

CAMBRIDGE ROAD ESTATE – PLANNING APPLICATION 20/02942/FUL

APPLICATION FORM - OCTOBER 2021

****UPDATED DOCUMENT****

Section 4 previously updated in March 2021. Section 15 on the proposed affordable housing and market homes updated in October 2021.

Reference number
(office use only)

Fee

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Cambridge Road and Hawks Road form the northern boundary of the Site. Kingston Cemetery forms the far southern boundary of the Site with Hampden Road marking the far eastern extent of the Site and the back of the rear gardens to the properties on Portman Road representing the western extent of the Site.

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="c/o agent"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Greg"/>
Surname	<input type="text" value="Pitt"/>
Company name	<input type="text" value="Barton Willmore"/>
Address line 1	<input type="text" value="7 Soho Square"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="W1D 3QB"/>
Primary number	<input type="text" value="02074466821"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="Greg.Pitt@BartonWillmore.co.uk"/>

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access **ACCESS ONLY FOR THE OUTLINE PART OF THE APPLICATION**
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

****Note: Approval for all details/matters being sought for Phase 1****

"Hybrid Planning Application for a mixed use development, including demolition of existing buildings and erection of up to 2,170 residential units (Use Class C3), 290sqm of flexible office floorspace (Use Class E), 1,395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis), 1,250sqm community floorspace (Use Class F2), new publicly accessible open space and associated access, servicing, landscaping and works.

Detailed permission is sought for Phase 1 for erection of 452 residential units (Use Class C3), 1,250sqm community floorspace (Use Class F2), 290sqm of

4. Description of the Proposal

flexible office floorspace (Use Class E), 395sqm of flexible retail/commercial floorspace (Use Class E/Sui Generis), new publicly accessible open space and associated access, servicing, parking, landscaping works including tree removal, refuse/recycling and bicycle storage, energy centre and works.

Outline permission (with **layout, scale**, appearance and landscaping reserved) is sought for the remainder of the development ("the Proposed Development")."

Has the work already been started without planning permission?

Yes No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

8.86

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Residential - Cambridge Road Housing Estate

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No **YES**

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please see submitted plans and application material.

8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	928	868	-60
Disability spaces	7	25	18
Cycle spaces	0	3902	3902

9. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Lighting	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Please see submitted drawings and Design & Access Statement

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see Sheet 2 and 3 attached to the Covering Letter and the submitted Design & Access Statement.

10. Foul Sewage

Please state how foul sewage is to be disposed of:

10. Foul Sewage

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Please see the submitted Flood Risk Assessment and Drainage Statement

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

13. Biodiversity and Geological Conservation

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Please see the submitted plans and the Design & Access Statement

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Please see the submitted plans and the Design & Access Statement

15. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units ****October 2021 - Update to proposed market housing and proposed social, affordable or intermediate rent sections below.****

Market Housing - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	14	0	0	14
Flats/Maisonettes	528	497	190	0	0	1213
Total	528	497	204	0	0	1229

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	0	15	33	0	48
Flats/Maisonettes	348	411	117	17	0	888
Total	348	411	132	50	0	941

15. Residential/Dwelling Units

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	17	52	1	0	70
Flats/Maisonettes	10	29	48	0	0	87
Total	10	46	100	1	0	157

Add 'Social, Affordable or Intermediate Rent - Existing' residential units

Social, Affordable or Intermediate Rent - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	36	37	4	0	77
Flats/Maisonettes	260	234	104	0	0	598
Total	260	270	141	4	0	675

Total proposed residential units

2170

Total existing residential units

832

Total net gain or loss of residential units

1338

16. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

16. All Types of Development: Non-Residential Floorspace

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	734	0	0	-734
C1 - Hotels	824	0	0	-824
D1 - Non-residential institutions	390	0	0	-390
Other 290sqm - Use Class E, 1,395sqm - Use Class E/Sui Generis and 1,250sqm - Use Class F2	0	0	2935	2935
Total	1948	0	2935	987

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

17. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="40"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="40.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="78"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="78.00"/>

18. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

18. Hours of Opening

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
B1 (a) - Office (other than A2)	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
A1 - Shops	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
A2 - Financial and professional services	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
A3 - Restaurants and cafes	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X
A4 - Drinking establishments	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

19. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

23. Pre-application Advice

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	**Please see Sheet 1 attached to the Covering Letter**
Number	
Suffix	
House Name	
Address line 1	**Please see Sheet 1 attached to the Covering Letter**
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	12/11/2020

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

25. Ownership Certificates and Agricultural Land Declaration

On the following date
(which must not be
earlier than 21 days
before the date of the
application)
(DD/MM/YYYY)

12/11/2020

Person role

- The applicant
 The agent

Title

Mr

First name

Greg

Surname

Pitt

Declaration date
(DD/MM/YYYY)

12/11/2020

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-
application)

13/11/2020