



26/01691/REM – Land North Of Cambridge, North Station, Milton Avenue, Cambridge

Application details

Report to: Joint Development Management Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Milton

Proposal: Reserved Matters Application for the approval of appearance, layout and scale for 425 residential units and flexible Class E and F floorspace including associated infrastructure, works and landscaping, pursuant to details required by Conditions 36, 39 (parts (a) and (b) only), 40, 41, 42, 43, 44, 45 and 46 of hybrid planning permission LPA ref: 22/02771/OUT.

Applicant: Blocwork Projects LLP, Grainger plc, Platform4 Rail Regeneration Limited and Network Rail Infrastructure Limited

Presenting officer: Cuma Ahmet

Reason presented to committee: The provision of residential units where the number to be provided is one hundred or more.

Member site visit date: N/A

Key issues:

1. Design
2. Affordable Housing
3. Sustainable Design and Construction
4. Transport and Access

Recommendation:

- (i) **Approve** this reserved matters application subject to the conditions and informatives as detailed in Section 22 this Report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) in consultation with Chair and Vice Chair of Committee prior to the issuing of the planning permission.
- (ii) **Part discharge outline planning conditions on the hybrid planning consent reference 22/02771/OUT in relation to this reserved matters only:**
- Condition 40: Internal Noise Levels
 - Condition 41: Housing Mix
 - Condition 42: Residential Space Standards
 - Condition 43: M4(2) Units
 - Condition 44: Lift Access
 - Condition 45: Sustainability and Energy
 - Condition 46: Water Conservation

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1. Executive Summary

- 1.1 The application seeks approval of the reserved matters for the residential quarter of the approved Cambridge North Masterplan (CNM), pursuant to hybrid planning permission (LPA Ref. 22/02271/OUT). The principle of residential development has therefore already been established, with this application concerned solely with the reserved matters of layout, scale and appearance.
- 1.2 The proposed residential scheme has evolved through an extensive pre-application process spanning approximately nine months, involving officers of the Greater Cambridge Shared Planning Service (GCSP), its specialist technical advisers, and the applicant team comprising the joint partnership of Blocwork LLP and Grainger PLC and associate advisors.
- 1.3 The detailed design fully accords with the parameters and approved outline framework established by the hybrid planning permission, including the approved building heights, scale and layout.
- 1.4 The proposed development adopts a bespoke design approach tailored to the operational requirements of a professionally managed Build-to-Rent (BtR) community, while delivering a high-quality residential environment. It provides a broad mix of market and affordable homes that will be managed on a tenure-blind basis. The affordable housing proposals are fully compliant with the requirements of the hybrid planning permission and the associated Section 106 Agreement.
- 1.5 Sustainability has been embedded throughout the design, with measures to reduce embodied carbon and enhance the long-term environmental performance of the development. The proposals also are committed to reducing surface water flood risks, wastewater management and to mitigating the effects of air and noise pollution.
- 1.6 Officers recommend that the JDMC Planning Committee **APPROVE** the application subject to conditions and informatives set out in Section 22 below with any minor amendments delegated to officers.

2. Application Site and Context

- 2.1 The application site ("Site") relates to the residential development phase of the Cambridge North Masterplan (CNM) scheme which was approved on appeal in April 2024 under hybrid planning application (LPA) reference 22/02271/OUT. The Site once formed part of the former Chesterton Railway Sidings and lies close to Cambridge North Station, on the north-eastern edge of Cambridge, approximately 3.5km from the city centre.

- 2.2 The Site measures a total area of approximately 2.83 hectares and is located within the administrative boundary of South Cambridgeshire District Council.
- 2.3 The Site is generally flat throughout and currently consists of low-level scrub with mixed tree and hedges along its northern boundary. An existing vehicle access is located to its northeast boundary onto Cowley Road.
- 2.4 The Site is bounded by Cambridge Business Park to the north, Cowley Road to its east, Milton Avenue to the south, and the Guided Busway (Chesterton Way) to the west. Further south and southeast (of the Site) lies One Cambridge Square, Novotel and Cambridge North Station.
- 2.5 The Site lies entirely within 'Flood Zone 1' – which is a low-risk area for flooding from rivers and sea. There are also no (above or below) heritage assets, nor any statutory environmental designations or tree protection orders within or near to the Site.
- 2.6 The Site also falls within the Cambridge North Fringe East (CNFE) and Cambridge North Railway Station strategic area of growth, as identified under Policy SS/4 of the South Cambridgeshire District Local Plan (2018). A summary of Policy SS/4 is provided at Appendix 1 to this Report.

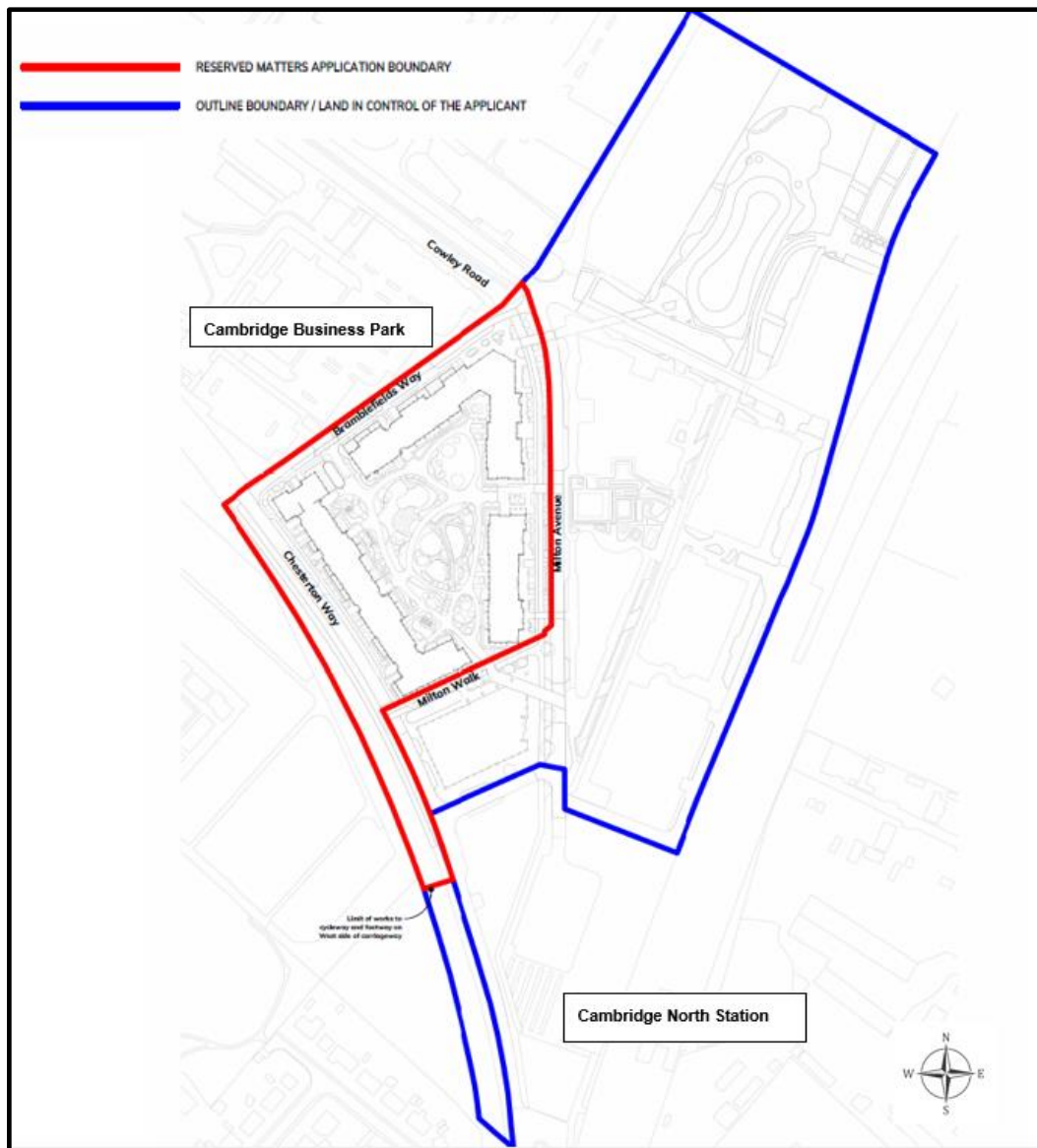


Figure 1: Application Site and wider CNM scheme boundary (adapted) (Source – Franklin Ellis Architects, 2026).

- 2.7 Cambridge North Masterplan Scheme (LPA Ref. 22/02771/OUT)
The Site is comprised within the CNM scheme which was approved on appeal in April 2024 by the Secretary of State (SoS) – link to decision here: [Cambridge North \(Brookgate\) Appeal Decision](#).
- 2.8 The appeal allowed 'hybrid planning permission' to create an employment-led new city quarter containing uses including offices, research and development, and residential uses with associated car and cycle parking and public open space(s).
- 2.9 The hybrid planning permission comprises development proposals which are approved either in 'outline' or 'full detailed' design – See Figure 2 below.

- 2.10 The outline component of the hybrid application reserved all matters except for means of access and landscaping. It relates to the following specific phases of the approved CNM scheme:
- **Residential Quarter (the subject of this REM application)** - containing 3no. new residential blocks for up to 425 residential units; and
 - **Two Milton Avenue and One Chesterton Square** – for flexible office and research and development uses with associated basement car and cycle parking.
- 2.11 The outline planning permission is supported by a suite of Parameter Plans which establish the overarching framework and key design principles for subsequent development phases. Section 14 of this report describes each of the approved Parameter Plans and how the proposals would comply with them.
- 2.12 The full detailed component of the hybrid application relates to the following phases and/or features of the approved CNM scheme:
- **Means of access and (all) landscaping** including **The Wild Park and open space associated with this REM application**;
 - **One Milton Avenue and 1-3 Station Row** – commercial buildings for flexible office and research and development uses with associated basement car and cycle parking; and
 - **Mobility Hub** – (Multi-storey car park)
- 2.13 In combination, the outline and detailed schemes of the approved CNM scheme would provide as follows:
- 425no. residential units distributed across three buildings.
 - 5 no. commercial buildings (inclusive of retail and leisure uses at ground level) totalling c.53,700m² (NIA).
 - 598no. commercial car parking spaces located within individual basements (see Figure 3 later in report).
 - The Wild Park, a community recreation area comprising Open Mosaic habitat, pond and areas of natural play.
- 2.14 Section 106 obligations were also agreed in tandem with the hybrid planning permission. They cover the provision and future management of affordable housing and build-to-rent; financial contributions towards provision of education, local health facilities, sport and recreation, household waste and libraries; commitments towards providing public art, management of open spaces and enhancement of biodiversity; financial contributions towards local and strategic transport enhancements; ongoing vehicle trip monitoring; and residential and commercial travel plan monitoring.
- 2.15 **Figure 2** illustrates both outline and detailed development phases of the CNM scheme.

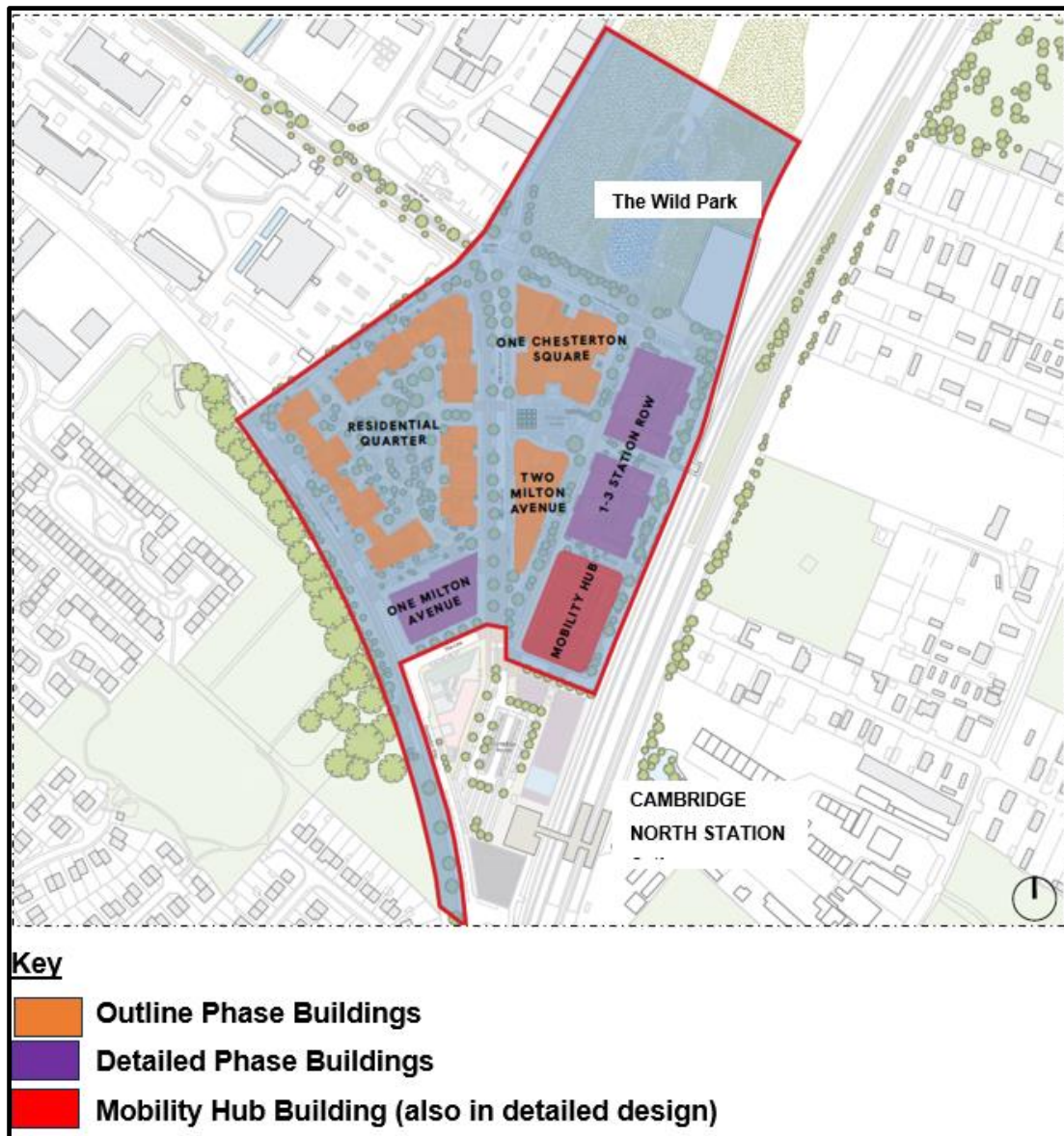


Figure 2: Outline and Detailed elements of the approved CNM scheme (Source - CNM Design and Access Statement, June 2022).

3. The Proposal

- 3.1 The planning application is seeking approval for 'reserved matters' in relation to the 'layout and scale' and 'appearance' of the residential quarter phase in accordance with Condition 36 of outline planning permission ref. 22/02771/OUT. Matters relating to the means of access and landscaping (hard and soft) are already agreed under the hybrid planning permission and therefore are not revisited as part of this RMA and which remain substantially as approved.
- 3.2 In addition to the above matters, the application also provides (related) technical design information to be discharged in parallel as follows: Condition 40 (Internal Noise Levels); Condition 41 (Housing Mix);

Condition 42 (Residential Space Standards); Condition 43 (M4(2) Units); Condition 44 (Lift Access); Condition 45 (Sustainability and Energy); and Condition 46 (Water Conservation).

3.3 A concurrent application has been made in respect to the 'Affordable Housing Delivery Plan' (AHDP) – refer to LPA ref. POB/26/0014 which seeks approval of affordable housing provision in accordance with the requirements of the associated Section 106 to the hybrid planning permission. The details of the AHDP are considered in this reserved matters application – see Section 14 of this Report.

3.4 In summary, the RMA proposes the following;

- 3no. blocks that will comprise a total of 425 (build to rent) residential units (Use Class C3) of which 46 units are proposed for Affordable Rent and 72 units for Affordable Private Rent; equating to a total of 118 affordable units;
- A mix of residential unit sizes ranging from one, two and three bedrooms;
- 22 car parking spaces of which 6 spaces are assigned for accessible users only;
- 7 service vehicle bays located conveniently around the development;
- 711 cycle parking spaces for residents use only in convenient and secure locations across the development;
- 140 visitor and commercial cycle spaces within the public realm spaces.
- 969 sqm (GIA) for flexible Class E (commercial, business and service uses) and Class F (learning and non-residential and local community uses) floorspace at ground level which are built to shell and core only; and
- Separate estate office and ancillary storage room measuring c. 275 sqm (GIA) with 3 assigned car parking spaces.

3.5 The supporting information which accompanies the application states that the development will be constructed and managed by a single landlord, and will accommodate a range of onsite residents facilities, including:

- Reception / Concierge
- Waiting Area / Lounge / Tea Point
- Meeting Room / Private Dining
- Co-working Space / Zoom Booths
- TV Area
- Games Area
- Gym / Yoga & Wellness Studio

3.6 The RMA is accompanied by the following supporting information:

- Technical plans including elevations, floorplans and sections
- Design and Access Statement
- Planning Statement
- Indicative DCEMP
- Drainage Strategy
- Energy and Sustainability Report
- Noise Assessment
- Arboricultural Impact Assessment and Method Statement

3.7 The proposals will remain subject to the relevant mitigations prescribed under the Environmental Impact Assessment as agreed under the hybrid planning permission.

4. Relevant Site History

4.1 The planning history relevant to this application is set out in chronological order, starting with the most recent planning application.

Reference	Description	Outcome
POB/26/0014	Section 106 Agreement dated 13th July 2023 - Discharge of Affordable Housing Delivery Plan as specified under Paragraph 2 of Schedule 1.	Determination to be made concurrently with reserved matters proposals for residential quarter under LPA Ref. 26/01691/REM
POB/26/0015	Section 106 Agreement dated 13th July 2023 - Discharge of Meanwhile Use Strategy as specified under Schedule 3, Part 3, para 1.1	Pending determination
22/02771/COND3	Partial discharge of condition 3 (Construction Ecological Management Plan) of outline planning permission 22/02771/OUT pursuant to Residential Quarter and Wild Park Phase(s).	Approved (3/07/2026)
22/02771/COND4	Partial discharge of condition 4 (Ecological Design Strategy (EDS)) of outline planning permission 22/02771/OUT pursuant to Residential Quarter and Wild Park Phase(s).	Approved 20/07/2026
22/02771/COND12	Partial discharge of condition 12 (hard and soft landscape - Residential Quarter and Wild Park only) of outline planning permission 22/02771/OUT.	Approved 13/07/2026

22/02771/OUT	A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)),together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures. (Link to SoS Appeal Decision Letter: Recovered appeal land to the north of Cambridge North Station.pdf (see also sub-section 4.2 below)	Allowed on appeal 23/04/2024
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Table 2: Relevant site history

5. Policy

(see **Appendix 1** for summaries of relevant Local Plan and NPPF policies)

5.1 National Policy

- National Planning Policy Framework 2024
- National Planning Practice Guidance
- Circular 11/95 (Conditions, Annex A)
- Environment Act 2021
- Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

Policy S/1: Vision

Policy S/2: Objectives of the Local Plan

Policy S/3: Presumption in Favour of Sustainable Development

Policy S/6: The Development Strategy to 2031
Policy SS/4: Cambridge Northern Fringe East and Cambridge North
Railway Station
Policy CC/1: Mitigation and Adaptation to Climate Change
Policy CC/3: Renewable and Low Carbon Energy in New Developments
Policy CC/4: Water Efficiency
Policy CC/6: Construction Methods
Policy CC/7: Water Quality
Policy CC/8: Sustainable Drainage Systems
Policy CC/9: Managing Flood Risk
Policy HQ/1: Design Principles
Policy H/9: Housing Mix
Policy H/12: Residential Space Standards
Policy NH/6: Green Infrastructure
Policy SC/10: Noise Pollution
Policy TI/2: Planning for Sustainable Travel
Policy TI/3: Parking Provision

5.3 Supplementary Planning Documents (SPD)

- Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024)
- Greater Cambridge Sustainable Design and Construction SPD - Adopted January 2020
- South Cambridgeshire District Design Guide SPD (2010)

5.4 Draft Greater Cambridge Local Plan 2024-2045 (Regulation 19 Stage Consultation - December 2025 to January 2026)

- 5.4.1 The Proposed Submission Greater Cambridge Local Plan represents the latest stage of preparing a new joint Local Plan for Greater Cambridge. Once it is adopted, it will become the statutory development plan for the Greater Cambridge area, replacing the current (adopted) Local Plans for Cambridge City and South Cambridgeshire District.
- 5.4.2 The Proposed Submission Local Plan was published for public consultation (under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012) which is running between 3 August and 25 September 2026.
- 5.4.3 In line with paragraph 49 of the National Planning Policy Framework (NPPF), local planning authorities may give weight to relevant policies in emerging plans according to several factors. The Proposed Submission Local Plan is consistent with policies in the National Planning Policy Framework 2024. Whilst the joint Local Plan is at an advanced stage in the plan making process, the Regulation 19 consultation is yet to be completed.

- 5.4.4 Therefore, at this stage, the Proposed Submission Local Plan and its policies can only be afforded limited weight as a material consideration in decision making.
- 5.4.5 Submission of the Local Plan to the Secretary of State is anticipated by the end of December 2026.

6. Consultations

Publicity

- 6.1 **Neighbour Letters** – Yes. A total of 203 neighbouring properties were originally notified by letter on 12/05/2026.
- 6.2 **Site Notice** – Yes. Four site notices were posted close to the application site boundaries on the 14/05/2026.
- 6.3 **Press Notice** – Yes and for the reason that the application proposal is major development.
- 6.4 At the time of writing no third-party comments have been received.

Consultee Comments

Anglian Water – No objection

- 6.5 Foul water disposal – Anglian Water are satisfied that the impacts on the public foul sewage network are acceptable. Requests that they are consulted on future information provided under Condition 22 (Foul Water Scheme) of the hybrid planning permission when submitted.
- 6.6 Surface water disposal - The proposed development does not seek to make a connection into the public foul sewage network for surface water disposal. AW recommends further advice should be obtained from the LLFA or Internal Drainage Board (whichever is relevant), including the Environment Agency should the proposed drainage system directly or indirectly feed into a watercourse.

Cambridge County Council Highways – No objection

- 6.7 Advises that no significant adverse effects are likely to occur to the public highway should approval be given. The Highway Authority also confirms that it is not seeking to adopt the highways as shown as they do not meet its minimum requirements for adoption. It recommends a planning condition is applied to secure details of the future management and maintenance arrangements for its local roads/streets before development commences.

Cambridge County Council Lead Local Flood Authority – No objection

- 6.8 The LLFA has confirmed it supports the reserved matters application. It has requested an informative to be included in respect of protecting surface and groundwater bodies from pollution.

Design Out Crime Officer (Cambridgeshire Constabulary) – No objection

- 6.9 The Design Out Crime Officer does not object in principle but emphasises that crime prevention and security need to be embedded into the design from the earliest stage. It has requested to be consulted on details of the future lighting design and that a condition be included to ensure a Secure by Design application is made.

East West Railway Company Ltd – No objection

- 6.10 The application is not for planning permission and does not fall within the safeguarded area of EWR.

Environment Agency – No objection

- 6.11 The EA has welcomed details of the water conservation strategy (pursuant to Condition 46) and its overarching aim to achieve water usage of 89 litres/person/day. It requests that the LPA satisfies itself that the relevant design to achieve this rate is possible and also encourages the Applicant to explore the potential to reduce water usage to 85 litres/person/day. Further clarifications in terms of water demand and conservation measures for proposed future non-residential uses is also requested.

Greater Cambridge Arboriculture – No objection

- 6.12 The Arboricultural Officer notes that the trees identified for removal are of low value and will be replaced as part of the planned landscaping scheme. They confirm that the recommendations within the Arboricultural Impact Assessment will be implemented as part of the scheme delivery.

Greater Cambridge Landscape Officer – No objection

- 6.13 The Landscape Officer acknowledges that the landscape details shown are largely unchanged from those which were originally approved in full detail at the hybrid planning permission stage including those details provided concurrently under Condition 12 which were discharged in early July 2026 – see Section 4 (Relevant Site History). Overall, the officer confirms their support for the minor amendments made and the reserved matters application.

Greater Cambridge Shared Waste Services – No objection

- 6.14 The Shared Waste Services confirm the waste storage capacity of the proposed development is satisfactory although recommend further details of the operational arrangements for waste collection (via an Operational Waste Management Protocol) is provided before first occupation.

Greater Cambridge Sustainability Officer – No objection

- 6.15 The approach to sustainable design and construction is welcomed.
- 6.16 Supports the proposals subject to a planning condition which secures the implementation of the submitted sustainability and energy strategy prior to first occupation of dwellings; including clarification on the proportion of single aspect vs dual aspect dwellings.

Greater Cambridge Urban Design Officer – No objection

- 6.17 The Urban Design Officer acknowledges that the proposals have evolved through pre-application discussions with extensive consideration given to key design matters including residential amenity, building design and communal spaces. Accordingly, they are satisfied that the resulting scheme has responded positively to officer feedback and can be supported.

South Cambridge District Council Environmental Health – No objections

- 6.18 Construction Noise and Vibration Impacts - Officers are acknowledge that a DCEMP will be provided separately to the RMA in accordance with Condition 2 of the hybrid planning consent. They are also satisfied that the Outline DCEMP provided contains principles which can be carried forward into the final DCEMP.
- 6.19 Residential Noise – Officers advise that the associated noise assessment is technically robust and consistent with UK best practice advice/standards and has sufficiently evidenced that acceptable internal noise conditions can be achieved. It therefore confirms that the requirements of associated Condition 40 are met. A standard informative for air source heat pumps is recommended to be included on approval of this RMA.
- 6.20 Miscellaneous Environmental Issues – including air quality, contamination, artificial lighting and plant noise will be addressed separately under the terms of the hybrid planning permission. Please refer to the schedule at Appendix 2 of this report which sets out when the Applicant anticipates this information will come forward.

South Cambridgeshire Housing Strategy Team – No objection

- 6.21 Housing strategy supports the proposed total amount and mix of affordable housing. It acknowledges that further information in relation to the future management and monitoring of the Build to Rent units will need to be submitted under the terms of the Section 106.

7. Parish Council/Local Groups

- 7.1 Milton Parish Council has objected to the proposals on following grounds:
- Lack of onsite parking would cause parking displacement issues for the local area including Milton. If permitted, funds should be provided to Milton to offset parking impacts to be implemented in the village (both during and after construction).
 - Overbearing scale and massing.
 - Lack of secured play areas.
 - Lack of laundry facilities provided for residents.

8. Members Representations

- 8.1 None received.

9. Cambridgeshire Quality Panel

- 9.1 The CQP panel were engaged to comment on the Applicant's evolving design in November 2025. Their full report can be found at **Appendix 2** of this report.
- 9.2 CQP provided advice on a range of issues including the detailed design of the courtyard spaces, the need for clearer strategies around amenity provision, circulation and community cohesion. It acknowledged the ambitions and management expertise of Grainger PLC.
- 9.3 The advice provided by CQP was generally positive and proactive whilst emphasising that the overall success would depend on: a) how resident's use and live in the spaces between buildings; and b) the importance of robust management for both public and private spaces.

10. Pre-Application Developer's Presentation

- 10.1 As part of its wider engagement approach, the Applicant briefed members of the Joint Development Management Committee on 25 February 2026.

- 10.2 Committee members asked the Applicant questions relating to a range of matters including the proportion of affordable housing to be secured; the character and composition of the residential form; its compatibility with the Cambridge context including materials palette.

11. Planning Performance Agreement

- 11.1 The proposal has been subject to detailed pre-application advice as part of a positive Planning Performance Agreement (PPA). The scheme has evolved through a collaborative approach with targeted input provided by officers from the Strategic Sites Planning Team in relation to planning principles and process; the Built and Natural Environment Team in relation to ecology, landscape and sustainable design; South Cambridgeshire District Council's Housing Strategy in relation to affordable housing; and Environmental Health in relation to air quality and noise.

12. Assessment

- 12.1 From the consultation responses received and from an officer inspection of the site and the surroundings, the key planning issues are:

- Principle of Development
- Residential Design Quality
- Landscape Design
- Affordable Housing
- Sustainable Design and Construction
- Drainage
- Transport and Access

13. Principle of Development

Compliance with hybrid planning permission (22/02771/OUT)

- 13.1 The principle of development for residential use is established under the outline scheme of the hybrid planning permission ref. 22/02771/OUT.
- 13.2 Part (a) and (b) of Condition 39 (Quantum of Development) of the outline scheme supports the principle of the proposals by establishing the maximum limits for residential development and the type and amount of ground floor non-residential uses. The full wording of condition 39 is set out below.

Condition 39 - Quantum of Development (compliance)

39. The development pursuant to the outline element of this permission of the uses listed below shall not exceed the following development levels:

a) three residential blocks providing up to 425 residential (Use Class C3) units.

b) up to 1,366sqm of flexible Class E and Class F floorspace (excluding Class E (g) (iii)) at ground floor level of the residential blocks.

c) two commercial buildings providing up to 22,538 sqm of Classes E(g) i(offices) and ii (research and development) floorspace (NIA).

d) up to 1,366 sqm of flexible Class E and Class F floorspace (NIA) (excluding Class E (g),(iii)) at ground floor level of the two commercial buildings.

- 13.3 The current application for reserved matters complies with the requirements of Condition 39 in that it proposes a maximum of three buildings that comprise a total of 425 residential dwellings; and includes a flexible range of retail, business and community uses.
- 13.4 It should be noted that the proposed residential development is intended for a Build to Rent (BtR) operator. BtR is a form of purpose-built, professionally managed rental housing that is owned and operated by a single landlord/entity. The model supports a range of tenancy options and typically includes communal amenities and dedicated on-site management services.
- 13.5 The approved hybrid planning permission supports provision of BtR as part of a mixed-residential offer. Neither the hybrid scheme nor the Council's adopted planning policies place any restriction on the proportion of BtR accommodation that may be delivered. National planning policy encourages the delivery of a diverse range of housing types, tenures and ownership models to meet identified housing needs, with BtR recognised as an important component of housing supply. In this instance, the provision of BtR is considered to make a valuable contribution to increasing housing delivery, broadening housing choice and providing professionally managed homes, whilst supporting local plan housing objectives to create mixed, inclusive and sustainable neighbourhoods.
- 13.6 Whilst the principle of development is confirmed through the hybrid planning permission, it should also be recognised that the Site is identified as supporting the government's 'Plan for Change' commitment to build 1.5 million homes, forming part of the

Government's July 2025 initiative to accelerate the delivery of 40,000 new homes over the next ten years on former disused railway land. [First-time buyers to benefit from 40,000 new homes on brownfield railway land - GOV.UK](#). In this context, the proposed development would make a meaningful contribution to this national objective through the delivery of 425 new homes.

- 13.7 The residential proposals are consistent with the principles established at the outline stage and therefore would comply with strategic planning policy aims and objectives prescribed in Policy SS/4 of the SCLP (2018).

14. Residential Design Quality

- 14.1 The design of the development is assessed in relation to the 'reserved matters' which are layout, scale and appearance. These are assessed to be in accordance with the approved key Parameter Plans that support the outline scheme of the hybrid planning permission.

Reserved Matter – Layout

- 14.2 The proposed layout has been informed by the following Parameter Plans:
- **Parameter Plan 02 - Building Layout & Application Type:** the plan identifies the individual building zones and areas delineated for access and hard/soft landscape.
 - **Parameter Plan 03 - Maximum Building Envelope (Basements):** the plan identifies the location, extent and point of access to all basements relative to the maximum building envelopes.
 - **Parameter Plans 04 and 05- Maximum Building Envelope – (Ground Floor and Typical Level):** these identify the extent of building envelopes for both ground and typical floor levels and the design principles that are expected to inform future massing and articulation of development.
 - **Parameter Plan 07 - Proposed Uses:** this delineates the building plots including areas of active building frontage, landscape, public realm and highway.
 - **Parameter Plan 09 - Landscape & Open Spaces:** this identifies the various character zones for landscape and open spaces across the CNM.

- 14.3 The proposals retain the overarching development structure approved at outline planning stage, comprising three principal residential blocks: Block A (S11-S12), Block B (S13-S16) and Block C (S17-S21).
- 14.4 As per the approved parameter plans, the buildings are arranged around a centrally located landscaped courtyard. The detailed design of the central courtyard has been established under application ref. 22/02771/COND12.
- 14.5 The proposed development also incorporates key frontages where active ground-floor uses are required. The proposed scheme delivers these requirements through a combination of retail units and resident amenity spaces positioned along the principal frontages and at key corners throughout the site. They comprise:
- A large retail unit at the base of S20 ("The Nose"), reinforcing its role as a landmark building.
 - Additional retail units within S11, S12 and S21 to create an active frontage along Milton Avenue.
 - An estate management office within S13 overlooking a secondary public entrance to the courtyard.
 - Communal facilities concentrated at prominent locations throughout the development, comprising a lounge, gym and private dining room within S21 adjacent to the principal courtyard entrance.
 - Co-working space, an event space, games room and an additional lounge within S16.
 - A secure external terrace associated with the event and games room.
- 14.6 The proposed mix of commercial and communal uses is considered to provide an appropriate level of activity and surveillance, helping to animate the public realm, support place-making objectives and create an active relationship between the buildings and surrounding streets and spaces.
- 14.7 Overall, it is considered that the proposed layout of development complies with Parameter Plans 02, 03, 04, 05, 07 and 09 which establish the approved layouts, maximum building extents, ancillary non-residential uses and landscape. The proposals are also in accordance with the requirements of Policy HQ/1 of the SCLP (2018).

Reserved Matter – Scale

- 14.8 The proposed scale of development has been informed by the following Parameter Plans:

- **Parameter Plans 04 and 05- Maximum Building Envelope – (Ground Floor and Typical Level):** these identify the extent of building envelopes for both ground and typical floor levels and the design principles that are expected to inform future massing and articulation of outline development.
- **Parameter Plan 06 - Building Heights:** this PP identifies the maximum height zones for all buildings on the CNM. Lower and maximum building heights (inclusive of plant) range between 14-16 metres to 28-30 metres (AOD).

- 14.9 The proposed building heights have been reduced when compared to the maximum allowed heights fixed through the parameter plans and that were also shown as part of the illustrative scheme presented at the outline planning stage. Individual buildings now range between 4 storeys (c.14 metres) at their lowest and 6 storeys (c.25 metres) at their tallest.
- 14.10 The reduction in the overall heights reflects the applicant's intention to ensure the buildings remain below the 18-metre threshold set out in the Building Safety Act 2022, thereby avoiding classification as a High-Risk Building. The reduction in height also improves operational efficiency by removing the requirement for secondary staircases within each residential core.
- 14.11 The reduced heights comply with the approved Parameter Plan 06 that establish maximum and not minimum heights and do not result in any adverse design implications.
- 14.12 The approved outline planning scheme required 'stepping' in both building height and floorplan in order to articulate the buildings and reduce the perceived scale and massing, as reflected in the approved Parameter Plans 04, 05 and 06.
- 14.13 The proposed scheme differs from the outline illustrative scheme by removing the tallest elements, resulting in more uniform building heights across the development. Where stepping remains, variations are generally limited to a single storey. Similarly, reductions in the stepping of the building lines have been introduced to facilitate a plan form that allows for the delivery of double-banked apartment layouts throughout.
- 14.14 During the pre-application process, the Applicant was asked to demonstrate how the articulation of the buildings and the perceived scale and massing of the development could continue to be effectively managed despite the reduced stepping strategy.
- 14.15 In response, the design approach places greater emphasis on architectural detailing, material variation and façade composition

treatments to provide visual interest and break down the massing of the building volumes.

- 14.16 The proposed design is considered to successfully achieve these objectives, resulting in a well-articulated development that responds positively to the revised massing strategy. This is discussed further in the 'Appearance' sub-section below.
- 14.17 The reduced variation in the building line has also resulted in a decrease in the proportion of dual-aspect dwellings. Consequently, the applicant has sought to demonstrate how high standards of residential amenity, including thermal comfort, daylight and outlook, can be maintained despite the increase in single-aspect units. This is considered further in the 'Aspect, Daylight and Thermal Comfort' sub-section below.
- 14.18 Whilst the proposed scheme adopts reduced heights overall and a less varied massing approach than was originally anticipated, it is considered that the development achieves a satisfactory level and quality of building design that remains functional yet attractive.
- 14.19 Overall, it is considered that the proposed scale of development complies with Parameter Plans 04, 05 and 06 which establish the maximum building extents and the prescribed design principles which would articulate the buildings. The proposals are also in accordance with the requirements of Policy HQ/1 of the SCLP (2018).

Reserved Matter – Appearance

- 14.20 A key objective of the architectural design has been to ensure that the development reads as a series of distinct yet cohesive building volumes, reducing the perceived scale and massing of the scheme in a manner consistent with the design principles established through the outline consent and Parameter Plans.
- 14.21 This approach has been achieved through the introduction of four identifiable architectural components within each block: cores, link blocks, block ends and feature blocks. These components are then differentiated through variations in height, building line, window arrangements, balcony positioning and material treatment which helps to reduce the perceived scale of the development and create a more legible and interesting townscape.
- 14.22 Whilst variations in height are generally limited to a single storey, the architectural expression reinforces the distinction between components through increased parapet heights, recessed upper floors and contrasting material finishes. A consistent brick grid with deep reveals provides a unifying architectural framework across the development while allowing flexibility in façade composition through

fenestration design that responds to differing environmental and functional requirements.

- 14.23 The combination of brickwork, glazing, ventilation panels and balcony treatments creates well-articulated elevations that achieve an appropriate balance between variety and cohesion. Collectively, these measures ensure that the buildings appear visually interesting without appearing fragmented or overly complex. The restrained palette creates a coherent identity and contributes to the creation of a positive townscape character.
- 14.24 Particular emphasis has been placed on landmark elements within the development, notably the S20 "Nose" building and the architectural features framing the principal entrances to the central courtyard. The enhanced design of the Nose building, including the introduction of a clerestory element and extensive ground-floor glazing, creates a distinctive focal point appropriate to its prominent location. The corresponding treatment of the S12 corner provides a complementary marker that assists with wayfinding and helps define and terminate views along Milton Avenue.
- 14.25 The architectural treatment of the ground floor varies according to the proposed uses, improving legibility and activation whilst maintaining consistency through the overarching façade framework. The materials palette is intentionally restrained, with brick (in a variety of tones) forming the predominant material, complemented by metal detailing and upper-floor cladding elements. The extensive use of brick is considered appropriate, durable and responsive to the character of the area.
- 14.26 The external design and appearance is considered successful in delivering an attractive, coherent and well-articulated development that responds positively to its context and location. The proposed materials strategy is supported.
- 14.27 The detailed specification of brick types, colours, mortar, bonding patterns and associated architectural materials will need to be agreed in accordance with Conditions 17 and 18 of the hybrid planning permission.
- 14.28 Overall, the proposed appearance of the development is acceptable and therefore complies with Policy HQ/1 of the SCLP (2018).

Dwelling Types and Mix

- 14.29 The proposed development comprises 425 dwellings in total, distributed across 3 individual buildings as follows:
- Block A (S11-S12) – 85 dwellings
 - Block B (S13-S16) – 165 dwellings

- Block C (S17-S21) – 175 dwellings

14.30 The proposed dwelling type and mix across the whole development is set out in Table 3 below.

Dwelling Type	Number of Units	Percentage of Total
1-bedroom, 1-person (1b1p)	142	33.4%
1-bedroom, 2-person (1b2p)	26	6.1%
2-bedroom, 3-person (2b3p)	191	44.9%
2-bedroom, 4-person (2b4p)	47	11.1%
3-bedroom, 5-person (3b5p)	19	4.5%
Total	425	100%

Table 3: Breakdown of housing type and % mix

- 14.31 All dwellings (by gross internal floor area) comply with the Nationally Described Space Standards. Storage provision also exceeds the minimum size requirements under the NDSS through compliance with Grainger's enhanced standards.
- 14.32 The proposed development provides a range of dwelling types and sizes which can cater for the needs of single-person(s), two-person and family sized households.
- 14.33 On this basis the proposed dwelling type and mix are acceptable and would accord with the aims of Policies HQ/1, H/9 and H/12 of SCLP (2018). Associated details required under Conditions 41 (Housing Mix) and 42 (Residential Space Standards) of the outline planning scheme are also satisfied.
- 14.34 A total of 22 residential units (5% of all dwellings) are designed to meet M4(2) Accessible and Adaptable Dwellings standard of the Building Regulations (2010).
- 14.35 Whilst an equal distribution of M4(2) units across affordable and market tenures is not achievable due to the location and configuration of the affordable rented accommodation, all ground floor units within Block S13 are designed to be accessible and adaptable. In addition, all residential blocks and their cores are served by with step-free lift access, ensuring that all homes within the development are readily accessible.

- 14.36 The proportion of M4(2) accessible and adaptable units including provision of step-free lifts to all blocks/cores will comply with the objectives of Policies HQ/1 and H/9 of SCLP (2018). Associated details required under Conditions 43 (Provision of M4(2) Accessible Units) and 44 (Lift Access) of the outline planning scheme are also satisfied.
- 14.37 The apartments have been designed to a consistent BtR specification, incorporating open-plan kitchen, living and dining areas and efficient internal layouts. Whilst the majority of units follow standardised floorplans, bespoke layouts have been incorporated where required to respond to particular building forms and locations, including within the landmark S20 "Nose" building where larger three-bedroom homes benefit from full-width balconies creating enhanced residential amenity spaces.
- 14.38 Ground-floor apartments have been designed with direct external access, removing the need for internal entrance corridors and improving the efficiency of internal layouts. Alongside the provision of integrated storage and compliance with Grainger's enhanced space standards across the development, has enabled the creation of dedicated zones for integrated storage, resulting in functional and well-designed homes.
- 14.39 Overall, it is considered that the proposed development would provide a high standard of residential accommodation for future occupiers. The scheme creates homes that meet and exceed the prescribed space standards with accessible design approaches and efficient internal layouts. Together with the range of dwelling types proposed, the development will provide attractive and functional homes capable of meeting a variety of occupier needs. Accordingly, the proposals comply with Policies HQ/1; H/9 and H/12 of the SCLP (2018).

Affordable Housing

- 14.40 Proposals for providing affordable housing onsite has been set out in an Affordable Housing Delivery Plan (AHDP) which is submitted under LPA ref. POB/26/0014, in accordance with the requirements of the Section 106 associated to the hybrid planning permission. The affordable housing scheme is intrinsic to the proposed residential design and therefore the details of the AHDP will be addressed in this reserved matters application.
- 14.41 Block B would deliver 66 affordable homes, comprising 46 Affordable Rented units (managed by the Grainger Trust) and 20 Affordable Private Rent units. This achieves the agreed 70:30 split between affordable rent and intermediate tenures and meets the 40% affordable housing requirement for this block.

- 14.42 Blocks A and C would provide 52 Affordable Private Rent units, meeting the 20% affordable housing requirement across both blocks.
- 14.43 The number and proportion of affordable dwellings by individual block complies with the requirements specified in Schedule 1 of the Section 106.
- 14.44 The proposed affordable dwelling mix is also set out in the 'Affordable Housing Delivery Plan'. For convenience, the proposed affordable dwelling size mix is:

Block B – (66 dwellings split as follows)

- **Affordable Rent** – 46 units comprising 12 x 1 bed apartments and 34 x 2 bed apartments
- **Affordable Private Rent** – 20 units made up of 8x1 bed apartments and 12 x 2 bed apartments

Block A and C – (52 dwellings split as follows)

- **Affordable Private Rent** – 52 units comprising 24 x1 bed apartments; 26 x 2 bed apartments; and 2x3 bed apartments
- 14.45 The Council's Housing Strategy Officer supports the overall amount, type and mix of affordable housing proposed. Their request for locations of Affordable Private units for future monitoring purposes will be secured separately under the existing terms of the Section 106 Agreement.
- 14.46 In summary, the proposals will deliver a total of 118 affordable homes, representing 27.76% of the total development and an increase of 2 affordable units compared with the illustrative hybrid planning scheme.
- 14.47 The overall approach to affordable housing provision consistent with the terms secured in the Section 106 of the hybrid planning permission. Therefore, the aims and objectives of Policies HQ/1 and H/9 of the SCLP (2018); and Greater Cambridge Housing Strategy 2024 to 2029 (adopted June 2024) have been met.

Access: Cores, Lobbies and Corridors

- 14.48 The development is served by nine residential cores distributed across Blocks A, B and C, providing access to all upper-floor apartments, while ground-floor dwellings benefit from direct private entrances from surrounding streets and the central courtyard.

- 14.49 Although the proposed arrangement includes a number of relatively long connecting corridors between cores, this approach supports the efficient management and operation of the BtR development.
- 14.50 Concerns that the internal design and layout of corridors and lobbies could potentially result in homogenous 'service' zones that lack identity and in-turn discourage neighbourliness have been addressed by the Applicant through:
- Creating defined and secure clusters in each block for residents focussed on their nearest lift core and lobby space;
 - Convenient access to a range of shared resident/communal facilities for residents to interact; and
 - 24-7 management presence with access to onsite concierge and the operators proprietary smart-phone 'app-service'.
- 14.51 Overall, the proposed access and movement strategy is consistent with the hybrid planning permission and the **Parameter Plan 08 (Access)**. The design supports a well-managed residential environment by providing safe, convenient and inclusive access for all future occupiers, while encouraging opportunities for social interaction through legible and connected movement routes. Accordingly, the proposals comply with the requirements of Policy HQ/1 of the SCLP (2018).

Private Amenity

- 14.52 Private outdoor amenity space is provided to some, but not all, dwellings. All ground floor dwellings benefit from private external spaces, screened by low walls to the street and railings with hedging to the courtyard. On the upper floors, a limited proportion of dwellings include projecting balconies which are located to serve the larger homes, varying by block and floor (approximately 2–50%), while the majority are served by Juliet balconies. Top-floor dwellings do not include Juliet balconies due to façade design constraints.
- 14.53 Although the provision of private amenity space is limited, the scheme's extensive communal amenity offer, generous central courtyard, and the absence of a policy requirement for private amenity space mean the proposals are considered acceptable within the context of a Build-to-Rent (BtR) development.

Single Aspect and Daylighting

- 14.54 The plan layout of the blocks adopts double-banked corridor and a reduced number of cores (compared to those indicated on the hybrid planning illustrative scheme) to improve space efficiency, allowing the approved quantum of 425 dwellings to be retained despite the reduction in building heights. This design approach results in the

creation of a high proportion of single-aspect dwellings - approximately 57% (241 dwellings) in total.

- 14.55 The predominance of single-aspect dwellings raises potential concerns regarding reduced daylight and sunlight to north-facing units and overheating in south- and west-facing units. These matters were discussed extensively through the pre-application process. Overheating impact is addressed in Section 16 of the Report, and daylight and sunlight are discussed further below.
- 14.56 An assessment of the impacts of single aspect dwellings in respect to daylight and sunlight within the development were assessed against best practice guidance *BS EN 17037-2018 Daylight in Buildings, and Site Layout Planning for Daylight & Sunlight (SLPDS)*, PJ Littlefair et al 2022 published by the Building Research Establishment (BRE).
- 14.57 A sample of 37 apartments was selected across a range of locations and orientations, including several with challenging conditions, such as internal corner apartments and those with restricted access to daylight such on ground, first and third floors. The surrounding building massing was also taken into account as it would influence the levels of daylight received by each apartment.
- 14.58 The assessment results demonstrate that daylight provision within habitable rooms in the 37 sample apartments would achieve an overall pass rate of over 91%, with main living rooms achieving a pass rate of 84%.
- 14.59 As the sample assessment is intentionally weighted towards apartments expected to present the greatest daylighting challenges—including corner units, constrained layouts and apartments on the lower floors—the recorded pass rates represent a conservative assessment of the impacts on daylight within the development. The overall pass rate across the development is therefore likely to be higher than that recorded for the sample.
- 14.60 Notwithstanding the proportion of single aspect dwellings, the assessment demonstrates that the proposed design will achieve an acceptable amount of daylight and outlook to the majority of dwellings. On this basis it is considered that the residential environment for future occupiers would be acceptable.

Access and Movement

- 14.61 The outline stage **Parameter Plan 08 - (Access)** establishes the principal pedestrian, cycle and vehicular movement routes through and around the site.

- 14.62 The submitted scheme remains consistent with these approved movement principles and is therefore considered compliant with the access framework secured through the outline planning scheme.
- 14.63 Minor amendments have been made to the precise locations of some cycle and pedestrian access points into the residential blocks. These changes have arisen as a consequence of the refinement of the internal floor plans and the revised core arrangements.
- 14.64 Notwithstanding these adjustments, the fundamental access strategy remains unchanged. In particular, the principle of residential cores providing connections between surrounding streets and the central courtyard space has been retained across the development. Officers consider the amendments to be limited in nature and acceptable in design and movement terms.

Conclusion – Residential Design

- 14.65 The proposed design of the residential phase has been rigorously developed with the applicant team throughout the pre-application stages which also included independent advice from the Cambridgeshire Quality Panel.
- 14.66 Taken as a whole, the proposed design is considered to successfully balance a range of competing design and delivery considerations, including the requirements of the Building Safety Act, commercial viability, and the operational needs of a Build-to-Rent (BtR) development. In doing so, it delivers a coherent, high-quality residential scheme that will broaden housing choice, contribute to housing delivery in this part of Cambridge, and support the implementation of the approved Cambridge North Masterplan.
- 14.67 Overall the residential design complies with the hybrid planning permission and its supporting Parameter Plans and the relevant adopted SCLP policies.

15. Landscape Design

- 15.1 Details of landscape design do not form part of the reserved matters for determination under this application. The following information is therefore provided for context only.
- 15.2 Full details of the landscape design were previously agreed under the hybrid planning permission. Notwithstanding an obligation via planning condition (Condition 12 - for hard and soft landscape) was imposed on the hybrid permission which requires agreement before commencement of development in each phase.

- 15.3 Following the detailed design of the residential buildings, minor adjustments to the landscaped courtyard and its interface with the individual buildings have been made to reflect end-user/operator requirements and to ensure the coherent delivery of new public realm. The acceptability of these changes has been agreed separately under the discharge of Condition 12 – see Section 4).
- 15.4 The amended landscape courtyard design is also compliant with **Parameter Plan 09 (Open Spaces and Landscape)** as agreed under the hybrid planning permission.

16. Sustainable Design and Construction

- 16.1 The hybrid planning permission establishes the overarching strategy (and baseline targets) for achieving carbon reduction, energy efficiency and renewables including water conservation as stated in Condition 45 (Sustainability and Energy). The bespoke Energy and Sustainability Assessment by AE Energy (dated 10 April) has been submitted in support of the proposed design for the development.

Energy and Carbon Reduction

- 16.2 The proposed energy strategy would achieve a 69.3% reduction in carbon emissions across the site compared to the baseline target reduction of 30–35% that is sought via Condition 45 of the hybrid planning permission. This is delivered by taking a hierarchical approach to energy and associated carbon reduction, with the incorporation of both air source heat pumps and photovoltaic (PV) panels.
- 16.3 Each apartment will incorporate their own air source heat pumps which will reduce the risk of overheating associated with communal heating and hot water systems. The proposed pump specification and space provision allows for cooling to be easily retrofitted should and when the need arise. In addition, c. 1,346sqm of PV panels are proposed across the three blocks.
- 16.4 The Council's Principal Sustainable Design Officer has been actively involved in the design of the scheme throughout the pre-application process, including participation in a dedicated sustainability workshop. They have welcomed the applicant's commitment to exceeding the original baseline carbon reduction target and therefore recommends its support subject to securing implementation of the overarching Energy and Sustainability Assessment by planning condition – see recommended **Condition 2**.

Overheating and Cooling

- 16.5 The approach to mitigating risk of overheating has also been extensively discussed at pre-application stage with the Principal

Sustainable Design Officer and with a particular focus given to the impact on single aspect dwellings.

- 16.6 The approach was tested through an overheating assessment of a representative sample of apartments across the site, with particular focus on those expected to present the greatest overheating risk. An initial assessment was undertaken using the Good Homes Alliance Overheating Toolkit to identify overheating risk and inform design refinements. Dynamic thermal modelling was then carried out in accordance with the TM59 methodology to assess the proposed façade design and ventilation strategy.
- 16.7 Although the development includes a high proportion of single-aspect units, a range of passive design measures have been incorporated in accordance with the cooling hierarchy, including orientation-specific glazing, secure natural ventilation, external shading through balconies and window reveals, and façade optimisation informed by dynamic thermal modelling.
- 16.8 The overheating assessment demonstrates that the scheme complies with Part O requirements under the primary 2020 DSY1 assessment, with design refinements made to address issues identified under the more challenging DSY2 and DSY3 climate scenarios through increased ventilation rates. The scheme has also been assessed against future 2050 climate scenarios, with the proposed MVHR system designed to allow future installation of cooling modules if required. This futureproofed approach has also been welcomed by the Principal Sustainable Design Officer.
- 16.9 Overall, the proposed mitigation strategy to address overheating in the development is therefore supported.

Water Conservation

- 16.10 Under Condition 46 (Water Conservation) of the hybrid planning permission, the residential phase is required to demonstrate in its water conservation strategy how it can achieve a water consumption target of 89 litres/person/day.
- 16.11 The Water Conservation Report, appended to the submitted sustainability assessment, demonstrates that the proposed development would achieve a water consumption rate of 88.15 litres per person per day, exceeding the requirement of Condition 46 (Water Conservation) for no more than 89 litres/person/day, and this approach is supported.
- 16.12 The Environment Agency has not objected to the proposed target for water consumption although recommends that the Applicant explores whether further practicable improvements towards 85

litres/person/day can be achieved. The Applicant's agent has indicated that the current proposed target represents the lowest practicable consumption achievable without adversely affecting usability, resident amenity or requiring significant re-design of the development. It has also advised that the as a matter of principle, the current RMA and discharge of details should not be imposing more onerous obligations.

- 16.13 In response to the same point above, the Council's Sustainability Officer has indicated that the proposed consumption target requirements under Condition 46 is already an exemplary standard and that any further reductions would likely degrade future occupier amenity/experience. Overall, the domestic water consumption target proposed will exceed that prescribed under Condition 46 and therefore is acceptable and accords with the aims and objectives of Policy CC/4 of SCLP (2018).
- 16.14 The Environment Agency has also requested further information in relation to water consumption and metering for the proposed non-residential elements. The Applicant has confirmed that the non-residential elements will include high water efficiency fittings and independent water meters. To ensure that the future water usage of the non-residential areas, a planning condition requiring details of future commercial water metering in the development is recommended – see recommended **Condition 3**.
- 16.15 Overall, the proposed development would comply with SCLP (2018) Policies HQ/1, CC/1, CC/3, CC/4 and CC/6; the Councils' Sustainable Design and Construction SPD (2020); and relevant objectives contained in the NPPF.

17. Drainage

- 17.1 Detailed surface water and foul drainage proposals will be submitted separately to this reserved matters application, for discharge under the Conditions 19 , 20 and 22 of the hybrid planning permission.
- 17.2 In the interim, the Applicant's amended drainage strategy note confirms that the evolving drainage strategy will remain consistent with the approved overarching hybrid stage drainage principles. Therefore, no drainage issues are anticipated to prejudice the proposed development although this will be confirmed under the aforementioned planning conditions.
- 17.3 Anglian Water does not object to the proposals although would seek to be consulted on detailed foul drainage design when it is made available. Cambridgeshire County Lead Local Flood Authority also supports the scheme.

18. Transport and Access

- 18.1 The reserved matters application is consistent with the car parking and movement strategy shown in **Parameter Plan 08 (Access)** of the hybrid planning permission.
- 18.2 The scheme provides 22 car parking spaces of which 6 are assigned as accessible spaces. In terms of electric charging infrastructure, 7 of the parking spaces will have active charging facilities with the remaining parking spaces (15) installed with passive infrastructure.
- 18.3 The proposals also provide 711 residents cycle parking spaces that are secure and conveniently located to all cores. An additional 140 external visitor commercial cycle parking spaces will also be provided. The provision will comprise a range of cycle facilities of which: c.50% (355 spaces) are stacked stands; c.47.5% (338 spaces) are Sheffield Stands; and c.2.5% (18 spaces) are for cargo/large cycles. 73% of all the cycle spaces are provided at grade improving accessibility and usability.
- 18.4 Due to space constraints within the buildings, an additional freestanding cycle pavilion is proposed to provide sufficient cycle parking capacity. Located adjacent to Block S16 with convenient access from the courtyard, it also includes a cycle repair station.
- 18.5 The detailed operation and management of the car and cycle parking will be secured separately under Condition 11 (Car and Cycle Parking Management Plan) of the hybrid planning permission.
- 18.6 The car parking and cycle parking proposals are considered to promote sustainable travel and will comply with the aims and objectives of Policies TI/2 and TI/3 of the SCLP (2018).

19. Miscellaneous Matters

Noise Design

- 19.1 The submitted Noise Assessment concludes that, subject to the implementation of the recommended design measures, the development would achieve adequate internal noise levels in accordance with the latest best practice advice as prescribed under Condition 40 (Internal Noise Levels) of the hybrid planning permission.
- 19.2 The proposed package of façade, glazing, ventilation and sound insulation measures will protect future residents from transport noise and noise from adjoining ground floor commercial uses. The scheme is therefore considered to provide an acceptable standard of residential amenity in noise terms.

- 19.3 The Council's noise specialist has confirmed that it does not object to the proposed noise mitigation design.
- 19.4 Accordingly, the proposed noise design will ensure a good living environment for future occupiers as required under Condition 40 of the hybrid planning permission. It is therefore acceptable and complies with SCLP (2018) Policies HQ/1 and SC/10 including relevant advice in the NPPF.

Waste Management and Collection

- 19.5 The proposed scheme provides a comprehensive refuse and recycling strategy with dedicated, conveniently located bin stores distributed throughout the development to ensure accessibility for future residents.
- 19.6 Bin stores provide sufficient capacity for the anticipated waste streams generated by the development, with separate provision for general waste, recycling and food waste streams in accordance with the latest RECAP design guidance for waste.
- 19.7 The proposed layout has been designed to facilitate efficient refuse collection, with collection points located on-street in designated service parking bays to allow safe and practical access for refuse vehicles.
- 19.8 The Council's Shared Waste Team does not object to the proposals although requires more information in relation to day-to-day management of waste and how its strategy in practice supports safe and convenient collection – see recommended **Condition 4**.

Officer's Response to Milton Parish Representations

- 19.9 Officer's comments in response to representations made by Milton Parish are set out below:
- i) **Lack of Parking** – As part of the hybrid planning permission (ref. 22/02771/OUT), car parking across the wider Cambridge North site is concentrated within the Mobility Hub (Building S05) and the basements of the commercial buildings (now the consented MSCCP) to minimise vehicle presence within the public realm. The outline scheme approved 22 parking spaces for the residential phase, rather than for public use. Consistent with the Council's policy approach to minimising residential car parking, the proposed development provides a low level of parking to encourage the use of sustainable modes of travel. The Site is highly accessible by a range of sustainable transport modes, benefiting from its proximity to Cambridge North Station and the Guided Busway, together with an extensive network of strategic

active travel routes. This makes the location attractive for non-car travel and reduces reliance on private vehicle ownership.

The Section 106 of the hybrid planning permission also contains an extensive package of commitments to incentivise and support active and sustainable travel modes alongside measures that monitor future local area car parking and vehicle trips as the development is delivered and occupied.

- ii) **Overbearing scale and massing** – The proposed residential development is within the maximum height and building envelope limits of the approved parameters, as confirmed in Section 14 of the Report.
- iii) **Secure Play Areas** – Play areas are provided in accordance with the SCLP adopted standards. Children's play areas are mostly located within the landscape courtyard referred to as Chesterton Gardens. These play areas are intended to be actively and passively surveilled by the residential quarter building/occupiers and their future operator/management company.
- iv) **Laundry Facilities** – Washing and drying facilities form part of the BtR offer.

20. Conclusion

- 20.1 This Reserved Matters Application has been prepared in accordance with the provisions of the hybrid planning permission (22/02771/OUT) and the associated Parameter Plans which respectively establish the overarching framework and key design principles for subsequent development phases.
- 20.2 The proposed development has been designed to accord with the approved Parameter Plans, development principles and relevant planning conditions attached to the outline component for the residential phase of the hybrid planning permission.
- 20.3 Having examined the development proposals against other material planning considerations, none are identified that would on their own, or in combination, lead officers to consider recommending refusal of planning permission for the Application.
- 20.4 Officers have carefully considered all the issues raised by the planning application, including evidence and opinions submitted on behalf of the applicants, the contributions of consultees and wider stakeholders.
- 20.5 Having also taken into account the provisions of the development plan, the NPPF and PPG, section 70 of the Town and Country Planning Act 1990, section 38[6] of the Planning and Compulsory Purchase Act 2004, and the views of statutory consultees and wider stakeholders, as well as all other material planning considerations,

the proposed development is recommended for approval subject to a number of planning conditions.

21. Recommendation

21.1 **Approve** this reserved matters application subject to the conditions and informatives as detailed in Section 22 of this Report, with delegated authority to officers to carry through amendments to those conditions and informatives (including additional / revised conditions as appropriate and necessary) in consultation with Chair and Vice Chair of Committee prior to the issuing of the planning permission.

21.2 **Part discharge outline planning conditions on the hybrid planning consent reference 22/02771/OUT in relation to this reserved matters only:**

- Condition 40: Internal Noise Levels
- Condition 41: Housing Mix
- Condition 42: Residential Space Standards
- Condition 43: M4(2) Units
- Condition 44: Lift Access
- Condition 45: Sustainability and Energy
- Condition 46: Water Conservation

22. Planning conditions & Informatives

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the approved plans as listed below:

BCN-FEA-S1-00-DP-A-1200 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1800 – **Rev P3**; BCN-FEA-BZ-00-DP-A-1801 – **Rev P4**; BCN-FEA-BZ-00-DP-A-1802 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1803 – **Rev P4**; BCN-FEA-BZ-00-DP-A-1804 – **Rev P2**; BCN-FEA-BZ-00-DP-A-1810 – **Rev P9**; BCN-FEA-BZ-01-DP-A-1811 – **Rev P10**; BCN-FEA-BZ-02-DP-A-1812 – **Rev P7**; BCN-FEA-BZ-03-DP-A-1813 – **Rev P7**; BCN-FEA-BZ-04-DP-A-1814 – **Rev P7**; BCN-FEA-BZ-05-DP-A-1815 – **Rev P7**; BCN-FEA-BZ-06-DP-A-1816 – **Rev P9**; BCN-FEA-BZ-00-DP-A-5520 – **Rev P3**; BCN-FEA-BZ-ZZ-DE-A-3501 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3502 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3503 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3504 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3505 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3506 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3507 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3508 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3509 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3510 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3511 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3512 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3513 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3514 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3515 – **Rev P5**; BCN-FEA-BZ-ZZ-DE-A-3516 – **Rev P5**; BCN-FEA-S1-00-DP-A-1203 – **Rev P7**; BCN-FEA-S1-00-DP-

A-1913 – **Rev P5**; BCN-FEA-S1-XX-DP-A-8163 – **Rev P12**; BCN-FEA-S1-XX-DP-A-8170 – **Rev P6**; BCN-FEA-S1-ZZ-DE-A-3520 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3521 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3523 – **Rev P5**; BCN-FEA-S1-ZZ-DE-A-3524 – **Rev P5**; and BCN-FEA-S1-ZZ-DS-A-3550 – **Rev P6**.

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.

Energy and Sustainability Assessment (Compliance)

2. The development hereby approved shall not be occupied until the recommendations in *Energy & Sustainability Statement (Project J25029 Cambridge North)*, dated 10th April 2026, which accompany the application have been implemented.

Reason: To ensure the development promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policies CC/1, CC/3, CC/6, CC/7 and CC/8 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

Commercial Water Metering

3. Prior to first occupation of the non-residential uses, a comprehensive water metering and monitoring system shall be commissioned and installed within the building to quantify at least daily: the total volume of mains water used. No occupation shall occur until such time as the local planning authority has been notified through an independent verification report that the water metering and monitoring system has been installed and is fully functional. The metering and monitoring system shall be retained in a fully functioning operational use at all times and for the lifetime of the development.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018, the Greater Cambridge Sustainable Design and Construction SPD 2020, the Written Ministerial Statement on Addressing water scarcity in Greater Cambridge: update on government measures (March 2024) Joint Ministerial Statement on addressing Water Scarcity in Greater Cambridge.

Operational Waste Management Protocol Plan (OWMPP)

4. Prior to first occupation of the development an Operational Waste Management Protocol Plan (OWMPP) shall be submitted and approved

in writing by the Local Planning Authority. The OWMPP shall provide details of:

The operation and management of waste for the development including:

- a. Confirmation of onsite contingency arrangements for addressing overflow of any waste and recyclable materials;
- b. Procedures to prevent waste accumulation within application red line boundary to minimise odour, litter, vermin and other amenity impacts;
- c. Management responsibilities for the implementation and monitoring of the Plan; and
- d. A mechanism for reviewing and updating the Plan where required.

The development shall thereafter be operated in full accordance with the approved OWMPP unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Informatives

Compliance with remaining planning obligations

1. For the avoidance of doubt, the residential reserved matters development hereby approved shall not be occupied until compliance with all relevant planning obligations under LPA Ref. 22/02771/OUT and the associated Section 106 (dated 14th April 2024) has been confirmed.

Air Source Heat pumps – Noise

2. The granting of planning permission for Air Source Heat Pumps (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. If substantiated noise complaints are received regarding the operation of the ASHP and it is determined that a statutory noise nuisance exists at neighbouring premises, a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. In addition, equipment such as an ASHP utilising fans and compressors are liable to emit more noise as they undergo natural aging, wear and tear. It is therefore important that the equipment is routinely maintained and serviced in accordance with the manufacturer's recommendations, and that any defects are promptly rectified to ensure noise levels do not increase during the operational life of the unit.