



15 December 2021

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

21/03619/REM – Castle (Land Between Huntingdon Road and Histon Road, Cambridge)

Proposal: Reserved matters application for fifth and sixth housing phases and Allotment 3 (collectively known as BDW5 and 6) including 411 dwellings and allotments with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include access, appearance, landscaping, layout and scale related partial discharge of conditions 6, 8, 10, 14, 15, 17, 18, 22, 25, 26, 27, 28, 29, 35, 40, 49, 52, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT

Applicant: Mr Ray Houghton, Barratt David Wilson Homes (BDW) Eastern Counties

Key material considerations:

- Principle of development
- Context of site, design, and external spaces
- Impact on residential amenity
- Housing delivery
- Access and transport
- Community infrastructure
- Sustainability
- Environmental considerations
- Third party representations

Date of Member site visit: n/a

Is it a Departure Application?: No

Decision due by: 23 December 2021

Application brought to Committee because: This is a reserved matters application for the provision of more than 100 residential units within the JDCC administrative area.

Presenting officer: Yole Medeiros, Principal Planning Officer (Strategic Sites Team)

Executive Summary

1. The proposal for BDW5 and BDW6 is the next residential parcel with reserved matters submission within the Darwin Green One (DG1) development on land between Huntingdon Road and Histon Road. It follows on from the approval of the BDW1 and Local Centre parcels, which are currently under construction with occupation recently achieving the 200th dwelling. It also follows a decision by JDCC to refuse the proposals for parcel BDW2, on 22 December 2020.
2. The scheme would deliver 411 new homes including 164 affordable homes, public open space, play areas and the associated infrastructure, along with one of the three allotments serving the entirety of Darwin Green One (DG1) development, with high-quality building design and public realm. The reserved matters proposal generally accords with the outline consent (07/0003/OUT), the outline parameter plans (PPs) and the Design Code. The inconsistencies were considered to improve the scheme, whilst keeping align the principles of the Code.
3. The clustering of affordable homes generally complies with Annex 10 of the Greater Cambridge Housing Strategy requirements of up to 25 units in a cluster, and a maximum of 12 flats from a lift or common stairwell. Block F1 would have 13 flats in a core, and the adjoining blocks P1 and Q1 would jointly create a cluster of 26 shared ownership and social rent flats. All other flat buildings would be consistent with the number of maximum units in a core or a cluster. Officers have considered these to be minor deviations and that these blocks would be of mixed tenure, with the ground floor entrances, including for the wheelchair accessible and adaptable units, provided with individual entrances. Overall, the affordable homes will be dispersed appropriately across the scheme and would be well integrated with the general market housing. The proposals would therefore align with current policies and the Housing Strategy.
4. The information to discharge conditions relating to construction phasing are not recommended for discharge, given the inconsistency with the approved phasing plan for DG1, and will have to be re-submitted in the future. The delays in meeting infrastructure delivery triggers on the outline S106 Legal Agreement have been considered and the conclusion is that they should not be given weight to this application as they would not interfere with the delivery of parcels BDW5 and BDW6.
5. The proposals would provide additional planning benefits beyond those secured through the outline planning permission, such as future-proofing infrastructure to facilitate the upgrade to efficient electric heating systems and for future electric

vehicle (EV) charging point provision, along with a commitment for more than half of the dwellings to be built to the Future Homes Standard. The scheme would also provide wheelchair affordable homes ready for occupation, and a substantially larger proportion of open space than that required by the outline permission, with inclusive play equipment and sensory planting.

Recommendation

6. The proposed development is **recommended for approval** subject to conditions and informatives, with authority delegated to officers to undertake appropriate minor amendments of those conditions and informatives prior to issue of the planning permission.
7. The information submitted to demonstrate compliance or to discharge Condition 8 Design Code Compliance; Condition 10 Youth Facility and Children’s Play Provision; Condition 14 Soft and Hard Landscaping; Condition 22 Allotment Strategy; Condition 25 Affordable Housing; Condition 26 Accessible Dwellings; Condition 27 Renewable Energy; Condition 35 Detailed Surface Water Strategy; and Condition 58 Noise Assessment for future residents have been accepted and the recommendation is for these **conditions to be discharged**. Part of the information provided to discharge Condition 29 Code for Sustainable Homes have been accepted and the recommendation is for this **condition to be part-discharged**.
8. The information submitted to discharge Condition 17 Tree and Hedge Survey and Arboricultural Implications Assessment (AIA); Condition 18 Arboricultural Method Statement (AMS); Condition 40 Ecological Conservation Management Plan Statement; Condition 49 Secure Parking of Bicycles; Condition 52 Construction Method Statement (CMS); Condition 62 Domestic and Trade Waste; Condition 63 Construction Waste Management; Condition 66 Lighting; and Condition 69 Public Art have not been accepted at this stage and the recommendation is for these **conditions not to be discharged**. Discharge does not apply to Condition 6 Environmental Statement and Condition 15 Broadband Infrastructure.

Relevant planning history

9. The relevant planning history comprises:

Reference	Description	Decision
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 in 20 Feb 2015
S/0001/07/F	Formation of Vehicular Pedestrian and Cycleway Access Road from Histon Road to serve the Urban Extension of the City between Huntingdon	Approved on 18 Dec 2013

	Road and Histon Road Cambridge together with Drainage and Landscaping Works.	
n/a	Submission of details required by Condition 5 – Phasing Plan	Full discharge on 10 November 2014
n/a	Submission of details required by Condition 7 – Design Code	Full discharge on 16 June 2014
n/a	Submission of details required by Condition 9 – Youth and Play Strategy	Full discharge on 16 June 2014
n/a	Submission of details required by Condition 15 – Broadband Strategy	Full discharge on 16 April 2014
n/a	Submission of details required by Condition 22 – Allotments	Part discharge
n/a	Submission of details required by Condition 34 – Surface Water Strategy	Full discharge on 18 June 2014
n/a	Submission of details required by Condition 39 – Ecological Conservation Management Plan (ECMP)	Full discharge (28 April 2014)
07/0003/COND47	Submission of details required by condition 47 - Warning Sign.	Full discharge on 24 Oct 2019
n/a	Submission of details required by Condition 50 – Contaminated Land Assessment and Remedial Strategy	Full discharge (30 December 2013)
07/0003/COND51	Submission of details required by Condition 51 - Construction Environmental Management Plan (CEMP)	Full discharge on 25 April 2014
n/a	Submission of details required by Condition 53 - Construction Programme	Full discharge on 24 November 2014
07/0003/COND67A	Submission of details required by Condition 67 - Archaeology.	Part discharge on 4 March 2021
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 on 19 Jun 2014
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage and utilities pursuant to outline approval 07/0003/OUT	Approved on 23 Dec 2014
15/1670/REM	Reserved matters for 114 residential units and local centre, including library, community rooms,	Approved on 23 May 2016

	health centre and retail units pursuant to outline consent 07/0003/OUT.	
C/5000/15/CC (County Council)	Erection of 2-Form Entry Primary School and Children's Centre.	Approved on 17 Feb 2016
S/0989/16/NM	Non-material amendment to planning application S/0001/07/F	Approved on 18 May 2016
16/0208/REM	Reserved matters application for first housing phase (known as BDW1) including 173 dwellings with associated internal roads, car parking, landscaping, amenity and public open space.	Approved on 27 May 2016
16/0672/NMA	Non-material amendment on application 14/0086/REM to relocate the Toucan Crossing on the apex of the bend to enable improved visibility and to give priority to pedestrians rather than cyclists using the Orbital cycleway.	Approved on 31 May 2016
S/1355/17/FL	Construction of a drainage pond (relocation of drainage pond permitted under reference S/0001/07/F) to support Darwin Green One site wide strategic drainage including revised access and landscaping details.	Awaiting decision
18/0355/FUL	Application for the temporary use of the ground floor of Block B, Plot 70, BDW1 (first residential phase) as a Community Room.	Awaiting decision
19/1056/REM	Reserved Matters application for second housing phase (known as BDW2) including 328 dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 18, 22, 25, 26, 27, 29, 35, 40, 49, 52, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.	Refused on 22 Dec 2020
07/0003/NMA2	Non-material amendment to permission 07/0003/OUT to amend the location of the attenuation pond in the Flood Risk Assessment approved in condition 34 to that proposed in application S/1355/17/FL.	Awaiting decision
21/04431/REM	Reserved Matters application for second housing phase (known as BDW2) including 323 dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 26, 28, 35, 40, 49, 52, 58, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.	Awaiting decision

Planning policies

6. The relevant national policy and guidance is as follows:

- National Planning Policy Framework 2019 (NPPF)
- National Planning Practice Guidance (NPPG)
- National Design Guide (NDG)
- Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Development plan

7. The relevant Cambridge Local Plan (CLP) 2018 development plan policies are:

- Policy 1: Presumption in favour of sustainable development
- Policy 3: Spatial strategy for the location of residential development
- Policy 13: Areas of major change and opportunity areas
- Policy 20: Land between Huntingdon Road and Histon Road Area of Major Change
- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 31: Integrated water management and the water cycle
- Policy 32: Flood risk
- Policy 33: Contaminated land
- Policy 34: Light pollution
- Policy 35: Protection of human health and quality of life from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 42: Connecting new developments to digital infrastructure
- Policy 45: Affordable housing and dwelling mix
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 68: Open space and recreation provision through new development
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development
- Policy 82: Parking management
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Supplementary Planning Document (SPDs)

- Affordable Housing SPD (2008)
- Cambridgeshire Flood and Water SPD (2018)
- Cambridgeshire Quality Charter for Growth (2008)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide SPD (2012)
Public Art SPD (2010)
Greater Cambridge Sustainable Design and Construction SPD (2020)

Other Material Considerations

Draft Affordable Housing SPD (June 2014)
Cambridge City Council's Air Quality Action Plan (2018)
Greater Cambridge Housing Strategy 2019-2023

Publicity

Advertisement		Yes
Adjoining Owners:	Yes	
Site Notice Displayed:		Yes

Consultation

8. Health and Safety Executive

No comments to make. Site does not cross any consultation zone.

9. Lead Local Flood Authority (LLFA)

No objection. Have previously objected the application for reason relating with flood risk and the surcharging of parts of the network; on-site management of flood extent; and management of Sustainable Drainage Systems (SuDS) features within private dwellings. Following submission of a revised Flood Risk Compliance Report and Maintenance Plan, have removed the objection as the document demonstrates that surface water from the proposed development can be managed using permeable paving across private access and parking areas.

Surface water will be discharged into the wider network of swales at a restricted rate or into the infrastructure network. Surface water will connect into the wider surface water network, which has a final maximum outfall of 78.2 litres per second for the whole site. Details have also been submitted demonstrating that the surface water system can be maintained for the lifetime of the development. Recommend informative relating with ordinary watercourse consent and pollution control.

10. Environment Agency (EA)

No objection. Application falls under FRSA (Flood Risk Standing Advice) and the LLFA should be consulted. In further correspondence, the EA stated that the CMS demonstrates an appropriate level of consideration for water quality management, which is acceptable in principle. Noted that given the scale of the development, abstraction and discharge authorisations are likely to be required, irrespective of any planning approval. Provided guidance reference for dewatering authorisations.

11. Historic Environment

No material conservation issues with the proposal.

12. Cambridgeshire Fire and Rescue Service

No objection. Requires adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition. Advises that the position of fire hydrants is generally agreed when the Water Authority submits plans to the Fire Authority. Provides further technical advice in relation to number and location of hydrants, access, and fire suppression.

13. Cambridgeshire Constabulary – Designing Out Crime Officer

No objection, following submission of amended drawings. In relation to crime, disorder and the fear of crime recommended discharge of outline conditions 22 and 66. Regarding condition 49, officers had previously raised concerns in relation to proposed louvre panels on the flat cycle storage. Confirmed that in relation to community safety and reducing vulnerability to crime they were supportive of the proposals.

14. Environmental Quality and Growth Team – Environmental Health Officer

No objection. The proposal is acceptable subject to the imposition of conditions relating with plant noise insulation, and EV charging points, and informative. In relation to environmental health related matters, recommended discharge of outline condition 52, partial discharge of outline condition 58, and that condition 66 is not discharged, due to insufficient information and consideration of the rural setting which is currently predominant in the site location.

15. Built Environment – Sustainability

No objection. The proposed scheme is supported in sustainable construction terms subject to a condition to secure future proofing for low temperature heating. The general approach being taken to reducing carbon emissions is supported. Considering the changing policy background, the following approach to carbon reduction differs for the provision of homes 1-79; 80-183; and 183-411, with improved carbon reduction and sustainability standards in the final units.

The proposed energy strategy includes measures to futureproof those units that would not immediately benefit from electric forms of heating, with a commitment for all units to benefit from low temperature radiators, which are more compatible with technologies such as air source heat pumps. Subject to a condition to secure this commitment, the outline conditions 27 and 28 can be discharged.

The approach in the Energy and Sustainability Report and Code for Sustainable Homes pre-assessments is supported, although recommending that some additional credits be identified to increase the buffer just above the minimum score. Given that the submitted pre-assessments show that achievement of Code Level 4 is possible, is content for works to commence on site with the submission of interim certificates on a phased basis as soon as reasonably practicable to enable part discharge of outline condition 29, with submission of final post construction certification prior to, or as soon as reasonably practicable after occupation.

Recommended amendments for the provision of additional horizontal shading to some of the units was suggested more as a means of further futureproofing the proposals for future climate change as opposed to being specifically needed to deal with immediate issues of overheating. Noted the applicant's comments in respect of the complexity and applicability of the CIBSE methodology and maintained the

recommendation for the use of the methodology albeit not to all dwellings, but for future reserved matters including single aspects apartment or where officers are concerned about the potential for overheating. Requires information about the location of the facilities required to maximise reuse and segregation of waste before outline Condition 63 be discharged.

16. Built Environment – Urban Design

No objection. Is supportive of the amended proposals subject to the conditions relating to materials, sample panels, cycle parking and roof top plant. Acknowledges that following amendments to the application most of the previous suggestions and detailed refinements put have been considered and the 12 action points positively addressed.

Previously had stated that the proposal was generally compliant with the PPs and the exceptions are welcomed, after consideration of the submitted plans and rationale within the Design and Access Statement (DAS). Overall, the scheme is considered compliant with the approved Design Code, as the variations from it are supported as take a design-led approach to evolve the key principles of the design code and creating the potential for significantly better placemaking solution. The proposed arrangement of buildings across the phase, creates a legible structure that provides well defined edges and frontages onto streets, intersections, and key spaces.

The proposed height and massing strategy for this phase is supported, as responds well to key contextual factors, as established within the Design Code, and good placemaking principles. The wide range of typologies and varied roofscapes (stepped, symmetrical pitched, gabled fronted, asymmetrical) creates interesting compositions and streetscapes and are used to reinforce the character of the three neighbourhoods.

Also supports the overall approach to the design of the streets, as helps to reduce vehicle speeds and reinforces the changing character throughout the parcel. The proposed range of car parking solutions relate well to the various typologies and have been developed to create car free spaces and vehicle free frontages onto key spaces. Cycle parking for homes is well integrated within the proposal and cycle parking for apartments is accommodated within the footprint of the building and is well located to be convenient to the shared residential cores.

All apartment typologies are dual aspect which is welcomed. Recommends consideration of additional horizontal shading on specific apartment blocks to help future proof against future climate scenarios. The predominant external material of the scheme is proposed to brick, which is a robust and durable material.

17. Housing Strategy Team – Joint Housing Development Officer (Growth)

No objection. The Housing Strategy Team support the scheme, as it will provide much needed social rented and shared ownership homes for the City. The affordable housing provision of 164 affordable units is policy compliant. The scheme is providing 75% social rented units and 25% shared ownership units and is therefore policy compliant.

Following amendments, state that all inconsistencies regarding the plans, unit layouts and the schedule have been addressed. The housing mix offered differs from the indicative mix in the outline S106, however, reflects the housing need for Cambridge City over the last few years, which is overwhelmingly for 1- and 2-bedroom homes. The developer and Housing Strategy Team have worked together to amend the mix to address some of that need.

The developer has confirmed that all affordable units will be built to Building Regulations requirement M4(2) and additionally 5% (8 units) will meet Building Regulations requirement M4(3)a Wheelchair accessible and adaptable. Of these 8 units the developer has agreed to upgrade 3 of the M4(3)a units to M4(3)b Wheelchair accessible and adapted units for identified applicants requiring fully adapted wheelchair units. All affordable units will achieve Level 4 of the Code for Sustainable Homes, as agreed at outline stage. The application shows that all affordable units meet or exceed the Nationally Described Space Standards (NDSS), and the scheme is therefore policy compliant. The scheme was granted outline permission prior to the policy requirement, but ultimately would not maximise the bed spaces for the affordable units.

The clusters of affordable housing are all below the maximum limit of 25 units. Two blocks of 13 units (P1 and Q1) are adjacent to each other creating a cluster of 26 units but this does not cause any concern for the Housing Team. Additionally, the ground floor units benefit from personal external doors. The Housing Team consider the scheme is policy compliant. The scheme adheres to the Draft Housing SPD, with regards to its requirements that the affordable housing is not distinguishable from market housing by its external appearance and is well integrated into the scheme. A Local Lettings Plan and Nomination Agreement for this scheme is to be agreed between the council and the Registered Provider.

18. Arboricultural officer

No objection. In correspondence stated to be satisfied that the Arboricultural Impact Assessment (AIA) contains sufficient information for to discharge outline conditions, however the Arboricultural Method Statement (AMS) will need to incorporate further information and be updated to include update measures regarding TG26, and warrant its long-term retention, enhancement and management.

Suggests that an updated survey of the hedge is carried out detailing species and numbers of existing specimen, separating out any superior specimens, and detailing species and numbers of replacement specimens. This information can be used to prepare a group TPO. The more detailed survey of the group will inform appropriate management and acceptable fencing, and this should be included as an update in the submitted AMS. Suggests a specific condition to secure this, and conditions relating with a site visit, tree remedial works and tree replacement.

In previous comments had also stated that he AMS included generic statements of protection, and that the statement needed to be a set of clear instructions of how to work near trees and how the site will be managed to minimise conflict with trees.

19. Nature Conservation officer

No objection. Is satisfied with survey effort to inform the submitted Ecological Impact Assessment (EclA). Notes the EclA identifies protected species on site and supports the proposal for their protection during construction and enhanced post construction. Requires clarity on how the proposed and existing application align with regard protected species. Suggests a Construction Ecological Management Plan (CEcMP) condition be applied to ensure that up-to-date surveys, appropriate Natural England License and any necessary protection and mitigation measures are in place prior to disturbance of habitats. As foraging bats are using the site, recommends this to include control of artificial lighting during the construction phase.

Supports all recommendation for species enhancements identified within the EclA and would propose the specification, number and locations be secured with an Ecological Enhancement condition. Notes that the reports identify that suitable nesting habitat for skylarks will be lost during the proposed development and that without appropriate mitigation, this loss of habitat is likely to impact on skylarks nesting on site and recommends mitigation for this habitat loss to be achieved by the enhancement and appropriate management of nearby agricultural land within the outline boundary, combined with the phased working and restoration of the site. The phasing of the works will ensure that a proportion of suitable habitat is always available during the works. Suggests this be secured via S106 Legal Agreement.

Further notes that the application does not include a biodiversity net gain (BNG) assessment and, whilst recognising that the outline approval was secured prior to this requirement, suggests this is provided to demonstrate that the reserve matters proposals deliver a minimum net gain for biodiversity. Acknowledges some of the net gain may be delivered in the wider site landscaping and suggests this is requested prior to determination.

20. Natural Environment Team – Landscape

No objection. Overall supportive of the application, except for the discharge of Condition 66 (Lighting), as the plans still show some lighting columns outside the red line boundary. Recommend a condition to cover details relating to the cycle link to Brownlow Road including planting details to ensure the track is not detractive to the frontage of the houses which front onto it.

21. Streets and Open Spaces Team – Drainage, Open Spaces and Public Art officers

No objection. Further comments have not been received following the submission of the amended application. Previously had stated that part of the information was acceptable, and part required submission of further details to enable assessment and comments. Recommended conditions to secure details not presented with the reserved matters in respect of maintenance and management of the surface water drainage scheme; control structures and headwalls; boundary treatments; allotment details; local areas of play (LAPs) accessibility and delivery. Noted the lack of information regarding the on-site Community Art provision, and the fact that nothing specifically had been keyed on the drawings. Required some of the internal hedges be replaced with decorative screens and further clarification regarding the proposals, to ensure Community Art provision is properly integrated into the site design.

22. Waste Project officer

No objection. Following review of the waste storage capacity in the apartment buildings, suggested the number of bins in some of the bin stores are increased and advised the use 360 litre green bins should be replaced by 140 or 240 litres, based on a 15 litres per person ratio where there are no gardens. Provided a sheet with the capacity recalculation required for each apartment block. Noted collection points for some houses and advised that the resident should not walk more than 30 meters to put their bin out, and crews should not walk more than 25m to get the bins. Indicated the recent change in operation to a kerbside collection, and the preference for the residents to perform longer distances instead of the waste crew, if necessary.

23. Cambridge City Airport

No objection. The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria.

24. Cambridgeshire County Council - Local Highways Authority (LHA)

No objection. The proposed layout and design of the suggested adopted public highway is acceptable. Seeks that all information relating to the proposed adoption of the streets by the LHA is treated as indicative only, as the formal adoption will require a Section 38 [of the Highways Act 1980] agreement to be entered with the LHA. Requires conditions are imposed, in relation to pedestrian visibility splays; private water run-off across or onto the adopted public highway; and the prevention of debris spreading.

25. Cadent Gas

No objection. The application is near a Cadent's medium and low-pressure assets and, whilst stating no objection to this proposal from a planning perspective, require that an informative is added, to prevent damage to assets or interference with Cadent's rights. Provide further generic advice and the booklet 'Specification for Safe Working in the Vicinity of Cadent Assets'.

26. Natural England

No objection. Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Provide further generic advice on other natural environment issues.

Representations from members of the public

27. A Statement of Community Involvement has been submitted in support of the application, relating details of the community engagement undertaken by the applicant. There have been two periods of formal public consultation on this application. The local planning authority undertook a consultation on the amendments in October 2020.

28. The Committee of the Windsor Road Residents Association (WIRE) submitted a letter neither objecting to nor supporting the proposal, with the following comments and queries:

- Pleased to see that public green spaces will be maximised; there are three LAPS; there will be no motorised access through the south eastern boundary; all houses will comply with NDSS standards; sustainability has been improved.

- Require clarification about the cycle and pedestrian access to Histon road via Blackhall and Brownlow roads, and restrictions signs, prevention of motorcycle access and monitoring and enforcement.
- Unsatisfied with the provision of community facilities, given the lack of facilities for children over the age of six and for young people in the whole of Darwin Green.
- Difficulty to respond to consultation because there is no indication which of the documents gives an overview of the application; the plans and drawings do not include keys to colours and symbols, and there is no list of abbreviations and acronyms; some of the documents, are not up to date and contain inaccuracies; which undermine confidence that documents are reliable; and some documents contain illustrations of such low resolution as to be illegible.
- Require confirmation of deadline for consultation responses given uploading of documents in different dates; and queries whether there is further documentation to be submitted and which documents have been removed since initial submission and why.

29. The following owners/occupiers/groups have made representations objecting to the application:

- 10, 12, 14, 16, 18, 20, 22 Brierley Walk
- 2, 9, 14, 19 Cavesson Court
- 1, 2, 3, 4, 6, 39, 41 Martingale Close
- 2 Pelham Court
- 12 Brownlow Road

30. The representations objecting to the application can be summarised as follows, in relation to planning matters:

- Removal of TG26 hedgerow and resulting negative impact to wildlife, surface water absorption and to the living conditions of the occupiers of neighbouring properties, with reference to noise and dust.
- Proximity, density, building heights and/or scale of buildings proposed along the eastern boundary and the resulting negative effect on the living conditions of the occupiers of neighbouring properties, with reference to risks of overlooking, overbearing, overshadowing and noise.
- Poor residential amenity of the proposals.
- Risk of flooding due to construction on the site and exacerbating the existing flooding in the development site and likely resulting in flooding of both existing and new dwellings.
- Potential car parking overspill and irregular access to/from development via the proposed pedestrian and cyclist links towards east, as they facilitate connection between existing residential areas and the proposed development.
- Inconsistency of the proposals with the outline permission and parameter plans, particularly in relation to retention of existing hedgerows; distances with existing properties; and building heights.
- Proposals generally not fitting into the context and existing character of the area.

- Proposals do not consider the outcome of community involvement activities and insufficient time was allowed for public consultation.
- General inconsistencies, inaccuracies and omissions found in documents and drawings.

Background

31. The application site known as parcels 'BDW5' and 'BDW6' are within the wider Darwin Green development, which is a 52.87 hectares site situated on land between Huntingdon Road and Histon Road. This site is allocated within the CLP 2018 within the 'Land between Huntingdon Road and Histon Road Area of Major Change' policy 20.

32. To the north west is an 80 hectares site known as 'Darwin Green 2/3' which is within the South Cambridgeshire District Council (SCDC) boundary and is allocated in the SCDC Local Plan 2018 for approximately 1,000 homes, social infrastructure and open space. Darwin Green 2/3 does not have outline consent.

Outline Consent

33. Outline planning permission was granted in December 2013 for DG1 to deliver a mixed-use development comprising up to 1,593 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. The outline planning application required Environmental Impact Assessment (EIA).

34. The outline consent approved the detail of access from Huntingdon Road within Cambridge City boundary, with a second access from Histon Road approved under a separate full planning permission S/0001/07/F, and wholly within SCDC boundary. The details that were reserved for determination at a later stage were the appearance, landscaping, layout and scale. These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The assessment of a reserved matters application is limited to these aspects.

35. The outline consent approved a series of parameter plans. The approved parameter plans relate to land use, access, building heights, landscape and urban design parameters. Illustrative material accompanying the outline consent including illustrative masterplans or visualisations are not listed on the decision notice and are not approved plans.

36. The outline consent was also subject to planning conditions. These include strategic conditions, including a site-wide Design Code. This was approved in 2014 and all reserved matters parcels are required to demonstrate compliance with it. The code defines a vision for Darwin Green, site-wide coding and defines character areas. Other strategic conditions include a site-wide drainage strategy, a bus route, a site-wide strategy for youth and play, an allotment plan, a public art strategy and construction conditions. The conditions on the outline consent also set requirements for car parking standards, sustainability targets, and affordable housing delivery. Reserved matters must demonstrate compliance with these details.

37. Finally, the outline consent was also subject to a Section 106 Legal Agreement which sets out the requirements for the delivery of affordable housing and social infrastructure, including formal and informal open space, allotments, community facilities and the primary school, and transport improvements.

38. The outline consent was approved under the previous Cambridge Local Plan 2006. As such, policies within the adopted CLP 2018 can only be applied where these fall within the definition of the reserved matters, where details have been secured through conditions, or where the requirements of the new policy are consistent with the Design Code or other approved outline documents. As such, CLP 2018 policies on space standards of the NDSS, EV charging points, or energy and sustainability cannot lawfully be applied to this reserved matters application, as discussed in the relevant sections of this report.

Reserved Matters

39. Several reserved matters consents have been granted and outline conditions discharged, as detailed in the planning history section of this report. This includes approval of site-wide infrastructure including access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site (14/0086/REM). The main arterial route through the site has been completed to base course level and the strategic drainage works have been completed.

40. Reserved matters consent has been granted for the Local Centre (15/1670/REM) and public square (14/1410/REM), and a residential parcel known as BDW1 (16/0208/REM). The Local Centre and BDW1 approved 114 and 173 dwellings respectively. Construction is underway on the Local Centre.

41. In correspondence with the Council, the applicants have advised that the occupation of these parcels has reached the 200th dwelling, triggering planning obligations not yet delivered. The construction has not followed the approved phasing plan. The specific obligations and phasing are discussed further in the Principle of Development section of this report. As discussed in the same section, the delays in delivering the agreed infrastructure at Darwin Green can be resolved and the Council is following up this issue with the developers.

42. Reserved matters have been refused to the BDW2 residential parcel (19/1056/REM) in December 2020 for the reasons summarized as follows:

- Unacceptable level of residential amenity because of small internal space of selected house types and inadequate external amenity spaces for these and other dwellings and inconvenient along with inaccessible provision of public open space;
- Failure to provide high quality and accessible public open space, play areas and adequate cycle parking;
- Unacceptable impact on the residential amenity of neighbouring properties, due to proximity of the proposed dwellings and unacceptable overbearing and overlooking impact on selected properties; and

- Failure to provide sustainable and cohesive communities due to the clustering of affordable homes in groups of between 18-42 dwellings.

Pre-application

43. The BDW5 and BDW6 proposals have been subject to pre-application discussions between February and July 2021. These focussed on meetings as well as technical sessions relating to urban design, landscape, housing, highways, public art, drainage, and sustainability.

44. During the meetings, the Council teams and the applicants aimed at agreeing 'updated' requirements for the development, particularly in terms of sustainability, affordable housing, and urban design, which were not applicable by the time the outline permission was granted. This led to positive changes on the original proposal, as discussed along this report.

45. The pre-application scheme was reviewed by the Cambridgeshire Design Quality Panel and Disability Consultative Panel, and their recommendations are summarized in the relevant sections of this report.

The site and its surroundings

The Site

46. The parcels known as 'BDW5' and 'BDW6' collectively with Allotment 3 form an area of approximately 9 hectares within the northern portion of the DG1 development site. The site is of a triangular shape divided in two areas in the east-west direction by the Transverse Green Corridor 2 and 'topped' by the Transverse Green Corridor 3 which adjoins the site's northern boundary. The southern boundary adjoins the Transverse Green Corridor 1 and the Central Park, and the western boundary adjoins the Orbital Cycle Route, all as approved with the outline permission and infrastructure reserved matters (14/0086/REM).

47. To the east are existing residential areas generally formed by two-storey semi-detached properties paired along Brierley Walk and two-storey detached properties along Martingale Close and Cavesson Court. The northern section of this eastern boundary adjoins the rear gardens of properties along Brierly Walk, with approximate garden depths varying between 10 and 15 metres. The rear gardens of the properties along Martingale Close in the southern portion of this boundary are smaller, varying between 7 and 12 metres in depth, approximately. Other parts of the eastern boundary adjoin side gardens of properties within 2 metres or less of the boundary. There is a hedge along this southern-most part of the eastern boundary.

48. The land is currently grass and scrub with some disturbance due to construction activities related to the wider site, including the provision of the primary street (constructed to base course level) which runs south-west to north-east through the site as approved with the infrastructure reserved matters. The wider DG1 site slopes from the highest point in the south-western corner to the lowest point in north-eastern section of the site.

49. The site is not within a conservation area. The former National Institute for Agricultural Botany (NIAB) headquarters building on Huntingdon Road and Howes Place are Buildings of Local Interest (BLIs). There are no listed buildings within the vicinity. Whilst most of the site is at very low risk, the northern part of the site and an area running from north-centre to southeast of the site are at high risk of flooding from surface water.

Surrounding Area

50. Darwin Green is within a predominantly residential area on the edge of the built-up area of the city. The development together with Darwin Green 2/3 to the west and Eddington on the western side of Huntingdon Road, form part of the city’s north west growth area and the Land Between Huntingdon Road and Histon Road Area of Major Change, identified in the Local Plan to deliver a high quality inclusive new neighbourhood on the edge of the city.

51. The site is approximately 2.5 kilometres from the city centre and 4.7 kilometres from the Cambridge train station. The cycle, pedestrian and public transport facilities secured through the DG1 outline consent connect to good existing infrastructure, including along Huntingdon Road and Histon Road. The Orbital Cycle Route approved through the infrastructure reserved matters (14/0086/REM) provides good connectivity with the same transport network, enabling travels much beyond the local area.

52. The adjoining residential areas along Blackhall Road, Brierley Walk, Martingale Close and Cavesson Court are described further in the residential amenity section of this report. In summary, these are characteristically two storey semi-detached and detached properties, which have enjoyed an outlook onto the open field on the application site.

The proposal

53. The application is made pursuant to condition 1 of the outline planning permission (07/0003/OUT), which mandates submission of reserved matters for each development parcel. Reserved matters approval is sought for the appearance, landscaping, layout and scale for 411 homes and allotments with associated internal roads, car parking, landscaping, amenity and public open space.

54. The proposal would deliver 164 affordable and 247 market homes providing a mix of houses and apartments, with a range of sizes, types and tenures, as summarised in the table below:

	Affordable		Market	Total
	Social rent	Shared ownership		
1 bed flat	32	7	0	39 (10%)
2 bed flat	53	28	62	143 (35%)
2 bed house	28	0	8	36 (9%)
3 bed flat	0	0	1	1 (0%)

3 bed house	6	6	55	67 (15%)
4 bed house	4	0	106	110 (27%)
5 bed house	0	0	15	15 (4%)
Total	123 (30%)	41 (10%)	247 (60%)	411 (100%)

55. The affordable homes would be a mix of 123 social rent and 41 shared ownership units. The affordable dwellings will be owned and/or managed by the affordable housing provider London and Quadrant (L&Q) who are the developer's partner in delivering affordable housing across the DG1 development.

56. The dwellings are a mix of attached and detached properties, ranging from 2 to 3 storeys, including some 2.5 storey dwellings, maisonettes-over-flats and flats-over-garages. The apartment blocks range from 3 to 4 storeys. The built form is a mix of gabled and hipped roofs with varying orientations parallel and perpendicular to the street.

57. Elements of sustainable construction design are embedded in the proposed buildings. All flats are of dual aspect and those facing west and/or where a potential risk of overheating was identified, elements are included in their architecture, such as external horizontal shading to bedroom windows or balconies above, creating an overhang horizontal shading. The majority (55%) of the dwellings will be built to the Future Homes Standard and will utilise electric heating from the outset. Furthermore, the dwellings will have provision for future proofing by facilitating the upgrade of heating systems to an efficient (such as heat pump) electric heating, and provision of EV ducting and infrastructure provided across site for future connection.

58. The primary route through the site runs in the north-south direction and which connects from The Histon Road access to the north and southwards towards future parcels and the Central Park, onto the Local Centre and BDW1. There is a secondary motor-vehicular route from BDW5 and BDW6 along the southern boundary of the site and the Transverse Green Corridor 3 towards future parcels onto the south eastern part of the wider DG1 site.

59. The primary street and the tertiary streets feed a grid structure which vary from a more block structured line of buildings, breaking down to the east and western areas of BDW5 and BDW6 and into smaller mews and shared surface areas. The primary route/street forms part of the public transport/ bus route defined with the outline permission. The application red line boundary also includes pedestrian and cycle links to Histon Road via Blackhall Road and Brownlow Road, in areas adjoining Transverse Green Corridors 1 and 2, at the north and centre of the site, respectively.

60. The proposal includes a total of 0.34-hectare area of public open spaces, including in three key spaces – 'Histon Square' along the primary street, and the 'Weavers Place' and the 'Woodhouse Green' within the quieter residential areas accessed by the tertiary streets. Each includes a LAP and is crossed by a cycle and pedestrian route. Further incidental informal open spaces linking courtyards and these key open spaces are proposed across the site, creating further motor-vehicle free spaces integrated throughout the site, providing a range of play experiences at a doorstep and local scale.

61. The proposal also includes the 0.5-hectare Allotment 3 site adjoining most of the eastern boundary, south of the central Transverse Green Corridor 2. This would have vehicle access from a tertiary street serving a reduced number of dwellings off the secondary street to the south of the site. The allotments site includes car and cycle parking, an area to receive deliveries and communal facilities.

62. Car parking is proposed via on-plot spaces for the houses and small parking courts primarily for the apartments. In total 536 residential car parking spaces are proposed plus 77 on-street visitor spaces and 4 spaces within the allotments. Cycle parking is via small stores for each house and small communal stores for the apartments. A small number of flats-over-garages have cycle parking within a garage. Refuse and recycling facilities are similarly provided for each house or via a communal store for the apartments.

Application documents

63. In addition to the application forms, covering letter and architectural drawings, the application is accompanied by the following supporting information:

- Planning Statement
- Design and Access Statement (DAS)
- Youth and Children's Play Design Compliance Statement
- Landscape Design Approach and Compliance Statement
- Detailed Open Space Landscape Management and Maintenance Plan (DOPLMMP)
- Landscape Masterplan
- Soft Landscape Proposals and Hard Landscape Proposals
- Allotment 03 Proposals
- Tree Pit Details
- Details of bicycle parking facilities
- Domestic and Trade Waste Strategy/Statement
- Broadband statement
- Tree and Hedge Survey
- Arboricultural Implications Assessment (AIA)
- Arboricultural Method Statement (AMS)
- Drainage Statement / Drainage Strategy
- Transport Update Note
- Ecological Conservation and Management Plan (ECMP) compliance statement
- Preliminary Ecological Appraisal (PEA)
- Energy and Sustainability Report
- Public Art Delivery Plan (PADP)
- Noise Assessment
- Construction Method Statement (CMS)/ Management Plan
- Detailed Waste Management Plan (DWMP)
- External Lighting details for public and private areas
- Vehicle tracking diagrams and highway adoption plans
- Statement of Community Involvement

Amended Plans and Additional Information

64. Following the statutory consultation period and initial officer assessment of the application, revised information was submitted for review. These revisions relate to the following formal submissions:

- Construction Method Statement (CMS)
- Detailed Waste Management Plan (DWMP)
- Flood Risk Assessment (FRA), Drainage Strategy, Catchment Plan and Flood Routing Plan
- Transport Statement, Tracking, Road Geometry and Highways Adoption Plan
- Affordable Housing Scheme and Plan
- Tree Survey and Constraints Plan
- Arboricultural Implications Assessment (AIA)
- Arboricultural Method Statement (AMS)
- Preliminary Ecological Appraisal (PEA)
- Ecological Impact Assessment (EclA)
- Badger, Bat and Water Voles surveys
- LAP1, LAP2, LAP3 and Youth and Children's Play Design Compliance Report
- Detailed Open Space and Landscape Maintenance and Management Plan (DOSLMMP)
- Hard and Soft Landscape
- Allotment 03
- Energy and Sustainability Report
- Design and Access Statement (DAS)
- Plans and elevations to apartment blocks
- Plans and elevations to houses

Discharge of conditions

65. In addition to this reserved matters application, the conditions listed below were applied to the outline approval. The information to discharge the conditions is included within the submitted drawings and suite of documents, for determination in parallel and in relation to parcels BDW5 and BDW6:

- Condition 6 Environmental Statement
- Condition 8 Design Code Compliance
- Condition 10 Youth Facility and Children's Play Provision
- Condition 14 Soft and Hard Landscaping
- Condition 15 Broadband Infrastructure
- Condition 17 Tree and Hedge Survey and Arboricultural Implications Assessment
- Condition 18 Arboricultural Method Statement
- Condition 22 Allotment Strategy
- Condition 25 Affordable Housing
- Condition 26 Accessible Dwellings
- Condition 27 Renewable Energy
- Condition 28 Renewable Energy

- Condition 29 Code for Sustainable Homes
- Condition 35 Detailed Surface Water Strategy
- Condition 40 Ecological Conservation Management Plan Statement
- Condition 49 Secure Parking of Bicycles
- Condition 52 Construction Management Plan
- Condition 58 Noise Assessment for future residents
- Condition 62 Domestic and Trade Waste
- Condition 63 Construction Waste Management
- Condition 66 Lighting
- Condition 69 Public Art

Planning assessment

66. From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Context of site, design, and external spaces
- Housing delivery
- Residential amenity for future occupants
- Social and community infrastructure
- Access and transport
- Energy and Sustainability
- Impact on residential amenity of existing properties
- Environmental considerations
- Third party representations

Principle of Development

67. The principle of residential development was established by the outline permission 07/0003/OUT. This is a reserved matters application submitted pursuant to Condition 1 of the outline consent, which requires approval of details of the appearance, landscaping, layout and scale. This application has been submitted within eight years from the date of the outline permission thus complying with Condition 4.

68. This reserved matters proposal is acceptable in principle provided that the development is carried out in accordance with the mitigation measures as set out in the Environmental Statement, that it complies with the outline parameter plans, and that it is compliant with the Design Code and S106 Agreement. Compliance is assessed as follows and in the relevant sections of this report.

Compliance with Outline Parameter Plans

69. The outline consent approved a series of parameter plans (PP) and detailed access plans, and Condition 72 requires development to be in accordance with those approved documents. The applicant has submitted a statement to assess compliance of the current BDW5 and BDW6 reserved matters application with the

PPs, which has been reviewed by officers. This is assessed against the following approved parameter plans:

- Land Use Parameter Plan
- Number of Storeys Parameter Plan
- Landscape Parameter Plan
- Access Parameter Plan
- Urban Design Framework Parameter Plan

70. The Land Use PP shows BDW5 and BDW6 within an area identified on the key as predominantly residential zones, including associated infrastructure and facilities, such as access roads, play areas and allotments. The proposals are for a wholly residential development, other than where it slightly intersects with the 'major formal and informal open space zones', to adjust the proposals to the required landscape corridors, as set out in the Landscape PP, and to align with the layout approved with the 14/0086/REM application. The applicant has provided an overlay of the site boundaries to demonstrate full compliance with the uses proposed by the Land Use PP and in observance of the landscape proposals of the Landscape PP. This is supported.

71. The Number of Storeys PP shows the current parcel includes zones varying between up to 2 storeys and up to 4 storeys, with the lower zones along the boundary adjacent to existing residential areas, and the taller zones towards west, along the Orbital Cycle Route and the Darwin Green 2/3 site beyond. The proposal is compliant with the maximum number of storeys except for the secondary markers which have been introduced aiming to terminate a view or frame a space. All secondary markers are within the maximum heights specified within the Number of Storeys PP, and the approach to their creation is supported by the Urban Design officer. This is acceptable.

72. The approved Urban Design Framework PP shows key building frontages along the primary route through the parcel; positive building frontages along greenspaces and a key building positioned in the north-western most corner of the site. Additional primary markers located around Histon Square where the primary street changes direction and at the northern end of the central park. These, along with the secondary markers and buildings along the frontages distinguish themselves through the proposed unit type and finishing materials. This is supported.

73. Where BDW5 and BDW6 share a boundary with existing properties along Brierley Walk, Martingale Close and Cavesson Court, the PP shows development would be up to 2 storeys, with a maximum height of 9.7 metres. The secondary markers included in this zone are of 2.5 storeys, and within the maximum height of 9.7 metres. The proposed markers have been assessed against the impact on the amenity to neighbouring properties, as discussed in the Layout, Form, Scale and Density section of this report, and were found not to be detrimental to the residential amenity of future and neighbouring occupiers. As such and given the support from the Urban Design officer, this partial non-conformity is acceptable.

74. The Landscape PP shows the existing hedgerow on the BDW5 and BDW6 boundaries with Brierley Walk, Martingale Close and Cavesson Court properties

should be retained. The revised Tree Survey and Tree Constraints Plan identifies this hedgerow as tree group 26 (TG26), running along the southern half of the eastern boundary, as a mixed hedgerow in fair condition. This is proposed to be retained with in-fill planting to establish an uninterrupted row at boundary. Smaller tree groups and isolated trees are identified in locations outside the northern half of the eastern boundary of the development site. The proposals are supported.

75. Where the proposals slightly overlap with the landscape corridors in the Landscape PP, this includes the detailing of the pedestrian and cycle routes coming from the Orbital Cycle Route towards east and the existing residential areas. Detailed proposals falling outside the application site, such as some lighting details, are not approved with this BDW5 and BDW6 application.

76. Other relevant parts of the Access PP for the current parcels are the Histon Road access from the north and the new signal-controlled junction, with potential future extension to bus route along the primary street. This section of the primary street meets the indicative alignment of the bus route with reduced or no traffic at the northern-most part of the site, where an indicative entrance to low-speed environment is expected to be located. This is supported.

77. Overall, the proposal is assessed to be compliant with the outline parameter plans for the reasons given above. Further details relating to the outline parameters are further discussed in other parts of this report.

Outline Environmental Statement

78. Condition 6 on the outline consent requires the development shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement (ES) submitted with the outline permission. The conclusion is that the proposal would not have significant environmental impacts as these would be mitigated through measures secured via conditions and planning obligations. The topics covered by the ES are the following:

- Landscape and Visual Assessment
- Ecology
- Cultural Heritage and Archaeology
- Agriculture and Soils
- Ground Conditions and Contamination
- Drainage and Flood Risk
- Traffic and Transportation
- Noise and Vibration
- Air Quality
- Recreation
- Socioeconomics
- Services
- Waste
- Energy and Carbon Strategy

79. The proposals would not vary from the outline consent and therefore they would not have significantly environmental effects beyond those already assessed with the outline application 07/0003/OUT. An Environmental Impact Assessment therefore is not required alongside the reserved matters application. It is noted that condition 6 of the outline permission does not require any further information to be submitted with the reserved matters, therefore the discharge of the condition is not required in this application.

80. Notwithstanding this, some of the measures to mitigate the environmental impacts in terms of Traffic and Transportation, Recreation and Socioeconomics have not met triggers on the approved Phasing Plan and/or Section 106 Agreement for the outline consent. These are the following measures:

- Creation of open space for public use
- Provision of play equipment for all ages
- Provision of flexible community facilities

81. The delay on the delivery of the above mitigations does not affect the delivery of the BDW5 and BDW6 parcels itself and therefore were not considered material to this application, for the reasons set out in the following sections of this report.

Compliance with other Section 106 Planning Obligations

82. The Section 106 Agreement for the outline consent establishes the triggers for the delivery of the agreed infrastructure to mitigate the wider DG1 development. At the time of preparing this report, the triggers not being met were the following:

- construction and fitting out of the Temporary Community Rooms;
- laying out and completion of 0.8ha of the Informal Space;
- construction, laying out and completion of 0.13ha of the Children and Youth Provision;
- identification of a Health Tenant;
- and the delivery of Public Art in accordance with the approved strategy.

83. At the time of preparing this report, the developers were in contact with Council's officers to address the delays identified above. The expected delivery of the referred open space and play will be for the provision of the occupied parcels south of the DG1 site, and therefore would not directly affect the future occupiers of parcels BDW5 and BDW6. The public art elements which should have been delivered relate to the Local Centre and Central Park outside BDW5 and BDW6 boundary.

84. Furthermore, the developers have indicated the handover of the permanent community facility by the end of this year, which would then supersede the requirement for a temporary facility. Discussions are now progressing positively with the National Health System (NHS) Cambridgeshire and Peterborough Clinical Commissioning Group (CCG), after delay on the identification of a health tenant, due to the situation experienced by the organization in the years 2020 and 2021.

85. The requirements for the provision of open space, play areas and allotments are directly related with the delivery of parcels BDW5 and BDW6, and are set out in

the Section 106 Agreement for the outline consent. The proposals for these parcels include the provision of secondary squares, areas of play, incidental informal open spaces and the Allotment 3. These align with the respective strategies approved as part of the outline permission, as discussed in the Open Space, Children's Play Spaces and Allotments sections of this report. Officers are therefore satisfied that the proposals are consistent with the relevant Section 106 planning obligations.

Phasing

86. A site-wide Phasing Plan dated July 2014 was approved through the discharge of Condition 5 on the outline consent. The plan envisaged Darwin Green being developed from both the Huntingdon Road and Histon Road ends of the site, with parcels BDW5 and BDW6 due to be developed in parallel with parcels currently finalised or under construction, namely BDW1 and the Local Centre. The BDW5 and BDW6 parcels are therefore coming forward out of sequence from the approved Phasing Plan, and an updated version of the Plan will need to be submitted to re-discharge Condition 5. This will need to reflect the reality of the construction and the relevant infrastructure delivery on site, as well as the intended delivery phases for the future.

87. The elements of the approved Phasing Plan directly related with the delivery of the BDW5 and BDW6 parcels are the infrastructure works along the Primary Street; the Histon Road junction/ access; the transverse green corridors adjacent to the parcels; Allotment 3; and the public open space within the parcels. Of these, the infrastructure works along the primary street and the Histon Road junction/ access are the elements of the approved phasing plan to be implemented in advance of the construction of parcels BDW5 and BDW6. The other elements will be implemented concurrently to the construction of parcels BDW5 and BDW6.

88. The developers had previously explained that it was not possible to progress with the Histon Road junction/ access due to the ongoing highway works by Cambridgeshire County Council to complete the cycleway improvements along Histon Road. The developers also noted that the delivery of the planning obligations relating with Histon Road will be triggered with the occupation of the 350th dwelling, and therefore feasible to be delivered prior to the occupation of parcels BDW5 and BDW6. This is acceptable in terms of the materiality of assessing the current application, on the basis that an updated phasing plan is required for approval by the local planning authority (LPA).

Principle of Development – Conclusion

89. The BDW5 and BDW6 scheme forms an important next phase of delivery on Darwin Green, which make a significant contribution to meeting the Greater Cambridge housing delivery targets. There are no unacceptable material conflicts with the Parameter Plans, Environmental Statement, Section 106 Agreement and Phasing Plan of the outline consent. The principle of development is acceptable in accordance with CLP 2018 policies 1, 3 and 20.

Context of site, design, and external spaces

Compliance with Design Code

90. The Design Code for Darwin Green was approved through discharge of Condition 7 on the outline consent in 2014. The Design Code sets a vision for the creation of a distinctive new urban extension to the city, achieving the highest quality of design and embodying the principles of sustainability. It includes site-wide coding for elements that cover the whole site and do not differ across the character areas, including movement network, landscape, waste and drainage strategies. The Code also includes character area coding, which set out the essential characteristics for each area. The BDW5 and BDW6 parcel falls within two of the character areas of the Northern quarters, of 'medium' and 'lower' density, as well as within the Urban quarter 'high density' along the primary street.

91. Condition 8 on the outline consent requires reserved matters applications to include a Design Code Statement to demonstrate how the proposal accords with the Design Code. The applicants have submitted a Design and Access Statement, with contents fulfilling the requirements of the condition to demonstrate compliance with the Design Code. All character areas are within the density parameters set in the Design Code, in terms of the number of dwellings per hectare. This is supported and the compliance will be discussed in the relevant sections of this report. It is important to note that some elements of the Design Code are 'mandatory' meaning there is 'minimum flexibility', and any departure must not conflict with the overall aim of the Design Code.

Cambridgeshire Quality Panel

92. The Cambridgeshire Quality Panel reviewed the scheme at pre-application stage on 25 March 2021. Since then, the scheme has developed and taken account of and responded to the Panel's feedback. In summary, the main conclusions and recommendations of the Panel were:

- The sites have fantastic potential to celebrate the landscape. For example, homes to overlook the green space.
- The landscape presents opportunities for biodiversity and capture of water.
- More consideration is needed to the design of Histon Square: approaches, road layout, cyclist and pedestrian routes; materials, amenities, and the massing of buildings.
- Legibility and wayfinding through the sites and the three neighbourhood parks are key.
- Consideration should be given to environmental standards to future proof the site.

93. These have been discussed in the relevant sections of this report and it is considered that the feedback has been adequately addressed as the scheme has developed. The Panel's report is available on the public register for inspection.

Disability Panel

94. The Cambridgeshire Quality Panel reviewed the scheme at pre-application stage on 25 March 2021. Since then, the scheme has developed and taken account of and responded to the Panel's feedback. In summary, the main conclusions and recommendations of the Panel were:

- The need to provide contrast on the building signage (as opposed to silver against silver) was highlighted by representatives from CamSight.
- The Panel questioned the safety and suitability of the shared space roadway. Shared space was defined as the ability for residents to easily access their homes and for vehicles, cyclists and pedestrians to co-exist harmoniously.
- Some of the streets are called tertiary spaces; these are lower speeds, and shared with vehicles, cyclists and pedestrians, with a recommendation for a safe route through them for wheelchair users.
- A query was made about access to upper floor flats and maisonettes, as well as the building type and the possible location for the installation of a potential through floor lift. Barratts offered to investigate how to resolve this concern, mentioning that a meeting with the Housing Officer was scheduled for 6 April.
- It was asked that there be connected parts of the community via public transport. Barratts responded that they will connect where they can; they would like to connect roads from other developments so people can walk through.

95. These have been discussed in the relevant sections of this report and it is considered that the feedback has been adequately addressed as the scheme has developed. The Panel's report is available on the public register for inspection.

Layout, Form, Scale and Density

96. The overall layout is arranged on a grid structure around the primary street which runs through the site following the approved Access PP and the approved infrastructure reserved matters. During pre-application discussions, opportunities were identified with the urban design team to evolve the block layout and street hierarchy, taking a design led approach to evolve the key principles of the design code and enable significantly better placemaking solutions. Overall, the proposed arrangement of buildings across BDW5 and BDW6 creates a legible structure that provides well defined edges and frontages onto streets, intersections, and key spaces.

97. Key positive variations from the Design Code include a slight change on the block layout and the downgrading of the secondary street crossing the Transverse Green Corridor 2, reducing the number of motor-vehicular movement/ streets bisecting this key open space. Moreover, the design of a new tertiary street allows for a low speed more pedestrian and cyclist environment in this eastern portion of the site, a concept which has been explored throughout the proposed site layout. Car-free zones have been created across the BDW5 and BDW6 site, with permeability and interconnectivity for pedestrian and cyclists maintained throughout.

98. Another key variation from the Design Code has been the re-orientation of the Histon Square, as a key focal point within the northern part of the 'urban quarter –

high density area'. The new east-westerly orientation creates a clearer nodal point that responds to key views and allows for more sun exposure to the south facing public square. During the pre-application discussions, an opportunity to restrict motor-vehicular access was identified to the west onto Histon Square, which has been incorporated in the proposal, reinforcing the pedestrian and cyclists-friendly environment of BDW5 and BDW6.

99. The proposed typologies of parcels BDW5 and BDW6 include apartments, maisonettes, flats over garages (with roof terraces) and a range of house types (terraced, semi-detached and detached forms), all have been designed to respond to their specific context and orientation. The proposed strategy for height and massing responds to contextual factors and good placemaking principles of the Design Code. The proposals are entirely within the maximum heights set out by the Number of Storeys PP approved with the outline permission.

100. The scheme is a mix of 2 to 4 storeys. Taller 3 and 4 storeys frame the Primary Street and the key nodal Histon Square, with larger marker buildings at key corners and gateway locations to aid legibility of the site. The Urban Design officer is supportive of this approach, as the proposed hierarchy of forms relate to the character of the streets and areas they define, with massing carefully considered to respond to longer views, street vistas and street corners. Mews houses and terraces successfully handle the transition into the medium density character areas. Detached houses are proposed within the lower density character areas, creating a 'looser' urban grain along the eastern edge. The wide range of typologies and varied roofscapes create positive compositions and streetscapes and are used to reinforce the character of the three neighbourhoods, as set out in the Design Code.

101. Third party representations have raised concerns about the deviation of the number of storeys to dwellings along the eastern boundary. Plots 048, 197, 200, 202, 204, and 312-313 would depart from the Number of Storeys PP as proposed with 2.5 storeys height, instead of 2 storeys. The DAS explains that these dwellings would act as markers to identify east-west connections and provide focal points to improve way finding within the neighbourhood, an approach supported by the Urban Design officer. In consideration of this approach, officers note the proposed buildings would be within the maximum heights of 9.7 metres set out in the PP. The proposed buildings heights are acceptable.

102. Third party representations highlighted that the proposed plots along the eastern boundary are too close to the existing properties to the east of the site, which would be detrimental to the neighbouring residential amenity. The plans nevertheless show that this is not the case, as generally the back-to-back distances would be over 20 metres. Exceptions are plot 048 which does not back any other property, plot 202 which primarily backs onto the garage and the side garden of property at 2 Martingale Close. Plot 312 backs directly onto garages at the end of Cavesson Court and similarly to plot 202, the risk of the proposals being detrimental to neighbouring properties is very low, if at all existents. Furthermore, officers note the angled positioning between the existing and proposed dwellings, aids in avoiding any risk of direct overlooking and loss of privacy across dwellings by reason of the proximity between existing and proposed development.

103. In terms of the existing dwellings which are within less than 2 metres distant from the boundary to the east of BDW5 and BDW6, consideration was given to the location of Allotments 3, which, in this context, would act as a 'buffer', protecting side gardens of existing properties along Martingale Close and Cavesson Court from any risk of overlooking. Officers note the proposals are for the retention of the existing hedge along this part of the boundary, which also helps in avoiding this risk. The distance between plot 201 and the first dwelling to the east at Brownlow Road is effectively greater than the distance between this later and the next existing dwelling. It is noted that the Design Code or the PPs approved with the outline permission do not require a minimum distance from the boundaries or the neighbouring properties. Overall, the proposed dwellings are not considered to impose any risk of overlooking and loss of privacy due to their proximity.

104. The unit types proposed at plots 048, 202 and 312 are respectively Malvern type 3, Hesketh type 3 and Hesketh type 2, which do not have windows in habitable rooms facing the existing properties in the first and second/half floor, to aid in avoiding the risk of overlooking. Concerns nevertheless have been raised by third parties that this would be detrimental to the quality of design of those dwellings, and that these would seem overbearing when viewed from neighbouring properties and from the public realm at Brierley Walk and Martingale Close. Urban Design officers are of the view that the proposed architectural approach responds well to the design code and good placemaking principles. In discussions with officers, the articulation and massing of the houses along the eastern boundary have been revised to avoid any sense of overbearing when viewed from neighbouring properties along Brierley Walk. Overall, the proposed articulation and massing is supported for the development at BDW5 and BDW6, including to the homes along the eastern boundary. The conclusion is that the development would not seem overbearing when viewed from neighbouring properties.

105. In addition to the above, concerns were raised regarding the proposed 2.5 storeys to the above plots and the potential risk of overshadowing and loss of light to the amenity of neighbouring properties to the east. Considering the general east-west relation between existing and proposed dwellings, and the generous back-to-back distances being proposed, officers conclude the amenity of neighbouring properties will be protected regarding overshadowing and loss of light.

106. The proposal for the plots along the eastern boundary to have rear gardens backing onto rear gardens of existing properties along Brierley Walk does not conflict with the outline permission and is acceptable. Albeit not an approved drawing, the Illustrative masterplan submitted with the 07/0003/OUT outline shows that residential development was expected to be located along the eastern boundary, along with Allotment 3. There is not a minimum requirement for back-to-back distances or to the depth of the proposed gardens, nor a requirement for a green buffer in the approved outline PPs and Design Code. The outline Landscape PP requires the retention of existing hedgerows, which is part of the proposal for BDW5 and BDW6.

Detail and Materials

107. The Urban Design officer concluded that the proposed facades overall are well ordered and proportioned to provide a degree of vertical rhythm and emphasis to the

street. Positive aspects such as roof terraces and how they are integrated to exploit green space views and provide stepped streetscape compositions along mews streets and split-level mews typologies that include accommodation on both the ground floor and over the garage activate entrances into these streets. Other positive aspects are large corner windows and changes in fenestration arrangements, and the material and detailing end vistas. Careful consideration has been given to gable elevations which 'turn' street corners well throughout. Officers are particularly supportive of the inclusion of the gallery accessed maisonette typologies, which evolved through early pre-application discussions. This stacked approach which layers maisonette typologies above ground floor apartments with private front doors, allows for a greater range of home sizes to be integrated along the Primary Street and in key locations where taller forms are required to fulfil townscape and urban hierarchy requirements. This is supported.

108. The overall approach to elevations and materiality are particularly thoughtful and well considered, as noted by the Urban Design officer. A Material Strategy Plan has been submitted with the application, showing the distribution of brick type colours, cladding, and roof materials across the site, along with the Details Handbook, which demonstrates how the materials will be applied to the facades. The predominant external material of the scheme is proposed to be brick, with detailing used to accentuate key features and entrances on facades, with warmer coloured standing seam cladding, clay tile roofs, tile hanging and decorative brick patterning. The materials palette is supported, and conditions are recommended to secure details of the materials and sample panel, to ensure implementation will follow the proposed palette as intended.

Landscaping

109. Overall, the proposal would deliver high quality public realm that promotes low-traffic or pedestrian-friendly spaces, which have been designed to encourage interaction with nature including through integration with sustainable drainage features (urban rills, swales, and rain gardens). The key public spaces including Histon Square, Woodhouse Green and Weaver's Place have a pleasant distribution of spaces for play, gathering and enjoyment of the out of doors, can be used flexibly, and are well overlooked by surrounding housing. The proposed landscaping is supported by the Landscape officer.

110. The deviations to the outline PPs are acknowledged by the Landscape officer as an improvement, particularly the location and orientation of Histon Square and the removal of a secondary street crossing of the Traverse Green Corridor 02, retaining only the Primary Street crossing as the only vehicular crossing of the space. The changes to Histon Square create a more useable and flexible space, as discussed previously, and the removal of the secondary street allows more use of the space in the Green Corridor for recreation and sustainable transport (cycle and pedestrian movement) .

111. The approved Landscape PP shows the existing hedgerow on the parcel's eastern boundaries should be retained. The application includes an Arboricultural Implication Assessment (AIA), identifying TG26 as a non-continuous (tree group) mixed hedgerow along the southern half of the eastern boundary. The documents

confirm TG26 will be retained with mitigation required to protect tree roots, along with in-fill planting to establish an uninterrupted row at boundary. This in accordance with the Landscape PP. The Trees and Hedges section of this report include further considerations to the management and enhancement of TG26.

112. Following amendments to the application, the Landscape officer has recommended discharge of conditions 10 (Youth and Play Provision), 14 (Hard and Soft Landscape), 17 (Tree and Hedge Protection) and 22 (Allotments). Of these, all are recommended to be discharged with this reserved matters application, with the exception of Condition 17 (Tree and Hedge Protection), as more detailed survey of the TG26 group is required to inform appropriate management and acceptable fencing. The details to discharge conditions 10 (Youth and Play Provision), 14 (Hard and Soft Landscape), and 22 (Allotments) are acceptable, in relation to parcels BDW5 and BDW6 and the recommendation is for these conditions to be discharged.

113. The Landscape officer pointed out that the lighting details on the plans show some columns outside the red line boundary of the application. For this and other aspects set out in the Artificial Lighting section of this report, Condition 66 is not recommended to be discharged and further details are expected to be submitted in the future.

114. A further condition has been suggested to secure details of the link to Brownlow Road to be approved by the LPA. This is supported and, noting that both pedestrian and cyclist's links with Brownlow Road and Blackhall Road are offered for adoption by the LHA, the recommendation is that the condition includes both links, with a trigger which would be more consistent with the adoption process.

Inclusive Access

115. The Disability Consultative Panel reviewed the scheme at the pre-application stage and made recommendations to the scheme. The scheme has addressed this with the provision of lifts to all apartment blocks and accessible M4(3) units at ground floor level, with accessible car parking spaces in close location to the units. The design of the streets is supported by the Urban Design officers, including that for tertiary streets to allow are lower speeds, and be shared with vehicles, cyclists and pedestrians. The allotments have been designed to include an accessible parking space and accessible raised beds, although the detail will be secured through a condition. Overall, the scheme would provide inclusive access.

Designing Out Crime

116. The Designing Out Crime officer of the Cambridgeshire Constabulary has reviewed the scheme and has no objection from a safety and security perspective. In relation to Condition 49 of the outline permission, the Constabulary had previously raised concerns about the proposed finishing materials proposed to the cycle storages serving the blocks of flats. The applicants have clarified that the proposal was for the finishing to be in perforated panels (as opposed to louvre panels), and the drawings were amended to indicate the correct material. This is acceptable and sufficient to provide good safe and secure cycle parking provision and surveillance of parking areas. This is supported, however the recommendation is that Condition 49

is not discharged at this stage as further details are to be submitted, for the reasons set out in the Transport and Access section of this report.

117. The Designing Out Crime officer has also reviewed the scheme considering other aspects of crime, disorder, and the fear of crime, in relation to the details submitted to satisfy condition 22 (Allotments) and 66 (Lighting) of the outline permission. Albeit from the Constabulary perspective the submitted details to satisfy these conditions are satisfactory, as previously mentioned, Condition 66 is not recommended to be discharged and further details are expected to be submitted in the future.

Fire Access

118. The Cambridgeshire Fire and Rescue Service have not raised objection to the application and required that adequate provision be made for fire hydrants. Condition 71 on the outline consent require details of the location of fire hydrants to be submitted and this condition will need to be discharged prior to commencement of development. The scheme appears to be compliant in terms of the proximity the fire engine can get to buildings, however this will have to be assessed in detail through the Building Regulations process. For the purposes of planning, this is acceptable.

Context of site, design, and external spaces – conclusion

119. In conclusion, the proposed site layout and design responds positively to the Design Code and accords with the outline parameter plans. The scheme has developed through a collaborative process with the urban design and landscape teams and would provide high quality public realm and buildings. The proposal accords with CLP 2018 policies 55 and 56, and the guidance on good design within the NPPF, applicable to this reserved matters.

Housing Delivery

Affordable homes

120. The Section 106 Agreement accompanying the outline consent requires the reserved matters application to be submitted with an Affordable Housing Scheme to address the priority housing needs identified by the Council. This shall have regard to the Indicative Housing Mix set out within Schedule 17 of the Agreement, the Council's adopted Affordable Housing SPD or any replacement document, the City Council's most recent Strategic Housing Market Assessment, or any replacement mix approved by the Council.

- Affordable housing provision

121. The Indicative Housing Mix within the Section 106 Agreement requires 40% of dwellings to be affordable. The application provides 164 affordable dwellings which is 39.90% of the total housing provided. The 0.10% difference is not considered significant and, as shown by the information within the table below, when taken together with the earlier approved phases, the development would continue to deliver

above 40% affordable housing across DG1. The affordable housing provision at BDW5 and BDW6 is therefore supported.

SPD and S106 requirement	Total affordable %
BDW1 (approved)	39.90
Local Centre (approved)	40.35
BDW5 and BDW6 (proposed)	39.90
Overall	40.05

- Tenure split

122. Furthermore, the Indicative Housing Mix requires an affordable housing tenure split of 75% social rent and 25% intermediate. The proposed tenure mix for parcels BDW5 and BDW6 comprises 123 social rent and 41 shared ownership homes, which aligns with this requirement. It is noted that in combination with the other parcels already approved in the wider DG1, there is an overprovision of social rent units, which aligns with the tenure’s priority set out in the Section 106 Agreement and, more recently, in the Greater Cambridge Housing Strategy 2019-2023. This is welcomed.

SPD and S106 requirement	Social rent 75%	Intermediate 25%
BDW1	81.15	18.85
Local Centre	73.9	26.08
Approved combined	77.52	22.48
BDW5 and BDW6 proposal	75	25
Approved + BDW2	76.34	23.66

- Housing mix and typology

123. The Indicative Housing Mix within the Section 106 Agreement sets out the preferred size mix for the affordable element across DG1, having regards to the different social rent and intermediate tenures. This was intended to ensure a balanced, mixed community with a range of sizes to meet housing needs within the overall DG1 site.

124. The proposed size mix for each of the affordable tenures for BDW5 and BDW6 are shown in the table below, alongside the mix required by the S106 Agreement (columns ‘BDW5 and 6’ and ‘S106%’ respectively). As shown in the table, parcels BDW5 and BDW6 would deliver a majority of smaller 1- and 2-bedroom flats and houses within the affordable provision, and a smaller proportion of larger 3- and 4-bedroom houses, both in isolation and cumulatively with the parcels already approved.

Approved		Proposed BDW5&6	S106 Indicative Housing Mix %	Local Centre+ BDW1+ BDW5&6 ‘Actual’ %	Difference between S106% and Actual %
Local Centre	BDW1				

	SR	SO	SR	SO	SR	SO	SR	SO	SR	SO	SR	SO
1 bf	12	0	11	0	32	7	10%	0%	20%	3%	+10%	+3%
2 bf	22	12	35	0	53	28	10%	5%	39%	14%	+29%	+9%
2 bh	0	0	5	10	28	0	15%	10%	12%	4%	-3%	-6%
3 bh	0	0	5	3	6	6	30%	10%	4%	3%	-26%	-7%
4 bh	0	0	0	0	4	0	10%	0%	1%	0%	-9%	0%
Total	34	12	56	13	123	41	75%	25%	76%	24%	n/a	n/a

SR = social rent, SO = shared ownership
bf = bedroom flat, bh = bedroom house

125. The mix of tenures and sizes have been extensively discussed at pre-application stage, from the point of view of achieving a balanced community which also reflects the housing need within Greater Cambridge. The proposal reflects the mix supported by the officers at that time, who have advised about the changes to the priority for more 1- and 2-bedroom units, in relation to the Indicative Housing Mix within the Section 106 Agreement. Schedule 8 of the Agreement sets out that the affordable offer should meet the Indicative Housing Mix, unless otherwise agreed with the City Council. The Housing officer has confirmed that this mix responds to the current housing need, and the proposals are therefore supported.

126. The current Greater Cambridgeshire Housing Strategy was published after the grant of the outline permission for DG1, requiring that the number of bedspaces to be maximised to ensure the Council can house as many people in the housing register as possible. Whilst it is acknowledged that the scheme theoretically could provide a further 39 bedspaces, this requirement was not applied to the outline permission, and therefore it would not be reasonable in planning terms to object the proposals in these grounds. Moreover, the scheme will provide 403 bedspaces and will overall meet requirements of affordable housing provision in terms of size and tenure mix. The proposals are therefore acceptable.

- Clustering

127. Condition 25 of the outline consent requires reserved matters to include a plan showing the distribution of market and affordable homes, including a schedule of dwelling sizes by number of bedrooms. Furthermore, condition 25 requires that the clustering of affordable homes be consistent with the City Council's Affordable Housing SPD. The adopted Affordable Housing SPD (2008) states that the layout of developments should integrate affordable and supported housing with the open market housing in ways that minimise social exclusion. Clustering affordable homes is supported normally in groups of up to 25 dwellings depending upon the size and design of the development and the nature of the affordable housing. In flatted schemes no more than 12 affordable dwellings should normally have access from a common stairwell or lift.

128. Of the above, the revised Affordable Housing Scheme and Plan sets out that the core of the F1 block would accommodate 13 flats, therefore slightly over the requirements of the outline permission and SPD. All other cores accommodate 12 flats or fewer. Moreover, there would be 26 affordable homes across blocks P1 and Q1, which are adjacent to each other, therefore also slightly above the requirements.

The applicants have noted that P1 is predominantly Shared Ownership and Q1 is predominantly Social Rent and ground floor flats have been provided with individual entrances. Officers note these include units who will be available for disabled residents. This is in line with Annex 10 of the Housing Strategy and supported by Housing officers. Overall, the affordable homes will be dispersed appropriately across the scheme, and consideration has been taken to the design quality of the affordable homes.

129. Overall, consideration was given to the mix of tenures and house types within the clusters, and the tenure blind design of the scheme, which would help minimise social exclusion. This is an acceptable approach for this parcel and the revised Affordable Housing Scheme and Affordable Housing Plan satisfy requirements of clauses 1.1.2 and 1.1.3 of Schedule 8 of the Section 106 Agreement and are therefore recommended for approval.

- Affordable housing provider

130. The S106 Agreement requires that the City Council has approved the appointment of an approved affordable housing provider. The developer has confirmed that L&Q will remain as the affordable housing provider for DG1, as per earlier phases of the development.

Accessible homes

131. 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.

132. The outline consent had been granted before the publication of the Building Regulations 2010 Approved Document M, establishing requirements for the access and use of buildings, considering three categories: M4(1) visitable; M4(2) accessible and adaptable; and M4(3) wheelchair user dwellings. Also posterior to the outline consent is the adoption of CLP 2018 and Policy 51, which currently requires all housing development to enable requirement M4(2) to be met, and 5% of development providing 20 or more dwellings to meet requirement M4(3) or be easily adapted for residents who are wheelchair users.

133. Whilst the above current requirements are not applicable to the development in question, the proposal for BDW5 and BDW6 include 15% of market homes and 95% of the affordable homes meeting requirement M4(2), along with 5% of the affordable homes meeting requirement M4(3) of the Building Regulations 2010. Among the latter, three dwellings will be social rent 2-bedroom flats at ground floor of blocks A1 and F1 which will be delivered to M4(3)(2)(b) wheelchair accessible standards, therefore suitable for immediate occupation by families in need of this requirement. The remaining M4(3) units will meet requirement M4(3)(2)(a) and will be constructed with the potential to be adapted for occupation by a wheelchair user. This is considered to exceed requirements of Condition 26 of the outline permission and will help address current needs of the housing register and is therefore strongly

supported. A condition is recommended to secure the provision of the M4(3)(2)(b) units.

134. So that the market and affordable dwellings meet requirement M4(2), the Approved Document M requires that provision be made so that dwellings meet the need of occupants with differing needs, including some older or disable people; whilst also allowing the adaptation of dwellings to meet the changing needs of occupants over time. This is in line with requirements of Condition 26 of the outline consent and is supported. A condition is recommended to secure the development is constructed to the current requirements, as proposed.

Housing Delivery – conclusion

135. In summary, the proposal delivers the requirements of the S106 Agreement with regards to affordable housing and the current housing need identified by the Council. While the clustering would slightly exceed the SPD, the reasons for this have been explained by the applicant and are acceptable. Overall, the housing delivery, including of affordable and accessible homes is supported, and the proposal is acceptable.

Residential amenity for future occupants

Internal floor space

136. The outline consent was granted under the previous Cambridge Local Plan 2006 before space standards were adopted, and there is no condition to secure this requirement, nor is there is an internal floor space requirement within the approved Design Code. Since the Nationally Described Space Standards (NDSS, 2015) were published and the adoption of the CLP 2018 Policy 50, the local planning authority has taken legal advice on whether internal space standards can lawfully be applied to this reserved matters application.

137. The Counsel advice is that space standards cannot be lawfully applied because case law has established that the internal arrangement of buildings – including the floor space – does not fall under the definition of any of the ‘reserved matters’, namely ‘scale’, ‘appearance’, layout’. Therefore, there is no lawful basis on which the local planning authority can require the proposed scheme to strictly comply with any internal space standards. Notwithstanding this, the local planning authority must assess the quality of the proposed accommodation and the residential amenity of future occupants as a material consideration. For this purpose, the NDSS do provide a useful guide and reference point as to the minimum floor spaces that are generally considered to provide an acceptable living environment.

138. In this context, the applicants have proposed that all 411 dwellings to parcels BDW5 and BDW6 either meet or exceed NDSS for gross internal area, with almost a third of the units being above the minimum standard. The breakdown of compliance levels by tenure is set out in the table below:

Comparison to space standards	Private dwellings (no.)	Affordable dwellings (no.)	Total dwellings (no.)	Total dwellings (%)
Compliant by up to 5% of the required GIA	139	153	292	71%
Compliant by 5% to 10% of the required GIA	85	3	88	21%
Compliant by more than 10% of the required GIA	23	8	31	8%

External amenity space

139. By the same logic relating to the outline consent, the external space standards within the CLP 2018 Policy 50 cannot be lawfully applied, and therefore the assessment is about the quality of the external amenity space and whether this provides a high-quality living environment. The approved Design Code states that amenity space should be of a size, shape, aspect and level that allows it to be positively used whilst affording an appropriate level of privacy to users and should be of a size appropriate to the size of the dwelling in order to accommodate outdoor furniture so that the space is productive.

140. All the proposed houses and apartments would have private external amenity space. The gardens and balconies generally provide space for a table and chairs, as well as bin and bike storage, when this is not a block of flats, where communal storages are provided at ground floor. The smallest gardens are generally at least 4.5 metres wide and 8 metres deep and serve the mid-terrace 2-bedroom properties, providing sufficient external amenities space for these units.

141. The development is generally arranged to maximise sunlight to gardens with streets orientated on south-west to north-east axis, or the perpendicular. A small proportion of larger houses along the southern green corridor (plots 380 – 383; 394 – 398; and 407 – 411) have relatively smaller northern-aspect garden provided at ground floor, which are likely to be in shade throughout the day and for most of the year, which together with a sense of enclosure could have a significant impact on residential amenity. Nevertheless, this is balanced by and additional south-facing and large external private amenity provided above the garage, which can sufficiently accommodate furniture and offer a high-quality living space.

Inter-relationships between units

142. The houses and apartment blocks are generally arranged around perimeter blocks which define the public and private space. This is supported in the Design Code both for the low and medium density character areas. The Design Code does not specify back-to-back distances, but states that the block lengths are likely to be approximately 37 / 38 metres. There are no back-to-back to back distances within the adopted CLP 2018 and therefore this is another matter of planning judgement in terms over overlooking, sense of enclosure and daylight/sunlight.

143. The houses are generally arranged with gardens backing onto gardens, with separation distances between rear elevations of at least 15 metres. The layout

maximises the opportunity to have 'corners' throughout allowing for views from first floor windows rear elevations to be towards the gardens with a rear to side relationship. All blocks of flats are usually within 40 metres length and distant more than 20 metres from each other. They are generally positioned to minimise direct inter-looking between them, with external amenity spaces to the upper floors usually fronting outwards onto open spaces.

144. Shorter separation distances can be found between the flats-over-garages (FoGs) and block D1, where maisonettes are provided over flats (MoFs). Although the balconies at the first floor of the FoGs face Block D1, the deck giving access to the flat on that level avoids any direct overlooking between properties, and the maisonettes on higher levels have most of their windows to habitable rooms and balconies fronting the opposite direction, towards the Primary Street.

Residential amenity for future occupants – conclusion

145. Overall, the dwellings would provide good quality accommodation and would be large enough to meet or exceed the internal floor space standards. Private amenity space and the high-quality public realm and open spaces would go some way to enhancing residential amenity. The proposal exceeds requirements for accessible homes and would contribute to DG1 exceeding requirements for affordable housing provision across the wider site, both in terms of the outline permission and CLP 2018 policies 55 and 56.

Community Infrastructure

Open Space

146. The open space provision is secured through the Section 106 Agreement for the outline consent and is identified on the site-wide Strategy for Youth Facilities and Children's Play Provision for DG1, approved to discharge Condition 9 on the outline consent. The BDW5 and BDW6 site is between in the transverse green corridors 1, 2 and 3 to the south, centre and north of the application boundary respectively, representing approximately 1.51 hectare of open space which would contribute to the delivery on DG1. To the west of the site is the north west green corridor running alongside the Orbital Cycle Route and representing a further 2.79 hectares of informal open space, of which approximately half is directly adjacent to the BDW5 and BD6 site boundary. Those spaces were detailed with the approval of the 14/0086/REM reserved matters.

147. Internally to the application site, the approved site-wide strategy includes three secondary squares, to deliver a total of 0.05 hectare or 557 m². In the BDW5 and BDW6 proposals, these are the Histon Square with 810 m², the 'Doorstep Green' (Weavers Place) with 510 m², and the 'Neighbourhood Green' (Woodhouse Green) with 680 m², totalling 2,000 m². A further 1,335 m² is proposed as incidental informal open spaces linking courtyards and these spaces and the tertiary streets. Overall, the total provision of 3,335 m² or 0.34 hectare of open spaces in the BDW5 and BDW6 site represent over six times the required by the outline permission. The quality and appropriateness of the proposed open spaces are assessed in the Landscape section of this report.

Children's Play Spaces

148. A site-wide Strategy for Youth Facilities and Children's Play Provision for Darwin Green was approved via Condition 9 on the outline consent. The play provision requirements for the BDW5 and BDW6 parcels are to provide three local areas of play (LAPs) located in the secondary squares and being of a minimum of 100 m² (0.01 hectare) each. The Strategy also includes additional play areas in the transverse green corridors, in the form of five LAPs of 100 m² each and one 'super' local equipped area of play (SLEAP) of 853 m², approved under the infrastructure (14/0086/REM) reserved matters.

149. The site-wide Strategy sets out design requirements including locally distinctive areas within green corridors that are safe, easily accessible, and inclusive. More specifically to the LAPs, the outline Design Code and approved Strategy sets out that these are expected to provide informal, less structured, and more naturalistic play, in a context which enables children to identify the space as their own domain. The proposals are considered to have achieved this aim and are supported. Sensory planting and inclusive play equipment have been introduced to all LAPs, and these are strongly supported.

150. Condition 10 on the outline consent requires reserved matters applications to include a Play Statement demonstrating compliance with the approved strategy. The applicant has submitted a compliance statement setting out the provision of three LAPs in each of the secondary squares proposed (Histon Square, Weavers Place and Woodhouse Green), which aligns with the approved strategy. The majority of the BDW5 and BDW6 parcels is within walking distance to the further 8 LAPs provided in this part of DG1, as well as to the SLEAP to be provided in the Traverse Green Corridor 2. Where gaps were identified between the various LAPs buffer zones, incidental play is proposed on the smaller informal open spaces within BDW5 and BDW6. The scheme is therefore highly accessible, and the recommendation is for Condition 10 to be discharged, in relation to parcels BDW5 and BDW6 of DG1.

Allotments

151. The Section 106 Agreement of the outline consent secured three allotment sites across DG1, which should total 1.59ha of allotments provided across the development. The BDW5 and BDW6 proposal includes Allotments 3 as part of this overall provision, with the remainder to come forward in parcels to the centre and south of DG1. The Section 106 requires the first allotment site to be delivered prior to 400 dwellings being occupied. Condition 22 on the outline consent approved an illustrative plan showing the location and extent of the allotment area and requires the submission of an Allotments Strategy with the reserved matters covering the allotment areas.

152. The applicant has submitted an Allotment 3 Detailed Proposals plan, with details of the proposed 0.5-hectare allotment site. This would be arranged around a central communal area accessed from the main entrance at the end of an east-west cycle and pedestrian link proposed. The allotment site features cycle parking, communal shed, composting sites, toilet block, seating, and a pad for a potential

public art commission. Raised beds and car parking are provided in the south of the allotment site, near the secondary / motor-vehicular entrance. The overall concept and layout are supported. The recommendation is for discharge of Condition 22. Officers note that, by force of Schedule 6 of the outline S106 Legal Agreement, the applicants are still required to approve the allotments specification with the local planning authority in the future.

Provision for Waste and Recycling

153. Condition 62 on the outline consent requires full details of the on-site storage facilities for waste including waste for recycling. This should comply with the Design Code which states that the proposal should be guided by the Cambridgeshire and Peterborough Waste Partnership (RECAP) Waste Management Design Guide SPD. The applicant has submitted a Refuse Strategy Plan showing the arrangement of bin stores and collection areas, the refuse vehicular routes, the refuse collector and residents' routes, and a Refuse Vehicle Tracking Plan. The detailed plans and elevations for the bin stores and apartments, are presented with the site-wide plans, and detailed plans for 4 and 2 bikes and bin stores serving the houses.

154. For all the apartment blocks and houses, the bin stores are within 30 metres carry distance as required by the guidance (refuse collector route). Part of the houses in the southern portion of the development would fall outside the 25 metres distance between storage and collection (residents/ pedestrian route) required by the guidance. In these situations, the residents will perform a longer route, in all cases no longer than approximately 35 metres. In these exceptional situations, refuse collector would have to walk reduced routes, generally of no more than 10 metres. This is acceptable as aligns with most recent requirements for collection to be as near the kerbside as possible. Furthermore, these exceptions help in reducing motor-vehicular traffic throughout the site and a more pedestrian friendly environment, which is in accordance with the Design Code and CLP 2018.

155. Each house would have a bin store providing space for three bins. Apartment blocks would have communal bin stores within the ground floor footprint of the building. The capacity of the communal stores was reviewed by the Waste Project officer, who has indicated the most updated requirements for additional black and a blue bins at 7 apartment blocks, and reduction on the green bin capacity in all 16 apartment blocks. The plans demonstrate that the adjustments required by the Waste Project officers would be feasible through adjustments to internal layouts of the bin stores. The Urban Design and Waste project officers did not raise objection to the details provided with the application. Notwithstanding this, details of the apartment blocks bin stores will be required to be submitted in the future, to satisfy Condition 62 of the outline permission. The recommendation is for Condition 62 not to be discharged with this reserved matters application.

Public Art

156. The outline consent approved a site wide Public Art Strategy dated July 2013, which sets out the themes and process for delivering public art across the Darwin Green as a whole. It also breaks down separate commissions with budgets allocated for each of them. Condition 69 on the outline consent requires the submission of a

Public Art Delivery Plan with any reserved matters application, and this has been submitted accordingly.

157. The site-wide strategy identifies the allotments for a public art commission. The delivery plan sets out the concept for an evolution of the Darwin sweet pea and cabbage research developed in earlier phases and links the allotments commission with and the Local Centre commission. The proposal is for an etching of a detailed cabbage in the paving within the allotments and a series of etched pavers installed along footpaths around the Darwin Green site featuring the names of cabbage varieties studied by Charles Darwin.

158. The strategy also includes the gateways and mapping commission, to create a sense of arrival/point of departure at both Histon and Huntingdon Gateways into DG1. The commission would explore the potential to design two echoing 'visual' entrances to the development, the concept and inspiration for which potentially expanded to create a mapping and wayfinding series of works, which link and draw people into and through the development. The budget for this commission (as a whole) is set out in the strategy at £195,650 and the timing for delivery between August 2013 and March 2014.

159. The submitted Darwin Green 5/6 Public Art – Delivery Plan Allotments and Mapping aligns with these aspirations, nonetheless it does not include sufficient information to discharge Condition 69 of the outline permission. The condition requires the Public Art Delivery Plan (PADP) to include the location of the public art; detailed budget allocation; public consultation and member engagement plan; and details for future insurance, care, maintenance, and possible exit strategy. Whilst the submitted document refers to the site-wide strategy, the details specific to BDW5 and BDW6 have not been identified and will require further discussion.

Community Infrastructure - conclusion

160. The proposal would deliver key public spaces including play areas, secondary squares, and Allotment 3, which would support the wider community within DG1, making an important contribution towards the site wide community infrastructure. The scheme is compliant with the site-wide strategies of the outline permission, as well as with the social and community objectives of the CLP 2018 policies and the NPPF.

Access and Transport

Transport Impact

161. The transport impact was assessed at the outline stage and is subject to conditions and mitigation measures secured through that consent. The Transport Statement provides a summary of the mitigation measures secured through the outline consent via conditions and/or the Section 106 Agreement which promote non-car transport modes. Some measures are already in place, such as the works to Huntingdon Road junction. The implementation of the Histon Road access/ junction will be triggered with the occupation of the 350th dwelling, as noted in the Phasing section of this report. Other measures have been incorporated or will be implemented

in this scheme, including the provision of car club spaces, the provision of cycle storage and the implementation of the Travel Plans.

162. A Residential and Area Wide Travel Plan has been approved for the site under the requirements of the Section 106. 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 has already been appointed as part of the transport impact mitigations and Residents and Steering groups were set up, according to information provided by the developers.

Car parking

163. The outline consent controls the number of car parking spaces via Condition 48 which states that car parking for residential properties shall be provided in accordance with the standards set out in the Local Plan. Whilst the condition also restricts the total number of residential parking spaces for the DG1 development, this cap has not been reached. This should not exceed 2,389 spaces and, to date, a total of 379 residential spaces were approved with earlier reserved matters (265 and 114 spaces within BDW1 and the Local Centre, respectively).

164. Car parking standards within the adopted CLP 2018 are set out in Policy 82 and Appendix L. The standards for new developments outside the controlled parking zone are set out in the table below. The proposed 536 residential car parking spaces accords with the adopted standards. The use of tandem on-plot parking and small courts generally of between 5-11 spaces, is supported by the Design Code. A few parking courts would provide a larger number of spaces, mainly in the southwestern quadrant and within the block of apartments south of Histon Square. This is acceptable, as developed collaboratively with officers, taking a design led approach to evolve the key principles of the design code.

Accommodation	Standard	Provision
Up to 2 bedrooms	No more than a mean of 1.5 spaces per dwelling	No more than a mean of 1.5 spaces per dwelling
3 or more bedrooms	No less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling	No less than a mean of 0.5 spaces per dwelling, up to a maximum of 2 spaces per dwelling

165. Regarding visitor parking, outline Condition 48 states that the development could also provide for visitor spaces as appropriate, and that these spaces shall be on street and not allocated to any residential property. The proposal includes 77 visitor parking spaces, which equates to approximately 1 space per 5.33 dwellings, and is acceptable. The visitor car parking spaces have been provided mainly on the primary and secondary streets, with an additional 5 spaces provided between plots 197 and 198. These are evenly spread throughout the development and there is good provision near to key public spaces.

166. Condition 70 of the outline consent requires the applicant to provide details of interim parking management arrangements prior to any formal adoption of the roads and ahead of the introduction of a formal traffic regulation order whereby parking controls will be enforced by the local authority. The applicant is required to submit details prior to occupation of any dwelling on this phase.

Cycle parking

167. Condition 49 on the outline consent requires that any reserved matters application including residential units, non-residential building or public open spaces provide details of facilities for the covered, secure parking of bicycles in accordance with the respective approach approved within the Design Code, set out in the table below:

Accommodation	Standard	Provision
Up to 3-bedroom dwellings	1 space per bedroom	Houses: 1 space per bedroom Apartments: 1 space per bedroom
4 or more-bedroom dwellings	4 spaces per 4- or 5-bedroom dwelling	Houses: 4 spaces per 4- and 5-bedroom dwellings

168. As shown above, the proposal accords with the Design Code requirement, which exceeds the adopted CLP 2018 standards requiring 3 spaces for 4-bedroom dwellings. In total, 1,101 cycle parking spaces will be provided for residents of BDW5 and BDW6, for the apartments these will be in secure covered areas within each building footprint, and for houses they will be provided in secure stores in rear gardens or within garages. These are accessed either via the garage or a side gate.

169. Whilst compliance can be verified in terms of number of spaces, the proposal does not include sufficient information on the details for all cycle parking provided on the site, to discharge Condition 49 at this stage. This is noted on the Urban Design officer comments and the recommendation is therefore not to discharge Condition 49 of the outline permission. Further details to address comments raised at this stage are expected to be submitted in time to allow their provision before the use of the development commences.

170. Further to the above, the Design Code sets out that some level of visitor cycle parking is expected to be provided, particularly for large housing, without specifying quantity requirements. The cycle parking should be in convenient and safe places, where it would not obstruct the passage of pedestrians or vehicles. Moreover, it expects the cycle parking spaces to be well lit and benefit from natural surveillance and be secure, whilst being provided in key public spaces. The 14/0086/REM approval did not include cycle parking along the transverse green corridors, but to the facilities within the central park, at the Pavilion building and around the pond area to the north. Given that the proposal for BDW5 and BDW6 parcels does not include the location and amount of visitor cycle parking a condition is recommended to ensure

this is delivered with the development, following the Design Code and the outline permission.

Cycling and Pedestrian Infrastructure

171. The outline consent secured the delivery of part of the Orbital Cycle Route, which runs along the north western boundary of Darwin Green and has been implemented. The proposal includes two connections crossing the site in the east-westerly direction from the Orbital Cycle Route through the transverse green corridors 2 and 3, linking the site and the existing residential areas to the east through the connection with Brownlow Road and Blackhall Road. These wider connections have been approved through the infrastructure reserved matters consent (14/0086/REM) and details are shown on the BDW5 and BDW6 landscape drawings.

172. The proposals follow the Local Transport Note (LTN) 1/20, with pedestrians and cyclists separated as part of the infrastructure network to and from BDW5 and BDW6 via use of segregated routes. LTN1/20 requires spacing of routes in built up areas to be typically between 250 and 400 metres, decreasing beyond this in the outer suburbs where the density of development is lower. The Orbital Cycle Route covers the majority of BDW5 and BDW6 at 250 metres and entirely within 400 metres of it. The connections to Blackhall Road, Brownlow Road and Cavesson Court also cover most of the parcel at 400 metres from Histon Road. As the density of the development is lower at the furthest point of the development from Histon Road, the distance of just over 400 metres remains in accordance with the LTN 1/20 guidance.

173. Through the development where flows will be lower, the routes become shared with cyclists also being able to use the road network. The single secondary street shown within the northern most section of the site in the Design Code has been downgraded to a tertiary street to promote improved cyclist and pedestrian links. A new segregated pedestrian and cyclist route will be created in the southern-most part of the site, connecting the western part of the site along the Orbital Cycle Route and the entrance of Allotment 3 to the east. Overall, most streets created with the development will be designated for pedestrians and cyclists and would only give access to a few localised number of dwellings. This is in line with the Access PP on what is relevant to the BDW5 and BDW6 parcels.

174. The site is highly permeable to pedestrians and cyclists, coming from existing residential areas between the development and Histon Road further east from the site. Regarding this, third party representations raised concerns relating with the risk of cars using the pedestrian and cycle link for on-street parking and/or access the development from Blackhall Road and Brownlow Road. The application has been amended and the drawing now note highways bollards to restrict motor vehicular access on those links. Officers note however that the links are proposed for adoption by the Local Highways Authority (LHA) and further detailed design is expected to be discussed with the authority to satisfy adoption requirements.

175. Overall, officers are satisfied that the principles of the outline permission, Section 106 and Design Code ensure that appropriate provision for cyclists has been made. Furthermore, the cycle networks and routes which would be created with the development would be coherent, direct, safe, comfortable and attractive, in line with

the aspirations and guidance provided by the LTN 1/20. A condition is recommended to ensure the further detailed design of the pedestrian and cyclists links at Blackall Road and Brownlow Road align with this approach.

Highway safety

176. The LHA has acknowledged the pre-application discussions which took place, stating that the proposed layout and design of the suggested adopted public highway is acceptable. Nonetheless, the comments received include a request for a condition to be imposed, to secure two pedestrian visibility splays of 2 metres by 2 metres be provided each side of each vehicular access to private off-road parking spaces. This is provided in most parts of the site layout, with exception of the houses along the street west of Neighbourhood Green and the street which runs in parallel to the north-eastern boundary, where the visibility splays would mainly be of 1 metre by 1 metre. These would be tertiary streets, designed to be of lower speed and of local use, as intended by the Design Code, and consequently the reduced visibility splays are acceptable.

Access and transport – conclusion

177. The development promotes sustainable transport as much as possible through the site layout, movement hierarchy, and cycle parking provision, and is consistent with the outline consent, Design Code and Section 106 Agreement, and aligns with CLP 2018 policies 80 and 81.

Environmental Issues

Water Management, Drainage and Flood Risk

178. A strategic surface water drainage strategy for Darwin Green has been approved under condition 34 of the outline consent. For the detailed proposals, conditions 35 and 38 require the submission of a surface water drainage scheme and pollution control of the water environment for each reserved matters. 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.

179. The overall drainage strategy for Darwin Green incorporates ponds and swales appropriately located within open green areas and alongside roadways to collect controlled run-offs from the various development site parcels, which include BDW5 and BDW6. The strategy for BDW5 and BDW6 follows the principles referred to within the SuDS Hierarchy as set out in Part H of the Building Regulations. Groundwater monitoring was undertaken and confirmed elevated groundwaters prohibiting the use of infiltration, therefore the strategy for BDW5 and BDW6 assumes no infiltration and a restricted discharge of 78.2 litres per second to the existing drain north of the site. This means an improvement compared to the existing 100-year greenfield run-off rate of 481 litres per second.

180. The strategy shows the BDW5 and BDW6 application site will drain to the infrastructure network which comprises strategic sewers under the Primary Street

(approved with the 14/0086/REM infrastructure application) and the strategic SuDS systems which runs through and around the perimeter of the site. Surface run-off will be conveyed to the various outfall locations via the proposed surface water sewers running underneath the development street network. Flows control will be installed along the proposed networks prior to discharging into the infrastructure network. Small areas will discharge unrestricted in the locations specified in the strategy, and these will be kept to a minimum to provide a benefit to the infrastructure network.

181. The sustainable drainage engineer and LLFA have reviewed the latest drainage report and micro drainage calculations and is satisfied that the latest Flood Risk Compliance Report and Maintenance Plan demonstrates that surface water from the proposed development can be managed through the use of permeable paving across private access and parking areas. Officers are satisfied that surface water will be discharged into the wider network at a restricted rate or into the infrastructure network. Details have also been submitted demonstrating that the surface water system can be maintained for the lifetime of the development. Condition 35 is recommended for discharge.

182. Third party representations have raised concerns about the proposed development increasing the risk of surface water flooding due to the construction of the site. The information submitted including the abovementioned compliance report demonstrate that the run-off will be effectively lower than the current (greenfield) rates, once the development is in place. This is due to the flood control measures proposed for the drainage network to be installed on the site. The calculations and the overall network provisions have been reviewed by the LLFA on what concerns the risk of flooding and they have confirmed to be satisfied with the proposals.

Sustainable Construction and Design

183. The applicant has submitted an Energy and Sustainability Report which outlines the energy assessment the approach towards climate change, low carbon development, renewable energy systems, and the sustainable use of environmental resources. The overall approach to sustainable design and construction is supported as discussed along this section and a condition is recommended to secure the implementation of the measures outlined in the Report.

184. All apartments and houses are dual aspect, allowing cross ventilation and reducing the potential for overheating. The proposed apartment buildings are of a shallow depth, averaging 9 metres, which reduces the need for artificial lighting and mechanical ventilation, therefore reducing energy demands. Window openings have been sized and located to maximise both orientation and views. Most windows are shaded by balconies, thereby reducing solar gain. Where windows may sometimes experience a high degree of solar gain, cross ventilation from shaded windows in cooler will help mitigate any risk of overheating. This is acceptable as the dwellings did not seem to present an undue risk, when assessed against the regulatory assessment (in Part L). This is acceptable, given that meets the outline requirements.

185. Condition 27 of the outline consent requires each reserved matters application to demonstrate that a 10% reduction in carbon emissions can be achieved using on-site renewable energy. Condition 28 of the outline consent effectively supersedes

condition 27 upon adoption of any new policy related to carbon reduction, which has now come into effect following the adoption of the Cambridge Local Plan 2018. Policy 28 requires all new residential development to achieve an on-site reduction in carbon emissions by 44% relative to a Part L 2006 compliant scheme. This equates to a 19% reduction compared to Part L 2013.

186. Information regarding carbon reduction has been included within the report submitted by the applicant, reflecting the policy changing context and the UK transition to net zero carbon and the introduction of the Future Homes Standard, set to take place in 2025. In this context, the proposal is for the plots 1 to 79 homes to be assessed against the current 2013 Part L requirements, and in line with CLP 2018. An improvement between 31% and 47% on Part L 2013 for these units will be achieved through fabric improvements and photovoltaic panels for all units. The units will utilise gas boilers.

187. Applicants have confirmed that Plots 80 to 183 will be built to the forthcoming 2021 Part L requirements, which will have similar approach and energy efficiency measures such as flue gas heat recovery. Plots 184 to 411 will be built to the Future Homes Standard, and will utilise electric heating, likely to be air source heat pumps. The general approach being taken to reducing carbon emissions is supported by the Sustainability officer, and considering the legacy requirements of the outline permission, the proposal is considered acceptable. Condition 27 is recommended to be discharged and the scheme is considered compliant with the updated requirements in condition 28 of the outline permission. A condition to secure that low heating infrastructure is in place to secure future proofing and facilitate the upgrade of heating systems is recommended accordingly.

188. Condition 29 of the outline consent requires all homes to be constructed to a minimum of Level 4 of the Code for Sustainable Homes. The applicant has submitted a Code for Sustainable Homes pre-assessment for the units meeting current 2013 Part L requirements. This shows predicted scores of 71.47% for houses and 68.21% for flats, both of which represent Code Level 4. For these 1-79 units a full Code for Sustainable Homes assessment should be undertaken as early as possible in the design process to ensure compliant evidence is being produced and credits are not being lost. These will need to be submitted at the relevant stages in order to discharge condition 29. For plots 80-411 which are proposed to meet the forthcoming 2021 Part L or Future Homes requirements, a condition is recommended to secure these are assessed against the relevant standards. This is a positive development of the scheme and an upgrade from the outline requirements and is therefore supported.

189. The proposal includes a water strategy within the Energy and Sustainability Report, which targets minimising potable water use to 105 litres per person per day through the implementation of elements such as dual flush WC, taps and kitchen sink taps, bath and shower, and rainwater butts. The proposals achieve 100.5 and 96.4 litres per person per day for dwellings with and without a bath, respectively. Water efficiency credits are targeted in the Code for Sustainable Homes pre-assessment. This is supported and meets the water efficiency targets within the Design Code and CLP 2018 policy 28.

190. The Cambridgeshire Quality Panel recommended that the scheme considers environmental standards to future-proof the site, including consideration for Future Homes standards and the anticipation of the use of de-carbonised electricity, space to accommodate energy and thermal storage, and provision for charging of electric vehicles. The Panel noted and were supportive of the provision of PV panels, rain gardens and the consideration for fabric first and embodied carbon in materials, already in place in the initial stages of pre-application. The applicant has assessed options within the Energy and Sustainability Report based on feasibility and cost-benefit, which has informed their proposals. Officers are of the view the proposals incorporate the recommendations made by the Panel by the time a proposal was submitted to the LPA, as discussed in this and the next section of this report.

191. Condition 63 of the outline application requires the submission of a Detailed Waste Management Plan (DWMP), setting out the approach to reducing construction waste. A Site Waste Management Plan has been submitted. This document contains much of the information required by Condition 63 which is supported, however the information about the waste facility/compound is missing. Applicants have provided an 'execution plan' which does not correspond to the approved phasing plan. Accordingly, the DWMP is not recommended for approval at this stage and a revised plan which includes the missing information will need submitted via a new application to discharge condition 63 prior to commencement of development.

Air Quality

192. The outline consent was approved under the Cambridge Local Plan 2006 which contained no requirements for electric vehicle (EV) charging points. As a result, there is no condition on the outline consent and no requirement within the approved Design Code for the applicant to provide EV charging points within the development. The provision of EV charging points does not fall within the legal definition of any of the reserved matters to which the assessment is limited for the current application.

193. This legacy situation means that it is not lawful to apply adopted CLP 2018 Policy 36 as has been recommended by the Environmental Quality and Growth team. The recommended condition to secure a dedicated EV charge point scheme through a reserved matters consent would fail to meet the tests for the use of planning conditions. Notwithstanding this, the applicant has set out in several sections of the submitted Planning Statement their commitment to provide appropriate ducting and associated infrastructure to all dwellings so that residents could install EV charging points. A condition therefore to secure what is proposed as benefit from this application is reasonable and recommended accordingly.

194. In a similar legacy situation, there is no requirement for the applicant to provide low Nitrogen Oxide (NO_x) boilers, as this is not required in the outline conditions or within the Design Code, and it does not fall under the legal definition of reserved matters. Nevertheless, the amended Energy and Sustainability Report confirms that boilers specified for dwellings should generate less than 40mgNO_x/kWh. This is in accordance with current policy in CLP 2018 and the outline permission.

195. Further measures incorporated into the scheme to promote the use of sustainable transport as described in the Access and Transport section of this report, and the measures to meet carbon reduction and renewable energy targets as covered in the sustainability section of this report, are considered to contribute towards the reduction in emissions and improved air quality for this development.

Odour and Dust

196. Condition 52 of outline permission 07/0003/OUT requires a construction method statement (CMS) be submitted to demonstrate how the construction of the reserved matters approval accords with the details of construction criteria of the construction environmental management plan (CEMP) approved under outline condition 51.

197. Third party representations objecting the proposals include concerns over the removal of the hedgerow identified in the Arboricultural Implication Assessment as TG26 and potential dust from construction. The proposal was amended to confirm that TG26 will be retained. The Environmental Quality and Growth team have reviewed the revised CMS and concluded that the dust management and wheel measures section of the CMS are acceptable. Nevertheless, full details of the concrete crushers' dust mitigation will also be required as will details of the mobile crushing environmental permit.

198. Whilst the Environmental Quality and Growth team are supportive of the revised CMS as submitted, this is not recommended for approval, as the construction sequence and other elements such as identification of parcels presented in the CMS do not correspond to the construction phasing for DG1, as approved to discharge Condition 5 of the outline. This is expected to be addressed in a further submission of details to discharge condition 52 and considering requirements of CLP 2018 Policy 36.

Noise and Vibration

199. The Environmental Quality and Growth team have reviewed the revised CMS and concluded that the construction noise method, monitoring and recording statements, along with the mitigation levels for equipment, plant and vehicles are acceptable. Nevertheless, a revised version of the CMS will need to be submitted to discharge Condition 52 of the outline permission, considering the approved phasing plan for DG1, as discussed previously.

200. Third party representations objecting the proposals include concerns over the removal of the hedgerow, and the potential noise from construction caused without the hedgerow in place acting as a buffer. As previously described, the proposal has been revised and TG26 will be retained. Furthermore, the Environmental Quality and Growth team in reviewing the submitted noise assessment (dated July 2021) are of the view that the conclusions within the assessment are satisfactory concerning the impact of traffic noise on future residential occupants, in line with CLP 2018 Policy 35. Condition 58 of the outline permission is therefore recommended to be discharged.

201. The Environmental Quality and Growth team note that the proposal includes the installation of air source heat pumps from 2025, with the associated noise levels from plant and equipment requiring assessment to ensure local amenity is protected. Given this, a plant noise insulation condition and the standard plant noise informative are recommended, as considered reasonable and necessary in this context.

Contaminated Land

202. Contaminated land is covered by Condition 50 on the outline consent and various site investigation reports have demonstrated that the DG1 development site is largely free from contamination and that no remedial measures are required. As such this condition has been partially discharged and no further investigation works are required. The condition requires a watching brief to be maintained and an assessment and remediation works should be carried out if unexpected contamination is found. Therefore, parts of Condition 50 remain applicable to this reserved matters, and the details are expected to meet requirements of CLP 2018 policy 33.

203. Condition 52 of the outline permission requires the submission of a CMS, demonstrating how the construction of parcels BDW5 and BDW6 accords with the approved CEMP. The revised CMS confirms how imported ground-forming materials will be managed in order to ensure that contaminated material is not brought onto the site. The referencing of the Soil Resource Plan (by Woods Hardwick, ref: IDB/16483/B1, dated October 2014) is noted and welcomed by the Environmental Quality and Growth team, particularly with respect to the commitment to the submission of a Verification Report upon completion. Furthermore, the Environment Agency has confirmed that the CMS document demonstrates an appropriate level of consideration for water quality management, in relation to drainage control measures and contamination. This is in line with CLP 2018 policy 33.

204. Notwithstanding the above, the construction sequence and other elements such as identification of parcels presented in the CMS do not correspond to the construction phasing within the approved CEMP or the phasing plan for DG1, as approved to respectively discharge conditions 51 and 5 of the outline. This is expected to be addressed in a further submission of details to discharge condition 52.

Lighting

205. Condition 66 on the outline consent requires reserved matters applications to include details of the height, type, position, and angle of glare of any final site lighting / floodlights including light contours, with the approved details and measures to be carried out and maintained as approved. The applicants have submitted details of street lighting and private installations, which have been reviewed by the Environmental Quality and Growth team, concluding the impact of the lighting on and off site is difficult to determine. They note the surrounding area is predominantly rural fields and therefore without baseline monitoring, the site should be classed as E2 (rural) 'low district brightness' environmental zone. An artificial lighting impact assessment is then undertaken with predicted lighting levels at proposed and existing residential properties, considering the current rural location in situ.

206. The applicants have submitted justification for the site's classification as E3 (suburban) 'medium district brightness area', however the Environmental Quality and Growth team maintain their position as above. The team notes areas of concerns may differ in terms of ensuring highway or public safety is met and those considered by the team. Accordingly, the recommendation is to not discharge Condition 66 as the details do not sufficiently demonstrate that the amenity and quality of life is protected, in accordance with CLP 2018 Policy 34. A further submission is required to discharge Condition 66 for parcels BDW5 and BDW6 of Darwin Green.

Broadband

207. Condition 15 on the outline consent requires a site-wide strategy for the provision or facilitation of broadband. This condition has been fully discharged and the development shall be carried out in accordance with the approved 'Broadband Provision for Darwin Green' document by Utility Consultant Services dated 20 March 2014. This is in accordance with CLP 2018 Policy 42.

Ecology and Biodiversity

208. A site-wide Ecological Conservation Management Plan was approved via Condition 39 on the outline consent. Condition 40 requires the submission of an Ecological Conservation Management Plan Statement (ECMPS) with any reserved matters, which demonstrates how the proposal accords with the site-wide plan. The applicants have submitted an ECMPS detailing the ten-year management of biodiversity features, species, and maintenance regime, to be used in conjunction with the submitted Preliminary Ecological Appraisal (PEA), which identifies existing ecology and outlines actions that can be taken to enhance the ecological value on site.

209. In addition, an Ecological impact Assessment (EcIA) for parcels BDW5 and BDW6 have been submitted, identifying the existence of protected species on site, primarily associated with the boundary hedgerow and with the ditch features that form part of the infrastructure approval (14/0086/REM) boundary. The EcIA suggests that these features will be protected during construction and enhanced post construction, which is supported by the Council's Nature Conservation officer.

210. Nevertheless, further detailed specifications and drawings are necessary, to ensure the appropriate ecological protection and enhancement features align with regards to protected species. This is supported and the recommended conditions for a Construction Ecological Management Plan (CEcMP), to secure the specification, number and locations of ecological enhancements and Pre-occupancy works are recommended as necessary to make the proposals acceptable in planning terms. Officers note the scope differs from the CMS required by the outline permission and relates and is proportionate to the conditions identified on the BDW5 and BDW6 site.

211. Further to the above, officers require that updated surveys, appropriate Natural England License and any necessary protection and mitigation measures are in place prior to disturbance of the habitats identified in the EcIA. This should cross reference existing approvals (such as the adjacent 14/0086/REM) to ensure that

works align and that the necessary protection measures are appropriately phased and monitored. As foraging bats are using the site the CEcMP is also expected to include control of artificial lighting during the construction phase. This is supported and a condition is recommended accordingly and in line with CLP 2018 policies 69 and 70.

212. The Ecological Conservation Management Plan Statement (ECMPS) will need to be revised to align with the approved EclA and updated surveys submitted with the amended application. The ECMPS is not recommended for approval and the recommendation is that Condition 40 is not discharged at this stage. Although not an outline requirement, the future submission of the ECMPS should consider the inclusion of the biodiversity net gain (BNG) calculations, indicating how the ecological measures may contribute to a net gain.

Trees and Hedges

213. Conditions 17 and 18 of the outline consent require the submission of a land survey, a tree and hedge survey, an arboricultural implications assessment; and an arboricultural method statement, tree constraints plan and tree protection plan respectively for each reserved matters proposal. The applicants have submitted a Tree Survey and Constraints Plan, an Arboricultural Method Statement (AMS), and Arboricultural Implication Assessment (AIA) and tree pit details.

214. The Arboricultural officer has reviewed the submission documents and, whilst satisfied with the revised AIA, recommends the AMS to contain a set of clear instructions of how to work near trees and how the site will be managed to minimise conflict with trees. In addition, the tree protection plans (TPPs) must include access routes, crane locations, the location of materials storage and facilities, along with services information to ensure that no services will be positioned in or cross the root protection area (RPA) of any retained tree.

215. Third party representations, although supportive of the retention of TG26 as proposed, have raised concerns about the future management of the hedge as they would fall within private ownership. For this reason and considerations in the previous paragraph, the Arboricultural officer recommends that a more detailed survey is necessary to allow inform appropriate management and acceptable fencing of TG26, which should then be included as an update in the submitted AMS. The Arboricultural officer has confirmed that the proposed mesh fence is a reasonable compromise regarding light, but a wider space would be necessary to warrant TG26 long-term retention, enhancement, and management. It is noted that the majority of TG26 will fall within Allotment 3, which is proposed for adoption by the Council, and only part of it would remain within private ownership, where they are located to the rear of plots 202-204 and 312-313.

216. The officer recommends the TG26 protection be secured through a tree preservation order (TPO), which can also protect specimens planted within the group to gap-up. This falls outside the remit of this application. Nevertheless, the recommendation for an updated survey of TG26 is supported, including details of existing and replacement specimens as suggested. The survey should also ensure sufficient information is available to guide the appropriate management and

acceptable fencing of TG26. This should then be specified on the AMS to be submitted in the future, when the survey information is available.

217. Based on the above, the recommendation is that conditions 17 and 18 of the outline permission are not discharged at this stage. A further submission of the Tree Survey and Constraints Plan, of the AIA (as required) and of the AMS will be required prior to commencement of development, in accordance with CLP 2018 policy 71.

Archaeology and Heritage

218. A programme of archaeological investigation works was secured via Condition 67 on the outline consent. A written scheme of investigation was agreed with the County Archaeology team, which included part of the BDW5 and BDW6 parcels within an area of investigation. To date, the applicant has not submitted a completion report to the local planning authority to confirm the investigation works have been carried out. Condition 67 requires this to be completed prior to commencement of development within the investigation area. This remains outstanding and the applicant will need to submit this report to fully discharge this condition prior to commencement of development. Notwithstanding this, in correspondence dated 12 March 2021 the County Archaeology confirms to be satisfied that the fieldwork element of the scheme has been completed in accordance with the approved WSI and that they have no objection to the approval of reserved matters applications or the commencement of construction in the approved areas.

Airport Safeguarding

219. The site falls within two airport safeguarding zone consultative areas for any structure greater than 45 metres and 90 metres above the ground level. Cambridge International Airport and the Ministry of Defence (MoD) have been consulted. The Airport has raised no objection to the proposal from an airport safeguarding perspective.

220. Within this zone, the principal concern of MoD is that the creation of new habitats may attract and support populations of large and, or flocking birds. This is usually the case when an extensive network of SuDS is proposed with the development. In the case of BDW5 and BDW6, the main SuDS will effectively be placed outside the application boundary and within the transverse corridors, approved with the infrastructure reserved matters (14/0086/REM). For the purposes of assessing this application, given that the infiltration is restricted in the site the only SuDS elements proposed are the permeable paving across private access and parking areas. Whilst the MoD have not sent any comments to the date this report was finalised, officers are satisfied that the proposals do not conflict with CLP 2018 Policy 37.

Third Party Representations

221. The third-party representations relating to the removal of the TG26 hedgerow are no longer relevant to this proposal following the confirmation that the hedgerow will be retained. The representations relating to the impact on the amenity of neighbouring properties and general character of the area, flood risk, car parking,

inconsistency with the outline permission, have been addressed in detail in the relevant sections of this report.

222. The general and other points are addressed as follows:

Comment	Response
The proposal has diverged from the original proposal and there should be a "buffer zone" between the new and existing buildings so they are not closer than 50 meters.	The assessment in this report has concluded that the scheme is compliant with the outline permission. There is not a requirement for a minimum of 50 metres between the proposed and existing buildings in the approved outline plans.
Inconsistency of the proposals with the outline permission and parameter plans, particularly in relation to retention of existing hedgerows; distances with existing properties; and building heights.	The assessment in this report has concluded that the scheme is compliant with the outline permission and parameter plans, including the Landscape PP.
Proximity, density, building heights and/or scale of buildings proposed along the eastern boundary and the resulting negative effect on the living conditions of the occupiers of neighbouring properties, with risks of overlooking, overbearing, overshadowing and noise.	The proposed layout, scale and massing are supported and the assessment in the Layout, Form, Scale and Density section of this report has concluded that the proposals would not be detrimental to the residential amenity of existing neighbouring properties. The slight deviation from the Number of Storeys PP is supported. The proposed density falls within the density aimed for each character area in the Design Code.
Poor residential amenity of the proposals.	Albeit not an outline requirement, all units would comply with the minimum GIA set out by the NDSS. The quality of the internal spaces would provide good quality accommodation, as assessed in the Internal Floor Space / Residential amenity for future occupants section of this report.
The density is higher than the outline planning approval and unacceptable, and it out of character with the surrounding area and impacts on residential amenity of neighbouring properties.	The proposed densities for each character areas falls within those outlined in the Design Code. The Layout, Form, Scale and Density section of this report concludes that the proposed strategy for height and massing responds to contextual factors and good placemaking principles of the Design Code. The impact to neighbouring properties has been assessed in the Layout, Form, Scale and Density section of this report, and the conclusion is that the proposals would not have a

	detrimental impact on the residential amenity of neighbouring properties.
Impact of construction work on Darwin Green site on the residential amenity of neighbouring properties, including noise and dust.	The impact of construction works on residential amenity is controlled through conditions 51 and 52 of the outline consent. Compliance with this for earlier phases of development is a separate matter for planning enforcement.
Risk of flooding due to construction on the site and exacerbating the existing flooding in the development site and likely resulting in flooding of both existing and new dwellings.	Risk of flooding has been considered in the Water Management, Drainage and Flood Risk section of this report. The proposals when built would significantly improve the current green-off rate and the surface run-off will be conveyed to the various outfall locations via the proposed surface water sewers running underneath the development street network and the strategic SuDS systems which runs through and around the perimeter of the site.
Potential car parking overspill and irregular access to/from development via the proposed pedestrian and cyclist links towards east as they facilitate connection between existing residential areas and the proposed development.	This has been assessed in the Cycling and Pedestrian Infrastructure section of this report. Sufficient details have been provided at this stage to ensure irregular access by motor-vehicles. A condition is recommended to secure further design details of the links. The car parking section of this report includes the assessment of car parking provision for future residents and visitor car parking, in line with the Design Code.
Proposals do not consider the outcome of community involvement activities and insufficient time was allowed for public consultation.	A Statement of Community Involvement has been submitted in support of the application, relating details of the community engagement undertaken by the applicant. There have been two periods of formal public consultation since submission, and in total the application has been available between August and November 2021 for inspection and comments through the public register. All comments received within this period were considered in the assessment of the application.
General inconsistencies, inaccuracies and omissions found in documents and drawings.	The application was amended to address inconsistencies, inaccuracies and omissions in the documents and plans for approval.

Conclusion

223. The assessment of the reserved matters of layout, landscaping, appearance and scale in this report have concluded that the details are acceptable and generally compliant with the outline permission. The deviations from the Design Code have been assessed in the relevant sections of this report, which concluded that these do not diverge from the principles established at the outline stage. All deviations have been supported by the relevant officers, and the proposals are effectively considered compliant with the outline permission.

224. The number of affordable homes in one core of apartment blocks would exceed guidance by one dwelling in one of the apartments blocks. Moreover, two adjoining blocks of apartments would also exceed the maximum number of affordable homes in a cluster by one dwelling. These deviations have been considered minor in light of the quality of design of the affordable housing provided. Officers have considered the scheme would provide appropriate distribution of affordable homes overall, and that these would be well integrated with the general market housing. The proposals would therefore align with current policies and the Housing Strategy.

225. The proposals would provide additional benefits not required by the outline permission, such as future-proofing infrastructure to facilitate the upgrade to efficient electric heating systems and for future electric vehicle (EV) charging point provision, along with a commitment for more than half of the dwellings to be built to the Future Homes Standard. The scheme would also provide wheelchair affordable homes ready for occupation, and a substantially larger proportion of open space areas with inclusive play equipment and sensory planting, beyond the requirements of the outline permission.

226. The conditions not discharged with this reserved matters application will need to be submitted in the future, in line with the triggers applied to each specific condition.

Recommendation

227. **Approve planning permission of reserved matters application reference 21/03619/REM**, subject to the conditions and informatives listed below in this report, with authority delegated to officers to undertake appropriate minor amendments of those conditions and informatives prior to issue of the planning permission.

228. **Approve / refuse according to the recommendations for each condition set out in the table below the partial discharge of the following outline planning conditions** (planning application reference 07/0003/OUT) insofar as they relate to the BDW5 and BDW6 application proposals:

Conditions submitted	Recommendation	Outstanding information
Condition 6 Environmental Statement	Not Applicable. The requirements of condition 6 are for the development to be carried out in	n/a

	accordance with the mitigation measures on the outline ES.	
Condition 8 Design Code Compliance	Discharge	n/a
Condition 10 Youth Facility and Children's Play Provision	Discharge	n/a
Condition 14 Soft and Hard Landscaping	Discharge	n/a
Condition 15 Broadband Infrastructure	Not applicable. Discharged on 16 April 2014.	n/a
Condition 17 Tree and Hedge Survey and Arboricultural Implications Assessment (AIA)	Not discharge	Resubmission required. An updated survey of the TG26 hedge to include details of species and numbers of existing specimen, separating out any superior specimens, and detailing species and numbers of replacement specimens. Survey of TG26 should be sufficient to inform appropriate management and acceptable fencing.
Condition 18 Arboricultural Method Statement (AMS)	Not discharge	Resubmission required. TG26 detailed survey to inform the AMS.
Condition 22 Allotment Strategy	Discharge	n/a
Condition 25 Affordable Housing	Discharge	n/a
Condition 26 Accessible Dwellings	Discharge	n/a
Condition 27 Renewable Energy	Discharge	n/a
Condition 28 Renewable Energy	Compliant	n/a
Condition 29 Code for Sustainable Homes	Part-discharge	Interim and post-completion certificates required.
Condition 35 Detailed Surface Water Strategy	Discharge	n/a

Condition 40 Ecological Conservation Management Plan Statement	Not discharge	Resubmission required. Consistency with approved EclA and updated surveys. Inclusion of the biodiversity net gain (BNG) calculations is supported.
Condition 49 Secure Parking of Bicycles	Not discharge	Resubmission required. Locations for oversized bike parking and bike maintenance areas to be confirmed, along with clarification of stand type to safeguard oversized bikes. Include details required by the Urban Design officer, as relevant.
Condition 52 Construction Method Statement (CMS)	Not discharge	Resubmission required. Construction phasing to align with approved phasing plan.
Condition 58 Noise Assessment for future residents	Discharge	n/a
Condition 62 Domestic and Trade Waste	Not discharge	Resubmission required. Include bin capacity for apartments as revised by the Waste Project officers and details for the design of houses' bin stores required by the Urban Design officer, as relevant.
Condition 63 Construction Waste Management	Not discharge	Resubmission required. Information about the waste facility/compound is missing. Construction phasing to align with approved phasing plan.
Condition 66 Lighting	Not discharge	Resubmission required Assessment to consider the current rural location in situ. Proposed light columns must be located within the REM red line boundary. Proposals are acceptable in terms of community safety and reducing vulnerability to crime.

Condition 69 Public Art	Not discharge	Resubmission required. Details to include plan showing location of installations.
-------------------------	---------------	--

Conditions

1. Plans Compliance

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

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

2. Construction Ecological Management Plan

No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests, in compliance with Cambridge Local Plan 2018 Policy 57.

3. Natural England Protected Species Licences

No works likely to cause harm to badgers or water voles shall not commence unless the local planning authority has been provided with either:

- a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the protection of priority species and habitats, in line with Policy 57 of Cambridge Local Plan 2018.

4. Futureproofing for Electric Vehicle Infrastructure

Prior to above ground works commencing and in order to facilitate and enable the future installation of dedicated electric vehicle (EV) charge points, a scheme including relevant plan(s) and specification of the appropriate ducting and associated infrastructure to all dwellings shall be submitted to and approved in writing by the local planning authority.

The scheme shall enable capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces, and be sufficient to accommodate the future provision of:

- One active electric vehicle charge point for each residential unit with allocated parking space within the plot curtilage, to be designed and installed on site with a minimum power rating output of 7kW; and
- Provision of active electric vehicle charge points for at least 50% of communal/courtyard and on street parking spaces, to be designed and installed on site with a minimum power rating output of 7kW.

The charge points shall be designed and installed in accordance with BS EN 61851 or any superseding standard or Building Regulations.

The EV infrastructure scheme shall be approved in writing prior to the commencement of groundworks and the infrastructure installed prior to the occupation of the associated property or parking area and maintained and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the NPPF and Policy 36 of the Cambridge Local Plan 2018 and with Cambridge City Council's adopted Air Quality Action Plan 2018.

5. Visitor Cycle Parking

Prior to above ground works commencing, details of the level and location of visitor cycle parking for parcels BDW5 and BDW6 shall be submitted for approval by the local planning authority. The cycle parking location shall accord with the principles within the Design Code and be in convenient and safe places, where it would not obstruct the passage of pedestrians or vehicles, and in key public space. The details should be consistent with any approved lighting detail to ensure the cycle parking spaces to be well lit and benefit from natural surveillance and be secure.

Reason: In line with the outline permission 07/0003/OUT and Cambridge Local Plan 2018 policies 57 and 80.

6. Materials

Prior to development above ground level, except for demolition, details of all the materials for the external surfaces of buildings to be used in the construction of the development shall be submitted to and approved in writing by the local planning authority. The details shall include external features such as windows, GRC balcony frames, brise soleil, doors and entrance canopies, perforated panelling, standing seam roof cladding external metal work, hung red tile cladding, rainwater goods, balconies, edge junction and coping details. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy 55 of the Cambridge Local Plan 2018.

7. Approval of M4(3)(2)(b) affordable units

Prior to development above ground level, except for demolition, details of plots 001, 106 and 108 as M4(3)(2)(b) dwellings shall be submitted to the local planning authority for approval. The dwellings shall meet requirements specified by the most recent version of The Building Regulations 2010 Approved Document M, Volume 1 (Dwellings), or any superseding document. The development shall be carried out as approved.

Reason: To ensure a balanced mix of dwelling types, to enable the occupation of affordable housing to people in housing need and to secure the creation of accessible homes, in line with Cambridge Local Plan 2018 policies 45 and 51.

8. Ecological Enhancement – Pre-occupancy works

No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both during development of the site and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the local planning authority.

Reason: To conserve and enhance ecological interests, in line with Cambridge Local Plan 2018 Policy 57.

9. Pedestrian/Cycle links to Brownlow Road and Blackhall Road

No development above slab level shall commence until full details of the pedestrian and cycle links to Brownlow Road and Blackhall Road are submitted to and approved in writing by the local planning authority. The details shall include the design and

urban furniture elements to restrict motor-vehicular access to the site, as well as of the associated landscaping which aid in buffering the route from nearby houses and integrating the space into the adjacent open space.

Reason: In the interests of pedestrian and cyclist safety, visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, in line with policies 55, 57, 59 and 80 of Cambridge Local Plan 2018.

10. Sample Panel

Prior to any brickwork above ground level being laid, a sample panel of minimum 1.5 metre x 1.5 metre shall be prepared on site detailing the choice of brick, bond, coursing, special brick patterning [recessed brick panels with stack bond detail, soldier coursing, stepped brick, projecting brick, rusticated alternative brick coursing, hit and miss], mortar mix, design and pointing technique. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy 55 of the Cambridge Local Plan 2018.

11. Roof Top Plant

Prior to the installation of the roof-mounted plant/equipment shown on drawing no(s) JTP_BP_S3_03, JTP_BP_S3_04, JTP_BP_Q1_03, JTP_BP_Q1_04, details of the plant/equipment shall be submitted to and approved in writing by the local planning authority. The details shall include the type, dimensions, materials, location, and means of fixing. The development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy 55 of the Cambridge Local Plan 2018.

12. Plant/machinery/equipment

No operational plant, machinery or equipment both internal and external shall be installed until a noise assessment and any noise insulation / mitigation scheme as required to mitigate and reduce to a minimum potential adverse impacts has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

Reason: To ensure that future users of the development will not be exposed internally and externally to unacceptable levels of noise pollution/disturbance, in accordance with Cambridge Local Plan 2018 Policy 35.

13. Implementation of Carbon Reduction Strategy:

The carbon reduction strategy for the scheme shall be implemented in full in line with the following commitments as set out in the approved Energy and Sustainability Report, Darwin Green BDW 5 & 6 (Environmental Economics, 30/07/21 Revision 3):

- No less than 20% of all the development shall be assessed against and built to the Part L Building Regulations 2013 standard;
- No less than 25% of all the development shall be assessed against and built to the forthcoming Part L Building Regulations 2021 standard;
- No less than 55% of all the development shall be assessed against and built to the Future Homes Standard.

Any change to the approved strategy shall be submitted to and agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and futureproofing the development for net zero carbon and ensuring that new buildings are constructed in a sustainable manner, in line with Cambridge Local Plan 2018, Policy 28 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

14. Futureproofing for low temperature heating

In order to facilitate the upgrade of heating systems to efficient (i.e., heat pump) electric heating, radiators shall be sized and fitted on the basis of being capable of running at a maximum of 45°C flow temperature to all residential units when switched to a heat pump system as per the approved Energy and Sustainability Report, Darwin Green BDW 5 & 6 (Environmental Economics, 30/07/2021, Version 3).

All residential units will have an appropriate space identified for an external air source heat pump unit that is acceptable within permitted development requirements for noise, proximity to boundaries and physical size. Furthermore, for all residential units the primary pipework shall be provided between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank shall be heat pump ready, sized to enable incorporation of any additional requirements to the heat exchanger area and storage volume.

Reason: In the interests of reducing carbon dioxide emissions and futureproofing the development for net zero carbon and ensuring that new buildings are constructed in a sustainable manner and are easily adaptable, in line with Cambridge Local Plan 2018, Policy 28 and Policy 57 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

15. Tree Remedial Works

The approved tree protection methodology including supervision will be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local

planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To ensure that trees to be retained will not be damaged during any construction activity, and in order to preserve arboricultural amenity, in accordance with Cambridge Local Plan 2018 Policy 71.

16. Tree Replacement

If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To ensure that remaining arboricultural amenity will be preserved in accordance with Cambridge Local Plan 2018 Policy 71.

17. Driveway Levels

The proposed driveway shall be constructed using a bound material and with falls and levels as such to ensure that no private water from the site drains across or onto the adopted public highway.

Reason: For the safe and effective operation of the highway, in line with Cambridge Local Plan 2018 Policy 56.

18. Removal of permitted development rights

Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration, and addition and alteration to the roof of the dwelling house(s) shall not be allowed for plots 048, 049, 050, 051, 052, 053, 054, 196, 197, 198, 199, 201, 202, 203, 204, 312 and 313 as shown on the approved site plan, without the granting of specific planning permission.

Reason: To protect the amenity of occupiers of adjoining properties, in accordance with Cambridge Local Plan 2018 policies 52, 55, and 57.

Informative

1. Outline conditions

The developer's attention is drawn to the conditions attached to outline application 07/0003/OUT that require the submission and approval of details before development can commence. It is the applicant's responsibility to ensure all pre-commencement conditions have been discharged.

2. Section 38 Applications

The applicant is advised that this decision notice does not give permission for the detailed road layout (such as drains, lighting and supporting structures), nor does it imply that the Cambridgeshire County Council as Highway Authority will adopt the new roads that are proposed as part of this development. A separate application will need to be made to the County Council under Section 38 of the Highways Act 1980 (as amended).

3. Materials

The details required to discharge the submission of materials condition should consist of a materials schedule, large-scale drawings and/or samples as appropriate to the scale and nature of the development in question.

4. Plant noise insulation

To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014+A1:2019) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

If noise sensitive premises are located within the site boundary, then the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90).

Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with BS4142:2014+A1:2019. This is to prevent unreasonable disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one-hour period) and night time (2300 to 0700 hrs over any one 15-minute period).

It is recommended that the agent/applicant submits an acoustic prediction survey/report in accordance with the principles of BS4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the application boundary having regard to neighbouring premises.

Whilst our requirements are for the rating level not to exceed the background sound level at the application site boundary, if the plant is roof mounted and nearby noise sensitive receivers are in closer proximity than the site boundary and / or the site boundary is afforded shielding from the application building parapet, the nearest noise sensitive receiver would be the required assessment location.

It is important to note that a full BS4142:2014+A1:2019 assessment is not required, only certain aspects to be incorporated into an acoustic assessment as described within this informative.

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

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

5. Cadent Gas Assets

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

6. Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dike, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management/>. Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

7. Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Background Papers

- Application File 07/0003/OUT
- Application File S/0001/F
- JDCC Report for August 2013

Report Author:

Name: Yole Medeiros, Principal Planning Officer (Strategic Sites Team)

Telephone: (01954) 713179