

Your ref:  
Our ref:  
DD: 07976579376  
E: Alison.wright@bidwells.co.uk  
Date: 08.11.2022

Fiona Bradley  
Greater Cambridge Shared Planning  
Cambridge City Council  
PO Box 700  
Cambridge  
CB1 0JH

Dear Fiona,

**LAND NORTH OF CAMBRIDGE NORTH STATION, MILTON AVENUE  
HYBRID PLANNING APPLICATION  
REF: 22/02771/OUT**

I write on behalf of the applicant, Brookgate Land Ltd on behalf of The Chesterton Partnership, in relation to the above application which is currently pending determination. A suite of plans and documents accompany this letter and constitute a resubmission to respond to consultee and neighbour comments on the application. This letter summarises the amendments made to the scheme and the further work that has been undertaken to address the comments raised.

The resubmission comprises the following;

1. Responses to consultees;
2. Formal Amendments; and
3. Statement of Environmental Statement (ES) conformity.

Further detail is outlined below.

## **1. Responses to Consultees**

Table 1 below details the responses to consultee comments, arranged by topic. There are several references to formal amendments to plans. A schedule of the revised plans comprising the formal amendments is set out in Table 2 and Table 3.

<b>TABLE 1 : RESPONSES TO CONSULTEES</b>		
<b>TOPIC / CONSULTEE</b>	<b>NEW DOCUMENTS IN RESPONSE</b>	<b>NOTES</b>
<b>Highways</b>	<p><b>1. Highways Technical Note</b></p> <p><b>2. Response to the comments of Cam Cycle</b></p> <p>(Refer to Table 2 for list of updated highways drawings)</p>	<p><b>Highways Technical Note</b></p> <p>A Highways Technical Note has been prepared by PJA. This sets out details of assessment work undertaken to inform responses to comments made by the Local Highways Authority Highways Assessment team and provides responses to their consultee comments dated 7 September.</p> <p><b>Response to the comments of Local Highways Authority (Development Management Team – Dr Jon Finney)</b></p> <p>The Highways Authority (Development Management Team) has requested that the application is not determined until a Stage 1 Road Safety Audit (RSA) in relation to the proposed access at Cowley Road and Milton Avenue ('Cowley Circus') has been resolved. A brief has been prepared and approved for the RSA and the RSA is due to be completed by the end of October.</p> <p><b>Response to the comments of Cam Cycle</b></p> <p>The applicant team has liaised with Cam Cycle to discuss their comments and a series of minor updates to the planning and landscape drawings has been undertaken in response. A full schedule of responses to the comments of Cam Cycle and references to updated plans has been prepared by PJA. A summary of the responses which have led to formal amendments to the scheme is set out below:</p> <p><u>One Milton Avenue (S4)</u></p> <ul style="list-style-type: none"> <li>• A single planter has been re-orientated to allow a logical turn into One Milton Avenue cycle store entrance</li> <li>• The layout has been re-organised so that the route to the basement does not pass directly 'through' the accessible parking.</li> </ul> <p><u>One – Three Station Row (S7 and S7)</u></p> <ul style="list-style-type: none"> <li>• The access to the basement cycle parking provision has been re-located to the Station Row frontage. The surface level non-standard parking is served by a separate access</li> </ul>

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	<p><b>3. Response to the comments of the Access Officer</b> (Refer to Table 2 for list of updated highways drawings)</p>	<p><u>Visitor Cycle Parking Provision</u></p> <ul style="list-style-type: none"> <li>• Visitor cycle parking has been added to Chesterton Square to improve access</li> <li>• For clarity, a Cycle Strategy drawing has been added to show Cargo and recumbent cycle stands</li> </ul> <p><u>Cycle Lifts</u></p> <ul style="list-style-type: none"> <li>• Provision of automated wheel ramp alongside the stairs to facilitate access to the basement cycle parking for all users</li> </ul> <p><u>Masterplan</u></p> <ul style="list-style-type: none"> <li>• Amended to include a segregated cycle route within the site, along Chesterton Way</li> <li>• Amended to include Zebra crossing markings at crossing points</li> </ul> <p><u>Cowley Road North</u></p> <ul style="list-style-type: none"> <li>• Zebra marking have been added at crossing and also at basement accesses.</li> </ul> <p><u>Bramblefields Way Cycle Contra-flow</u></p> <ul style="list-style-type: none"> <li>• The creche drop-off bay has been re-positioned to the north, on the end of the parking bays. This removes the pinch point to the north of the creche. Further parking for non-standard cycles has been included adjacent to the creche.</li> </ul> <p><b>Response to the comments of the Access Officer</b> Some of the comments raised by the Access Officer have already been addressed in the above updates. A series of further minor updates to the planning and landscape drawings has been undertaken in response. A full schedule of responses to the comments of the Access Officer and references to updated plans has been prepared by PJA. A summary of the responses which have led to formal amendments to the scheme is set out below. The applicant has also offered to meet with the Access Officer to discuss their comments</p> <p><u>One – Three Station Row (S7 and S7)</u></p> <ul style="list-style-type: none"> <li>• The arrangement of the parking bays in the basement space of S6 and S7 has been re-configured to</li> </ul>

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		relocate the two bays that were shown not adjacent to the cores
Flood Risk and Drainage	<p><b>4. Flood Risk Assessment (FRA) Addendum</b></p>	<p><b>Flood Risk Assessment (FRA) Addendum</b></p> <p>An FRA Addendum has been prepared by PJA and responds to the comments of the Lead Local Flood Authority (LLFA) and the Council’s drainage officer and comprises:</p> <ul style="list-style-type: none"> <li>• Increased surface water attenuation tank sizes and basin capacity. This is for all storage except that serving the residential units (catchment 2) to account for the increase in the climate change allowance from 30% to 35%.</li> <li>• Rainwater Harvesting tank introduced taking water from the basin and circulating it back south for irrigation purposes. The tank is shown under the Temporary Logistics Area.</li> <li>• Further SuDs features have been added in the form of Rain Gardens and Permeable Paving/Porous Asphalt surfaces</li> <li>• The alignment of the First Public Drain Overflow culvert diversion has been amended to mitigate changes in flow direction. Hydraulic modelling data results are included to show the Site discharging to the First Public Drain Overflow in culvert surcharged conditions. A statement agreeing to future drainage survey of First Public Drain Overflow has been added.</li> </ul>
	<p><b>5. Water Resources Addendum (Rev 1)</b></p>	<p><b>Water Resources Addendum</b></p> <ul style="list-style-type: none"> <li>• A Water Resources Addendum has been prepared by PJA and includes additional references in relation to the proposed rainwater harvesting tank and to include updated plans in line with the FRA Addendum</li> </ul>
Ecology and Biodiversity	<p><b>6. Updated Biodiversity Net Gain (BNG) Assessment</b></p>	<p><b>Updated Biodiversity Net Gain (BNG) Assessment</b></p> <p>An updated BNG Assessment has been prepared by RPS and responds to the comments of the Ecology Officer and reflects the minor updates to the landscape design. The scheme still delivers a significant and demonstrable improvement over the existing situation with a 69.54% increase in biodiversity.</p>

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	<p><b>7. Ecology Survey Report Update 2022</b></p>	<p><b>Ecology Survey Report Update 2022</b></p> <p>An updated Ecology Survey Report has been prepared by RPS and responds to the comments of the Ecology Officer. The report presents the findings of further surveys undertaken in 2022 to update the survey baseline data.</p> <p>Reptile surveys were undertaken in September and October this year. No reptiles were found during these surveys.</p> <p>Low levels of bat activity were recorded on site. Further emergence surveys and inspections can be dealt with via appropriately worded pre-commencement conditions.</p> <p>Breeding bird surveys were completed through May and June and highlighted a similar assemblage of breeding species as recorded in earlier assessment. The surveys confirmed the presence of Black Redstart breeding east of the railway, the other side of the station. This species forages on the Cambridge North site and mitigation reflects this in terms of the continued OMH resources both on the ground and on the rooftops and the provision of suitable nest boxes for this species</p>
<p><b>Landscape and Open Space</b></p>	<p><b>8. Landscape and Open Space Updates Report</b></p> <p>(Refer to Table 2 for list of updated landscape drawings)</p>	<p><b>Landscape and Open Space Updates Report</b></p> <p>A Landscape and Open Space Updates document setting out the responses to the comments of the Landscape Officer, Drainage Officer, Cam Cycle, Cambridge Airport and Minerals and Waste Authority in relation to Landscape and Open Space has been prepared by RMA. A series of minor updates to the landscape and open space design has been undertaken in response to these consultee comments. A summary of the responses which have led to formal amendments to the scheme is set out below:</p> <p><u>Open Space Provision</u></p> <ul style="list-style-type: none"> <li>Children’s Informal Play – Amenity lawn has been added to the Wild Park to increase the variety of recreational experience for children and other users, also contributing to its potential capacity as a future ‘urban park’</li> </ul>

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		<ul style="list-style-type: none"> <li>Community Growing – an area of publicly accessible allotment growing has been introduced to the north-eastern area of the site, totalling 0.27 ha including the access road. The Meanwhile Community growing site at One Milton Avenue (S4) has been omitted. However, the raised beds in the main ‘meanwhile’ site have been retained, as a possible satellite to the Nuffield Allotments, which would engage existing community facility and ‘kick start’ the promotion of the new allotments to the north. In order to facilitate irrigation, these would collect water from a slanted pergola roof.</li> </ul> <p><u>Wild Park</u></p> <ul style="list-style-type: none"> <li>As above - an additional area of amenity lawn has been added to the ‘Wild Park’ area</li> <li>A new path has been added that connects the residential area to the Wild Park more directly and legibly</li> <li>Margin of reeds (<i>Phragmites australis</i>) is now proposed around wet perimeter of pond at Wild Park, in response Cambridge Airport comments.</li> </ul> <p><u>Chesterton Gardens</u></p> <ul style="list-style-type: none"> <li>Further tree and root cell details and specifications have been added across numerous re-submitted drawings</li> </ul> <p><u>Chesterton Square</u></p> <ul style="list-style-type: none"> <li>Feature tree moved</li> <li>Basement footprint adjusted so that large trees to be planted in natural soil</li> <li>Species changes for main ‘square’ of tree planting to <i>Gleditsia</i> ‘Draves Street Keeper’, and shade tolerant species added.</li> <li>Bosque converted to grid of 9 no. <i>Gleditsia</i>.</li> </ul> <p><u>Station Row</u></p> <ul style="list-style-type: none"> <li>Moveable street furniture is shown to demonstrate the availability of space for social gathering.</li> <li>Planting beds have been adjusted slightly.</li> <li>Permeable paving area added.</li> </ul>

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		<p><u>Cowley Road East</u></p> <ul style="list-style-type: none"> <li>• Bioretention swales added to eastern edge planting bed. Alders introduced in place of Field Maples.</li> </ul> <p><u>Cowley Road North</u></p> <ul style="list-style-type: none"> <li>• Minor paving changes to add legibility to crossing. First drain easement adjusted.</li> </ul> <p><u>The Link</u></p> <ul style="list-style-type: none"> <li>• Further coordination has been undertaken and the engineer has confirmed that a stepped basement is feasible which will allow a nearly continuous planting bed of 1000+mm depth shared between the trees.</li> </ul> <p><u>Milton Way and Milton Walk</u></p> <ul style="list-style-type: none"> <li>• Trees relocated away from residential buildings. Further coordination has been undertaken and the engineer has confirmed that a stepped basement is possible which will allow continuous planting bed of 1100+mm depth as well as a connection to natural soil.</li> </ul> <p><u>Meanwhile Use</u></p> <ul style="list-style-type: none"> <li>• Trees in planters omitted but community growing retained with added rain-catching structures. This has support of the local Nuffield allotments as a possible ‘meanwhile’ addition to Nuffield. Note that the new allotment provision to the north of Cowley Road meets the 0.27ha allotment requirement. The Meanwhile community beds, Chesterton Garden raised beds and rooftop growing area are in excess of the requirement, totalling 0.386 for all growing areas. Mosaic Habitat retained but at ground level.</li> </ul> <p><u>Planting areas</u></p> <ul style="list-style-type: none"> <li>• Some minor planting areas have changed as a result of all changes mentioned. Planters at thresholds have been removed</li> </ul>
<b>Minerals &amp; Waste Planning Authority</b>	<b>9. Statement in response to the comments of the Minerals and Waste Authority</b>	<p><b>Statement in response to the comments of the Minerals and Waste Authority</b></p> <p>A Statement in response to the comments of the Minerals and Waste Authority has been prepared by Bidwells and in respect of the safeguarded aggregates railhead (TIA) and the Cowley Road Waste Management Area (WMA).</p>

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		The Statement concludes that no adverse odour, noise or traffic impacts are anticipated to arise from the operation of the safeguarded sites and so no further mitigation is considered necessary in relation to these aspects. As such, the potential interactions between the safeguarded sites and the proposed uses within the application scheme are considered acceptable without further mitigation.
Sustainability	<p><b>10. Updated Low Emission Strategy</b></p> <p><b>11. Energy Strategy Addendum</b></p> <p><b>12. Addendum to Sustainability Strategy</b></p>	<p><b>Updated Low Emission Strategy</b></p> <p>An Updated Low Emission Strategy has been prepared by PJA and in response to comments from the Sustainability Officer. This now confirms that electric vehicle charging provision is proposed to all commercial and residential parking spaces, and all basement spaces within the MSCP (S5)</p> <p><b>Energy Strategy Addendum</b></p> <p>An Energy Strategy Addendum has been prepared by Hilson Moran and in response to comments from the Sustainability Officer. This has been prepared to confirm the applicant’s commitment to complying with Part O Building Regulations requirements in relation to ventilation and minimising overheating. The Addendum also confirms the energy approach to the Mobility Hub, in the accepted absence of BREEAM pre-assessment for this building</p> <p><b>Addendum to Sustainability Strategy</b></p> <p>An Addendum to the Sustainability Strategy has been prepared by Hoare Lea. This has been prepared to align with the electric vehicle charging provision proposed within the Updated Low Emissions Strategy, and to confirm the proposed development’s position in relation to LETI in-use energy targets (see Page 3 of the Addendum)</p> <p><b>Single vs. Dual Aspect apartments</b></p> <p>In terms of comments from the Sustainability Officer requesting clarification on the provision of single vs. double-aspect apartments, the proposal provides 24% single aspect units and 76% double aspect apartments,</p>



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		following guidance within the London Plan standards. Furthermore, the Energy Strategy Addendum confirms the residential element of the scheme will be designed to comply with Part O Building Regulations, and will be subject to TM59 Assessment as part of any detailed application in due course.
<b>Waste Services</b>	<p><b>13. Response to comments from Waste Services</b></p> <p>(Refer to Table 2 for reference to updated vehicle tracking drawing)</p> <p><b>14. Updated Preliminary Operational Waste Management Plan (P-OWMP)</b></p>	<p><b>Response to comments from Waste Services</b></p> <p>A response to the comments from Waste Services has been prepared. A summary of the responses which have led to formal amendments to the scheme is set out below:</p> <p><u>Vehicle Tracking</u></p> <ul style="list-style-type: none"> <li>Updated vehicle tracking drawing prepared</li> </ul> <p><b>Updated Preliminary Operational Waste Management Plan (P-OWMP)</b></p> <p>An updated Preliminary Operational Waste Management Plan (P-OWMP) has been prepared in response to the comments of Waste Services</p>
<b>The Eastern Edge</b> and <b>Cambridge Past, Present and Future</b>	<b>15. Cambridge Past, Present and Future Feedback Response</b>	<p><b>Cambridge Past, Present and Future Feedback Response</b></p> <p>A Cambridge Past, Present and Future (CPPF) Feedback Response document has been prepared by Acme in response to the comments of CPPF. This primarily relates to comments raised in relation to the eastern edge. The document also includes a response to comments in relation to the Wild Park and the residential quarter.</p> <p>The Applicant team would welcome the opportunity to meet with CPPF should they wish to discuss the scheme in further detail.</p>
<b>Urban Design Officer</b>	<p><b>16. Response to the comments of Urban Design Officer</b></p> <p>(Refer to Table 2 for list of updated landscape drawings)</p>	<p><b>Response to the comments of Urban Design Officer</b></p> <p>A schedule of responses to points of clarification raised by the Urban Design Officer has been prepared by Bidwells. This has led to one formal amendment to the scheme, as set out below:</p>

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		<p><u>Milton Avenue</u></p> <p>The three informal crossing points are now clarified on the drawings as being raised tables – focused around the three major crossings down Milton Avenue and the two crossings on Cowley Road North. The full final details can be secured under condition.</p>
<b>Strategic Masterplan</b>	Refer to Table 3 for updated Illustrative Strategic Masterplans	<p>Two additional illustrative strategic masterplans are submitted for information. These expand on information submitted within the Design and Access Statement and show how the application site relates to the wider context both in terms of the remainder of the ‘Cambridge North’ site under the control of Brookgate Land Ltd and the wider area within the emerging NEC AAP.</p> <p>The two strategic masterplans illustrate two potential scenarios. Firstly, a strategic masterplan for the whole of the Cambridge North site based on existing site conditions and neighbouring uses. Secondly, a strategic masterplan for the whole of the Cambridge North site based on the assumption that the spatial framework and land uses currently indicated within the NEC APP Regulation 19 draft is delivered. On both scenarios, it is evident that this application has had clear regard to existing site circumstances whilst also being able to contribute to delivery of the vision and strategic objectives for the emerging NEC AAP.</p>
<b>Sustainable Communities and Wellbeing Team</b>	N/A	<p>It is noted that the Sustainable Communities and Wellbeing Team refer to a suggested multiplier of 1.95 for the purposes of calculating facility and service provision which is taken from the proposed Northeast Cambridge Area Action Plan (AAP). Based on this multiplier, the comments continue in stating that this would result in an under-provision of formal and informal children’s play space as well as allotments and community orchards.</p> <p>The occupancy levels per dwelling for the purposes of adopted Local Plan Policy SC/7 is set out in the South Cambridgeshire Open Space SPD (2009) - see Section 2.7. The estimated population arising from the scheme using the multipliers in the SPD is 678 occupants, although play space requirements are based on 429 occupants given that Policy SC/7 confirms only family dwellings of two or more bedrooms will be required to contribute to the provision of children’s play space.</p>

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		<p>The NEC AAP and its evidence base is still at an early stage of preparation and has limited weight. The relevant development plan policy is Policy SC/7 and the supporting SPD. Please refer to response under 'Landscape and Open Space' for further commentary as to compliance with adopted Local Plan requirements.</p> <p>In terms of comments requesting for facilities to support the wild park, more seating has been introduced in addition to an amenity lawn in order to increase recreational opportunities. The provision of a specific building to house toilet facilities is not considered necessary and there is sufficiency within the current arrangements.</p> <p>Further comments raised in the response relate to detailed matters which can be dealt with via condition and / or drafting of the s106 Agreement and the applicant would welcome the opportunity to discuss this.</p>
<b>Housing Strategy Team</b>	N/A	<p>It is noted that the Housing Strategy Team report that they are 'unable to comment at this time' on the subject of a Market Report required under the guidance within the Greater Cambridge Housing Strategy (Annex 9). A Market Report was submitted with the application and therefore the applicant would be keen to receive the response of the Housing Strategy team on this report.</p>

## 2. Formal Amendments

Please refer to Tables 2 and 3 below which identifies updated or new drawings for approval and updated or new illustrative drawings.

### Drawings for Approval

TABLE 2 : UPDATED OR NEW DRAWINGS FOR APPROVAL	
ORIGINAL DRAWING FOR APPROVAL	UPDATED OR NEW DRAWING FOR APPROVAL
<b>Site-Wide - General</b>	
Location Plan (Ref: 239-ACME-PLA-S00-0010)	N/A
Site Plan (Ref: 239-ACME-PLA-S00-0011)	N/A

Site-Wide Parameter Plans - Outline	
Existing Site Conditions (Ref: 239-ACME-PLA-S01-0101)	Existing Site Conditions (Ref: 239-ACME-PLA-S01-0101 Rev A)
Building Layout and Application Type (Ref: 239-ACME-PLA-S01-0102)	Building Layout and Application Type (Ref: 239-ACME-PLA-S01-0102 Rev A)
Maximum Building Envelope – Basement (Ref: 239-ACME-PLA-S01-0103)	Maximum Building Envelope – Basement (Ref: 239-ACME-PLA-S01-0103 Rev A)
Maximum Building Envelope – Ground Floor Level (Ref: 239-ACME-PLA-S01-0104)	Maximum Building Envelope – Ground Floor Level (Ref: 239-ACME-PLA-S01-0104 Rev A)
Maximum Building Envelope – Typical Level (Ref: 239-ACME-PLA-S01-0105)	Maximum Building Envelope – Typical Level (Ref: 239-ACME-PLA-S01-0105 Rev A)
Building Heights Plan (Ref: 239-ACME-PLA-S01-0106)	Building Heights Plan (Ref: 239-ACME-PLA-S01-0106 Rev A)
Proposed Uses – Ground Floor (Ref: 239-ACME-PLA-S01-0107)	Proposed Uses – Ground Floor (Ref: 239-ACME-PLA-S01-0107 Rev A)
Access Plan (Ref: 239-ACME-PLA-S01-0108)	Access Plan (Ref: 239-ACME-PLA-S01-0108 Rev A)
Landscape and Open Spaces Plan (Ref: 239-ACME-PLA-S01-0109)	Landscape and Open Spaces Plan (Ref: 239-ACME-PLA-S01-0109 Rev A)
Parameter Plans Area Schedule (Ref: 239-ACME-PLA-S01-0300)	N/A
Site-Wide Landscape Plans - Detail	
Landscape Masterplan (Ref: 630_01(MP)001 P1)	Landscape Masterplan (Ref: 630_01(MP)001 P3)
Ecology Strategy Ground Floor (Ref: 630_01(MP)002 P1)	Ecology Strategy Ground Floor (Ref: 630_01(MP)002 P2)
Ecology Strategy Roof (Ref: 630_01(MP)003 P1)	N/A
Public Open Space Provision (Ref: 630_01(MP)004 P1)	Public Open Space Provision (Ref: 630_01(MP)004 P2)
Hard Landscape Strategy (West) (Ref: 630_01(MP)005 P1)	Hard Landscape Strategy (West) (Ref: 630_01(MP)005 P2)
Hard Landscape Strategy (East) (Ref: 630_01(MP)006 P1)	Hard Landscape Strategy (East) (Ref: 630_01(MP)006 P2)
Hard Landscape Strategy (Wild Park) (Ref: 630_01(MP)007 P1)	Hard Landscape Strategy (Wild Park) (Ref: 630_01(MP)007 P2)
Tree Strategy (Ref: 630_01(MP)008 P1)	Tree Strategy (Ref: 630_01(MP)008 P2)
Planting Strategy (West) (Ref: 630_01(MP)009 P1)	N/A
Planting Strategy (East) (Ref: 630_01(MP)010 P1)	N/A

Levels and Drainage (West) (Ref: 630_01(MP)011 P1)	N/A
Levels and Drainage (East) (Ref: 630_01(MP)012 P1)	N/A
Levels and Drainage (Wild Park) (Ref: 630_01(MP)013 P1)	N/A
Attenuation Strategy (Ref: 630_01(MP)014 P1)	Attenuation Strategy (Ref: 630_01(MP)014 P2)
Furniture Strategy (West) (Ref: 630_01(MP)015 P1)	N/A
Furniture Strategy (East) (Ref: 630_01(MP)016 P1)	N/A
Furniture Strategy (Wild Park) (Ref: 630_01(MP)017 P1)	N/A
Existing Vegetation Strategy (Ref: 630_01(MP)018 P1)	N/A
Roof Strategy (Ref: 630_01(MP)019 P1)	N/A
Tree Root Cell Extents (Ref: 630_01(MP)020 P1)	Tree Root Cell Extents (Ref: 630_01(MP)020 P2)
N/A	Wild Park and Aggregates Yard Interface (Ref: 630_01(MP)021 P1)
N/A	Cycle Strategy (West) (Ref: 630_01(MP)022 P1)
N/A	Cycle Strategy (East) (Ref: 630_01(MP)023 P1)
N/A	Proximity to Mineral Safeguarded areas (Ref: 630_01(MP)024 P1)
Milton Avenue 1 of 2 (Ref: 630_01(MP)101 P1)	N/A
Milton Avenue 2 of 2 (Ref: 630_01(MP)102 P1)	N/A
Chesterton Way 1 of 3 (Ref: 630_01(MP)103 P1)	Chesterton Way 1 of 3 (Ref: 630_01(MP)103 P2)
Chesterton Way 2 of 3 (Ref: 630_01(MP)104 P1)	Chesterton Way 2 of 3 (Ref: 630_01(MP)104 P2)
Chesterton Way 3 of 3 (Ref: 630_01(MP)105 P1)	Chesterton Way 3 of 3 (Ref: 630_01(MP)105 P2)
Cowley Road North (Ref: 630_01(MP)106 P1)	Cowley Road North (Ref: 630_01(MP)106 P2)
Cowley Road East (Ref: 630_01(MP)107 P1)	Cowley Road East (Ref: 630_01(MP)107 P2)
The Link (Ref: 630_01(MP)108 P1)	N/A

Bramblefields Way (Ref: 630_01(MP)109 P1)	Bramblefields Way (Ref: 630_01(MP)109 P2)
1 Milton Avenue and Milton Walk (Ref: 630_01(MP)201 P1)	1 Milton Avenue and Milton Walk (Ref: 630_01(MP)201 P2)
Chesterton Square (Ref: 630_01(MP)202 P1)	Chesterton Square (Ref: 630_01(MP)202 P2)
Station Row (Ref: 630_01(MP)203 P1)	Station Row (Ref: 630_01(MP)203 P2)
Station Row Features (Ref: 630_01(MP)204 P1)	N/A
Piazza (Ref: 630_01(MP)205 P1)	Piazza (Ref: 630_01(MP)205 P2)
Station Row Passage (Ref: 630_01(MP)206 P1)	N/A
Chesterton Passage (Ref: 630_01(MP)207 P1)	N/A
Cowley Circus (Ref: 630_01(MP)208 P1)	N/A
Wild Park (Ref: 630_01(MP)209 P1)	Wild Park (Ref: 630_01(MP)209 P2)
Typical Meanwhile Use for Pocket Park (Ref: 630_01(MP)210 P1)	Typical Meanwhile Use for Pocket Park (Ref: 630_01(MP)210 P2)
Roof Garden – Labs (Ref: 630_01(MP)212 P1)	N/A
Roof Garden – 1 Milton Avenue (Ref: 630_01(MP)213 P1)	N/A
Residential Masterplan (Ref: 630_01(MP)301 P1)	N/A
Play Areas – LEAP and LAP (Ref: 630_01(MP)304 P1)	N/A
Play Areas – Natural Play (Ref: 630_01(MP)305 P1)	N/A
Play Areas – Wild Park (Ref: 630_01(MP)306 P1)	N/A
Residential Roof Garden Masterplan (Ref: 630_01(MP)307 P1)	N/A
Roof Garden Features (Ref: 630_01(MP)308 P1)	N/A
Typical Tree pit in hard landscaping (Ref: 630_01(CD)001 P1)	N/A
Typical Tree pit in soft landscaping (Ref: 630_01(CD)002 P1)	N/A
Typical Tree pit in raised planter over basement (Ref: 630_01(CD)003 P1)	N/A

Rain garden kerb detail (Ref: 630_01(CD)004 P1)	N/A
Biodiverse Roof typical detail (Ref: 630_01(CD)005 P1)	N/A
Chesterton Square paving detail (Ref: 630_01(CD)007 P1)	N/A
Chesterton Gardens paving detail (Ref: 630_01(CD)008 P1)	N/A
Chesterton Square (Ref: 630_01(SC)001 P1)	Chesterton Square (Ref: 630_01(SC)001 P2)
Station Row – Causeway (Ref: 630_01(SC)002 P1)	N/A
Station Row – Steps (Ref: 630_01(SC)003 P1)	N/A
Station Row – Banks and bench seating (Ref: 630_01(SC)004 P1)	N/A
1 Milton Avenue (Ref: 630_01(SC)006 P1)	1 Milton Avenue (Ref: 630_01(SC)006 P2)
Milton Avenue (Ref: 630_01(SC)007 P1)	N/A
Cowley Road East (Ref: 630_01(SC)009 P1)	Cowley Road East (Ref: 630_01(SC)009 P2)
Chesterton Gardens: Pergola (Ref: 630_01(SC)010 P1)	N/A
Chesterton Gardens: Earth mounds (Ref: 630_01(SC)012 P1)	N/A
<b>Site-Wide Highways Plans - Detail</b>	
Lab Servicing Access SPA (Ref: 05425-C-2103-P6)	Lab Servicing Access SPA (Ref: 05425-C-2103-P7)
Milton Avenue Cycle (Ref: 05425-C-2110-P2)	Milton Avenue Cycle (Ref: 05425-C-2110-P4)
Cowley Circus (Ref: 05425-C-2113-P2)	Cowley Circus (Ref: 05425-C-2113-P3)
Fire Tender Tracking (Sheet 1 of 2) (Ref: 05425-C-2203-P1)	Fire Tender Tracking (Sheet 1 of 2) (Ref: 05425-C-2203-P2)
Fire Tender Tracking (Sheet 1 of 2) (Ref: 05425-C-2204-P1)	Fire Tender Tracking (Sheet 1 of 2) (Ref: 05425-C-2204-P2)

Lab Servicing Access Swept Path Analysis Refuse (Ref: 05425-C-2205-P1)	Withdrawn
Rigid Truck Tracking (Ref: 05425-C-2206-P1)	Rigid Truck Tracking (Ref: 05425-C-2206-P2)
Refuse Vehicle Tracking (Ref: 05425-C-2207-P1)	Withdrawn
N/A	Whole Site Refuse Vehicle Tracking (Ref: 05425-C-2208-P0)
<b>S4 - Full</b>	
S4 Basement Plan (Ref: 1781-MAKE-S04-PA1999)	S4 Basement Plan (Ref: 1781-MAKE-S04-PA1999 Rev 01)
S4 Ground Floor Plan (Ref: 1781-MAKE-S04-PA2000)	S4 Ground Floor Plan (Ref: 1781-MAKE-S04-PA2000 Rev 01)
S4 Level 01 Plan (Ref: 1781-MAKE-S04-PA2001)	S4 Level 01 Plan (Ref: 1781-MAKE-S04-PA2001 Rev 01)
S4 Levels 02-04 Typical Plan (Ref: 1781-MAKE-S04-PA2002)	S4 Levels 02-04 Typical Plan (Ref: 1781-MAKE-S04-PA2002 Rev 01)
S4 Level 05 Plan (Ref: 1781-MAKE-S04-PA2005)	S4 Level 05 Plan (Ref: 1781-MAKE-S04-PA2005 Rev 01)
S4 Level 06 Plan (Ref: 1781-MAKE-S04-PA2006)	S4 Level 06 Plan (Ref: 1781-MAKE-S04-PA2006 Rev 01)
S4 Level 07 Plan: Plant (Ref: 1781-MAKE-S04-PA2007)	S4 Level 07 Plan: Plant (Ref: 1781-MAKE-S04-PA2007 Rev 01)
S4 Roof Plan (Ref: 1781-MAKE-S04-PA2008)	S4 Roof Plan (Ref: 1781-MAKE-S04-PA2008 Rev 01)
S4 Proposed East Elevation (Ref: 1781-MAKE-S04-PA2200)	N/A
S4 Proposed South-East Elevation (Ref: 1781-MAKE-S04-PA2201)	N/A
S4 Proposed South-West Elevation (Ref: 1781-MAKE-S04-PA2202)	N/A
S4 Proposed North-West Elevation (Ref: 1781-MAKE-S04-PA2203)	N/A
S4 Proposed Section AA and Section BB (Short and Long Section) (Ref: 1781-MAKE-S04-PA2250)	S4 Proposed Section AA and Section BB (Short and Long Section) (Ref: 1781-MAKE-S04-PA2250 Rev 01)
<b>S5</b>	
S5 Ground Floor Plan (Ref: 239-ACME-PLA-S05-1100)	N/A
S5 First Floor Plan (Ref: 239-ACME-PLA-S05-1101)	N/A
S5 Second Floor Plan (Ref: 239-ACME-PLA-S05-1102)	N/A



S5 Third Floor Plan Acme (Ref: 239-ACME-PLA-S05-1103)	N/A
S5 Fourth Floor Plan Acme (Ref: 239-ACME-PLA-S05-1104)	N/A
S5 Roof Plan (Ref: 239-ACME-PLA-S05-1105)	N/A
S5 Basement Plan Acme (Ref: 239-ACME-PLA-S05-1110)	N/A
S5 Mobility Hub Section (Ref: 239-ACME-PLA-S05-1200)	N/A
Western And Eastern Elevations (Ref: 239-ACME-PLA-S05-1300)	N/A
Northern And Southern Elevations (Ref: 239-ACME-PLA-S05-1301)	N/A
<b>S6 and S7</b>	
S6 and S7 Combined Basement Plan (Ref: 1818-MAKE-S06-PA1949)	S6 and S7 Combined Basement Plan (Ref: 1818-MAKE-S06-PA1949 Rev 01)
S6 and S7 Combined Ground Floor Plan (Ref: 1818-MAKE-S06-PA1950)	S6 and S7 Combined Ground Floor Plan (Ref: 1818-MAKE-S06-PA1950 Rev 02)
S6 Basement Plan (Ref: 1818-MAKE-S06-PA1999)	S6 Basement Plan (Ref: 1818-MAKE-S06-PA1999 Rev 01)
S6 Ground Floor Plan (Ref: 1818-MAKE-S06-PA2000)	S6 Ground Floor Plan (Ref: 1818-MAKE-S06-PA2000 Rev 02)
S6 Levels 01-02 Typical Plan (Ref: 1818-MAKE-S06-PA2001)	N/A
S6 Level 03 Plan (Ref: 1818-MAKE-S06-PA2003)	N/A
S6 Level 04 Plan: Plant (Ref: 1818-MAKE-S06-PA2004)	N/A
S6 Roof Plan (Ref: 1818-MAKE-S06-PA2005)	N/A
S7 Basement Plan (Ref: 1818-MAKE-S07-PA1999)	S7 Basement Plan (Ref: 1818-MAKE-S07-PA1999 Rev 01)
S7 Ground Floor Plan (Ref: 1818-MAKE-S07-PA2000)	S7 Ground Floor Plan (Ref: 1818-MAKE-S07-PA2000 Rev 02)
S7 Levels 01-02 Typical Plan (Ref: 1818-MAKE-S07-PA2001)	N/A
S7 Level 03 Plan (Ref: 1818-MAKE-S07-PA2003)	N/A
S7 Level 04 Plan: Plant (Ref: 818-MAKE-S07-PA2004)	N/A
S7 Roof Plan (Ref: 818-MAKE-S07-PA2005)	N/A
S6 and S7 Combined North-West Elevation	S6 and S7 Combined North-West Elevation

(Ref: 1818-MAKE-S06-PA2150)	(Ref: 1818-MAKE-S06-PA2150 Rev 01)
S6 and S7 Combined South-East Elevation (Ref: 1818-MAKE-S06-PA2151)	S6 and S7 Combined South-East Elevation (Ref: 1818-MAKE-S06-PA2151 Rev 01)
S6 Proposed North-West Elevation (Ref: 1818-MAKE-S06-PA2200)	S6 Proposed North-West Elevation (Ref: 1818-MAKE-S06-PA2200 Rev 01)
S6 Proposed North-East Elevation (Ref: 1818-MAKE-S06-PA2201)	N/A
S6 Proposed South-East Elevation (Ref: 1818-MAKE-S06-PA2202)	S6 Proposed South-East Elevation (Ref: 1818-MAKE-S06-PA2202 Rev 01)
S6 Proposed South-West Elevation (Ref: 1818-MAKE-S06-PA2203)	N/A
S6 and S7 Proposed Combined Section AA (Long Section) (Ref: 1818-MAKE-S06-PA2240)	N/A
S6 Proposed Section BB and Section CC (Short and Long Section) (Ref: 1818-MAKE-S06-PA2250)	N/A
S7 Proposed North-West Elevation (Ref: 1818-MAKE-S07-PA2200)	S7 Proposed North-West Elevation (Ref: 1818-MAKE-S07-PA2200 Rev 01)
S7 Proposed North-East Elevation (Ref: 1818-MAKE-S07-PA2201)	S7 Proposed North-East Elevation (Ref: 1818-MAKE-S07-PA2201 Rev 01)
S7 Proposed South-East Elevation (Ref: 1818-MAKE-S07-PA2202)	S7 Proposed South-East Elevation (Ref: 1818-MAKE-S07-PA2202 Rev 01)
S7 Proposed South-West Elevation (Ref: 1818-MAKE-S07-PA2203)	N/A
S7 Proposed Section DD and Section EE (Short and Long Section) (Ref: 1818-MAKE-S07-PA2250)	N/A

## Illustrative Drawings – Not for Approval

TABLE 3 : ILLUSTRATIVE DRAWINGS – NOT FOR APPROVAL	
ORIGINAL ILLUSTRATIVE DRAWING	NEW ILLUSTRATIVE DRAWING
Illustrative Masterplan – Roof (Ref: 239-ACME-PLA-S00-0012)	Illustrative Masterplan – Roof (Ref: 239-ACME-PLA-S00-0012 Rev B)
Illustrative Masterplan – Ground Floor (Ref: 239-ACME-PLA-S00-0013)	Illustrative Masterplan – Ground Floor (Ref: 239-ACME-PLA-S00-0013 Rev B)
Illustrative Masterplan – Typical Floor (Ref: 239-ACME-PLA-S00-0014)	Illustrative Masterplan – Typical Floor (Ref: 239-ACME-PLA-S00-0014 Rev B)
N/A	Strategic Masterplan – Illustrative Only (Ref: 239-ACME-PLA-S00-0020)

N/A	Strategic Masterplan (Emerging NEC AAP) – Illustrative Only  (Ref: 239-ACME-PLA-S00-0021)
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### 3. Statement of Environmental Statement (ES) Conformity

Please refer the enclosed Statement of ES Conformity. This confirms that none of the above formal amendments has any material implications for the predicted effects or proposed mitigation as reported in the Environmental Statement.

#### Summary

I trust that the above and enclosed are self-explanatory, however should you require any further information to allow your full consideration of this submission package, then please contact me as soon as possible and prior to the determination of the application.

Kind regards



**Alison Wright MRTPI**  
Partner, Planning

**Copy** Brookgate Land Limited on behalf of The Chesterton Partnership

- Enclosures**
- Highways Technical Note (PJA)
  - Response to the comments of Cam Cycle (PJA)
  - Response to the comments of Access Officer (PJA)
  - Flood Risk Assessment Addendum (PJA)
  - Water Resources Addendum (PJA)
  - Updated Biodiversity Net Gain (BNG) Assessment (RSK)
  - Statement in response to the comments of the Minerals and Waste Authority (MWA) (Bidwells, Temple Group, Arup)
  - Landscape and Open Spaces Update Report
  - Updated Low Emission Strategy (PJA)
  - Addendum to Sustainability Statement (Hoare Lea)
  - Energy Strategy Addendum (Hilson Moran)
  - Response to comments from Waste Services
  - Updated Preliminary Operational Waste Management Plan (P-OWMP)
  - Response to comments of Cambridge Past, Present and Future (CPPF) (Acme)
  - Response to comments of Urban Design Officer (Bidwells)

**Formal Amendments to drawings (see tables above)**  
**ES Statement of Conformity (Bidwells)**