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| Responding Officer: | Rachel Veysey Sustainable Drainage Engineer |
| Date: | 03/03/2023 |
| Planning Ref No: | 22/02771/OUT |
| Description of Development: | 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. | Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire |

Cross one:

The development proposed is **acceptable** subject to the imposition of the condition(s) outlined below.

The development proposed is **unacceptable** and should be refused for the reason(s) set out below.

x

It is not possible to comment on the proposed development and the additional information set out below will be required in order to provide comments.

**Comments**

The following documents have been reviewed in assessing this application:

FRA Technical note: Cambridge North Development 13/10/2022

1. Climate change allowances

The applicant is only using the 40% climate change allowance on the 1 in 100 year storm for a proportion of the development. The expected lifetime of this development in terms of the impermeable area created will be in excess of 100 years and therefore we do not support the use of the lower climate change allowances for the commercial and retail aspects of the proposal.