internal noise level criteria have been achieved.
- details of the airborne sound attenuation specification / performance standards of the external building facade elements e.g. glazing & window systems etc.- sound reduction indices / acoustic performance test certificates (undertaken in accordance with standard test conditions).
- whole house ventilation system / mechanical ventilation with heat recovery (MVHR) operational noise calculations and post installation commissioning noise testing in typical room / unit types to ensure that the building services noise limits as recommended have been achieved (day and night-time with MVHR providing whole house ventilation and operating at a duty for thermal comfort control (boost function)).
- schematic diagram of ventilation system layout in typical units, operator control details (manual or automatic) and performance calculations to demonstrate that the boost function can achieve at least 2 air changes per hour for each habitable room.

- west elevation balconies noise mitigation details including acoustically absorptive soffit finish details – sound absorption coefficient certification

- confirmation of overall satisfactory workmanship and installation.

The noise insulation / attenuation scheme and commissioning / verification report as approved shall thereafter be maintained in strict accordance with the approved details in perpetuity and shall not be altered.

Reason: To protect / safeguard the health and quality of life (amenity) of existing residential premises in accordance with paragraphs 109, 120, 123 of the National Planning Policy Framework (NPPF), March 2012 and aims of Policy 4/13 – Pollution & Amenity of the adopted Cambridge Local Plan 2006.

7. Plant & Equipment Noise Insulation Scheme

Before any mechanical plant and equipment is installed an operational noise assessment and scheme for the insulation of any plant and equipment (in particular those associated with the Lower Ground Floor / Underground Car Park and D1 Commercial Premises) as necessary, in order to minimise the level of noise emanating from the said plant and equipment shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and retained thereafter.

Reason: To protect / safeguard the health and quality of life (amenity) of existing residential premises in accordance with paragraphs 109, 120, 123 of the National Planning Policy Framework (NPPF), March 2012 and aims of Policy 4/13 – Pollution & Amenity of the adopted Cambridge Local Plan 2006.

8. D1 Commercial Premises - Hours of Use

Use of the approved D1 Commercial Premises shall only be permitted between the hours of 0730 to 2300hrs Monday to Saturday and 0730 to 2200hrs on Sundays and Bank and Public Holidays.

Reason: To protect / safeguard the health and quality of life (amenity) of existing residential premises in accordance with paragraphs 109, 120, 123 of the National Planning Policy Framework (NPPF), March 2012 and aims of Policy 4/13 – Pollution & Amenity of the adopted Cambridge Local Plan 2006.

9. D1 Commercial Premises - Collection / Deliveries etc

Deliveries to and dispatches / collections from the approved D1 Commercial Premises shall only be permitted between the hours of 0700 to 1900hrs Monday to Saturday and 0900 to 1700hrs on Sundays and Bank and Public Holidays.

Reason: To protect / safeguard the health and quality of life (amenity) of existing residential premises in accordance with paragraphs 109, 120, 123 of the National Planning Policy Framework (NPPF), March 2012 and aims of Policy 4/13 – Pollution & Amenity of the adopted Cambridge Local Plan 2006.

10. D1 Commercial Premises – Amplified Music

When amplified music is played and or public address systems are used within the D1 Commercial Premises all external doors and windows shall be kept closed at all times, apart from the main entrance door/s (that allow general ingress and egress) which shall be kept closed so far as is reasonably practicable.

Reason: To protect / safeguard the health and quality of life (amenity) of existing residential premises in accordance with paragraphs 109, 120, 123 of the National Planning Policy Framework (NPPF), March 2012 and aims of Policy 4/13 – Pollution & Amenity of the adopted Cambridge Local Plan 2006.

11. Biodiversity – installation of bird boxes.

The fourteen house sparrow, swift and starling nest sites shall be installed in accordance with the Biodiversity Survey and Assessment (February 2017) and maintained insitu thereafter.

Reason: In accordance with the aims and objectives of the site wide North West Cambridge Biodiversity Strategy.

12. Surface water drainage

No development shall take place until details of the implementation; maintenance and management of the surface water drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: In order that adequate provision is made for sustainable urban drainage on the site and that detailed construction plans accord with the overall scheme of attenuation, (NWCAAP Policy NW25).

13. Use of toughened glass – eastern elevation

Prior to the occupation of the residential units hereby approved, toughened glass shall be installed within the eastern elevation facing Storey's Field Cricket Pitch, in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The glazing shall be installed in accordance with the approved details.

Reason: In the interests of protecting the residential amenity of prospective occupants of the scheme, in accordance with the National Planning Policy Framework (NPPF) March 2012 and the adopted Cambridge Local Plan 2006.

14. Development in accordance with approved plans.

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

Documents	Revision
Biodiversity Survey and Assessment	1
Design and Access Statement	1
Noise Insulation Scheme	2
Piling Risk Assessment	1
Planning Statement	1
Site Waste Management Plan	1
Surface & Foul Water Drainage Strategy	1
Sustainability & Energy Statement	1

Transport Statement	2
Utilities Statement	1
Waste RECAP Toolkit	1
Drawings	Revision
15-049_PL_001_	1
15-049_PL_002_	1
15-049_PL_099_	B
15-049_PL_100_	1
15-049_PL_101_	1
15-049_PL_102_	1
15-049_PL_103_	1
15-049_PL_104_	1
15-049_PL_105_	B
15-049_PL_110_	1
15-049_PL_111_	1
15-049_PL_112_	1
15-049_PL_113_	1
15-049_PL_114_	1
15-049_PL_115_	1
15-049_PL_116_	1
15-049_PL_117_	1
15-049_PL_118_	1
15-049_PL_119_	1
15-049_PL_200_	1
15-049_PL_201_	1
15-049_PL_300_	1
15-049_PL_301_	1
15-049_PL_302_	1
15-049_PL_310_	1
15-049_PL_311_	1
15-049_PL_400_	1
15-049_SK_310_	1
16585ea-01C	1
25070-601	6
25070-600	5
25070-615	1
25070-620	1
D1931(96)FH(--)001	P2
649.02(DP)004	P1
649.02(DP)005	P1
649.02(DP)006	P1
649.02(DP)007	P1
649.02(DP)008	P1
649_01(SC)01	P1

649_01(SC)02	P1
649_01(SC)03	P1
649_01(SC)04	P1
649_01(SC)05	P1
649_02(MP)001	P1

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The following pages include the following appendices

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

APPENDIX 2 - Plans and Computer Generated Images

APPENDIX 3 – Quality Panel Report