

BY EMAIL

Ms Harsha Bhundia
Principal Planner
Royal Borough of Kingston upon Thames
Guildhall II
Kingston upon Thames
London
KT1 1EU

Our ref: 26902/A3/GP
20th October 2021

Dear Harsha,

**CAMBRIDGE ROAD ESTATE, ROYAL BOROUGH OF KINGSTON UPON THAMES, LONDON, KT1
PLANNING APPLICATION REF. 20/02942/FUL
AFFORDABLE HOUSING AMENDMENTS**

We write on behalf of our client, Cambridge Road (RBK) LLP (a joint Venture Partnership between Countryside Properties (UK) Ltd and the Royal Borough of Kingston) in response to recent discussions to enhance the affordable housing provision proposed as part of the Cambridge Road Estate regeneration project.

As set out within Table 1 below, the applicant is proposing to substantially increase the affordable housing provision on the Site by introducing an additional 74 intermediate homes (3.1%). There are now 174 intermediate homes in total, 20 are shared equity homes/shared ownership homes that are recognised by the Local Planning Authority but not the GLA as affordable homes. The remaining 154 intermediate homes (including shared equity/shared ownership) are eligible to households with incomes of £90,000 or less in accordance with the GLA's income threshold guidance. The number of social rent properties have been maintained at 767.

Tenure	Previous Affordable Housing Proposal		Proposed Amendments	
	Homes	% of hab rooms	Homes	% of hab rooms
Social Rent	767	36.26%	767	36.26
Intermediate – Shared Equity/Shared Ownership (Non GLA Compliant)	100	5.64%	20	1.12%
Intermediate (Including Shared Equity/Shared Ownership – GLA Compliant) ¹	-	-	80	4.52%
Additional Intermediate ²	-	-	74	3.1%
Total	867	41.9%	941	45%
Uplift			+74	+3.1%

Table 1: Affordable Housing Amendments

¹ Eligible to households on £90,000 or less.

² As above.



In addition to the affordable housing provision being delivered on the Site, the Council and Countryside Properties (UK) Ltd are also delivering 101 social rent homes as part of the Kingston Small Sites Programme, if these homes are considered as well then the affordable housing provision is 47.4% on a habitable room basis.

The amendments to the affordable housing provision have resulted in a need to review assessments previously undertaken and provide supplementary design information. This letter is therefore accompanied by the following application material:

- Updated Application Form – October 2021
- Updated Drawings – October 2021
- Addendum Design Note – October 2021
- Viability Report – October 2021
- Transport Assessment Review Letter – October 2021
- Environmental Statement Review Note – October 2021
- CIL Additional Information Form – October 2021

Sheet 1 attached to this letter explains the amendments that have been made to the application material since November 2020 and cover sheets have been added to the application documents to help navigate the application material.

The amendments to the affordable housing provision proposed have resulted in some changes to the information that was contained within the Planning Statement, Rehousing & Reprovision Statement and Equalities Impact Assessment submitted with the Planning Application. These amendments are explained below.

Planning Statement

Paragraph	Amendment
1.11	The documents submitted in support of the Planning Application are as listed on Sheet 1 attached to this letter.
5.4, Table 5	<p>The affordable housing provision for the outline part of the Application is now:</p> <p>767 social rent homes 20 shared equity/shared ownership 154 intermediate homes</p> <p>45% (by hab room) or 43.36% affordable housing provision across the masterplan (by unit).</p> <p>In relation to Phase 1, the affordable provision is as follows:</p> <p>150 social rent homes 15 shared equity/shared ownership 0 intermediate homes</p> <p>39.7% (by hab room) or 36.5% affordable housing provision across in Phase 1 (by unit).</p> <p>The housing mix for the affordable homes in Phase 1 is:</p> <p>1 bed – 58 homes (35.2%) 2 bed – 50 homes (30%) 3 bed – 44 homes (27%) 4 bed – 10 Homes (6%)</p>

	5 bed – 2 Homes (1.2%) 6 bed – 1 Home (0.6%)
5.4, Table 5	Playspace – 10,333sqm is proposed across the masterplan. 2,408sqm is proposed within Phase 1.
5.11	941 affordable homes are proposed.
5.11, Table 6	Please see an updated Table 6 below.

	Unit size	Social rent	Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate-Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
Phase 1 (Detailed)	1 Bed Flat	54	4	0	109	167
	2 Bed Flat	43	7	0	135	185
	3 Bed Flat	36	2	0	41	79
	3 Bed Maisonette	4	2	0	2	8
	3 Bed House	0	0	0	0	0
	4 Bed Flat	2	0	0	0	2
	4 Bed Maisonette	4	0	0	0	4
	4 Bed House	4	0	0	0	4
	5 Bed House	2	0	0	0	2
	6 Bed Maisonette	1	0	0	0	1
	SUB-TOTAL	150	15	0	287	452
Outline Phases – Indicative	1 Bed Flat	244	0	46	419	709
	2 Bed Flat	287	1	73	362	723
	3 Bed Flat	41	0	10	117	168
	3 Bed Maisonette	2	2	18	30	52
	3 Bed House	6	2	7	14	29
	4 Bed Flat	1	0	0	0	1
	4 Bed Maisonette	9	0	0	0	9
	4 Bed House	27	0	0	0	27
	5 Bed House	0	0	0	0	0
	6 Bed Maisonette	0	0	0	0	0
	SUB-TOTAL	617	5	154	942	1,718
Overall Totals						
TOTAL	Social		Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
		767	20	154	1,229	2,170

5.13, Table 7	<p>Please see an updated Table 7 below.</p> <table border="1"> <thead> <tr> <th>Tenure</th> <th></th> <th>Units</th> <th>Hab Rooms</th> <th>Sqm (GIA)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Social Rent</td> <td>Existing</td> <td>653</td> <td>2,238</td> <td>42,196</td> </tr> <tr> <td>Proposed</td> <td>767</td> <td>2,350</td> <td>66,818</td> </tr> <tr> <td>Uplift</td> <td>+114</td> <td>+112</td> <td>+24,622</td> </tr> <tr> <td rowspan="3">Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)</td> <td>Existing</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Proposed</td> <td>20</td> <td>72</td> <td>2,041</td> </tr> <tr> <td>Uplift</td> <td>20</td> <td>+72</td> <td>+2,041</td> </tr> <tr> <td rowspan="3">Intermediate Shared Equity/Shared Ownership (GLA Compliant)</td> <td>Existing</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Proposed</td> <td>154</td> <td>493</td> <td>14,331</td> </tr> <tr> <td>Uplift</td> <td>+154</td> <td>+493</td> <td>+14,331</td> </tr> <tr> <td rowspan="3">Private (incl. existing leaseholders)</td> <td>Existing</td> <td>179</td> <td>807</td> <td>14,322</td> </tr> <tr> <td>Proposed</td> <td>1,229</td> <td>3,562</td> <td>102,967</td> </tr> <tr> <td>Uplift</td> <td>+1,050</td> <td>+2,755</td> <td>+88,645</td> </tr> <tr> <td rowspan="3">TOTAL</td> <td>Existing</td> <td>832</td> <td>3,045</td> <td>56,518</td> </tr> <tr> <td>Proposed</td> <td>2,170</td> <td>6,477</td> <td>186,157</td> </tr> <tr> <td>Uplift</td> <td>+1,338</td> <td>+3,432</td> <td>+129,693</td> </tr> <tr> <td colspan="2">Total Affordable Homes</td> <td>941</td> <td>2,915</td> <td>83,190</td> </tr> <tr> <td colspan="2">Net Additional Affordable Homes</td> <td>+288</td> <td>+565</td> <td>+40,994</td> </tr> </tbody> </table>	Tenure		Units	Hab Rooms	Sqm (GIA)	Social Rent	Existing	653	2,238	42,196	Proposed	767	2,350	66,818	Uplift	+114	+112	+24,622	Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Existing	0	0	0	Proposed	20	72	2,041	Uplift	20	+72	+2,041	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Existing	0	0	0	Proposed	154	493	14,331	Uplift	+154	+493	+14,331	Private (incl. existing leaseholders)	Existing	179	807	14,322	Proposed	1,229	3,562	102,967	Uplift	+1,050	+2,755	+88,645	TOTAL	Existing	832	3,045	56,518	Proposed	2,170	6,477	186,157	Uplift	+1,338	+3,432	+129,693	Total Affordable Homes		941	2,915	83,190	Net Additional Affordable Homes		+288	+565	+40,994
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5.14	<p>Amended text:</p> <p>43.36% affordable housing provision by unit or 45% based on habitable rooms. The tenure split would be 767 social rent homes, 154 intermediate and 20 shared equity/shared ownership, which equates to an 81.5%/16.4%/2.1% split based on units and a 80.6%/16.9%/2.5% split based on habitable rooms.</p>																																																																																
5.49	<p>In terms of play space provision, the 2,170 homes proposed and assumed unit mix would generate an estimated yield of 1,033 children – with a subsequent play space provision requirement of 10,333sqm, which would be broken down as follows:</p> <ul style="list-style-type: none"> • Doorstep/LAP – 3,126sqm; • LEAP – 4,173sqm; and • NEAP – 3,100sqm. 																																																																																
5.69	<p>165 of the new homes are proposed as affordable within Phase 1 now. 150 social rent homes, 15 shared equity/shared ownership and 287 private homes.</p>																																																																																
5.69, Table 12	<p>Please see an updated Table 12 below:</p>																																																																																

Block	Tenure	1BF	2BF	3BF	3BM	4BF	4BM	4BH	5BH	6BM	Sub Total
Block B	Social Rent	13	23	2			2				40
	Shared Equity*	2			2						4
	Private										0
Block C	Social Rent	18	18	9							45
	Shared Equity*	2	2								4
	Private	54	77	22							153
Block E	Social Rent	23	2	25	4	2	2	4	2	1	65
	Shared Equity*	0	5	2							7
	Private	55	58	19	2						134
Total		167	185	79	8	2	4	4	2	1	452
%		37%	41%	19.2%			2.2%		0.4%	0.2%	

* Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)

5.70	553 habitable rooms in Phase 1 would be affordable tenure which equates to 39.7% affordable provision on a habitable room basis. Of this provision, 8.8% would be shared equity/shared ownership and 91.2% would be social rent.
5.89 & 5.90	<p>Phase 1 includes 2,939sqm of play space, which would be provided as follows:</p> <ul style="list-style-type: none"> • Doorstep/LAP – 724sqm; • LEAP – 1,015sqm; and • NEAP – 1,200sqm. <p>Block C has an estimated child yield of 82.4 which corresponds to a requirement to provide 824sqm. Block B has an estimated child yield of 32.6 which corresponds to a requirement to provide 326sqm. Block E has an estimated child yield of 125.8 which corresponds to a requirement to provide 1,258sqm.</p>
6.30	The scheme proposes 45% affordable housing across the Application Site (Hab room basis). This equates to 941 homes. The proposed tenure split would be 767 social rent homes, 154 intermediate and 20 shared equity/shared ownership, which equates to an 81.5%/16.4%/2.1% split based on units and a 80.6%/16.9%/2.5% split based on habitable rooms.
6.31	As part of the overall 941 homes, the detailed element of the application proposes 150 social rent homes and 15 shared equity/shared ownership homes. The tenure split in phase 1 is 91% social rent and 9% shared equity/shared ownership.
6.153	The likely trip generation is approximately 147 vehicles in the AM peak, 130 in the PM peak and 1,170 across the day.
6.154	The Proposed Development is forecast to generate an additional 195 walking trips in the AM peak and 224 in the PM peak, with 51 additional cycling trips in the AM peak and 58 additional trips in the PM peak.
6.185	Landscaping details have been submitted with this application, including proposed landscaping design and a breakdown of the communal open space areas including existing and proposed demands, and formal and informal children's play provision. In

	total however, the amount provided across the masterplan is 10,333sqm, which is in accordance with the Mayor's play space requirements.
8.4, Table 19	An additional 288 affordable homes are now proposed, with 92 of these being social rent.

Rehousing & Reprovision Strategy

Paragraph	Amendment
Table 3	Please see an updated Table 3 below.

	Unit size	Social rent	Intermediate - Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate- Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
Phase 1 (Detailed)	1 Bed Flat	54	4	0	109	167
	2 Bed Flat	43	7	0	135	185
	3 Bed Flat	36	2	0	41	79
	3 Bed Maisonette	4	2	0	2	8
	3 Bed House	0	0	0	0	0
	4 Bed Flat	2	0	0	0	2
	4 Bed Maisonette	4	0	0	0	4
	4 Bed House	4	0	0	0	4
	5 Bed House	2	0	0	0	2
	6 Bed Maisonette	1	0	0	0	1
	SUB-TOTAL	150	15	0	287	452
Non-residential:						
	Class E – Office Floorspace				290 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace				395 sqm	
	Class F2 – Community Floorspace				1,250 sqm	
Outline Phases	1 Bed Flat	244	0	46	419	709
	2 Bed Flat	287	1	73	362	723
	3 Bed Flat	41	0	10	117	168
	3 Bed Maisonette	2	2	18	30	52
	3 Bed House	6	2	7	14	29
	4 Bed Flat	1	0	0	0	1
	4 Bed Maisonette	9	0	0	0	9
	4 Bed House	27	0	0	0	27
	5 Bed House	0	0	0	0	0
	3 Bed Maisonette	0	0	0	0	0
	SUB-TOTAL	617	5	154	942	1,718
Non-residential:						
	Class E – Office Floorspace				290 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace				1,395 sqm	
	Class F2 – Community Floorspace				1,250 sqm	

Overall totals						
Overall totals	Residential					
		Social	Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Private	Total
	TOTAL	767	20	154	1,229	2,170
	Non-residential:					
		Class E – Office Floorspace			580 sqm	
	Class E/Sui Generis – Flexible Retail/Commercial Floorspace			1,790 sqm		
	Class F2 – Community Floorspace			2,500 sqm		

Table 4 Please see an updated Table 4 below.

Tenure		Units	Hab Rooms	Sqm (GIA)
Social Rent	Existing	653	2,238	42,196
	Proposed	767	2,350	66,818
	Uplift	+114	+112	+24,622
Intermediate Shared Equity/Shared Ownership (Non GLA Compliant)	Existing	0	0	0
	Proposed	20	72	2,041
	Uplift	20	+72	+2,041
Intermediate Shared Equity/Shared Ownership (GLA Compliant)	Existing	0	0	0
	Proposed	154	493	14,331
	Uplift	+154	+493	+14,331
Private (incl. existing leaseholders)	Existing	179	807	14,322
	Proposed	1,229	3,562	102,967
	Uplift	+1,050	+2,755	+88,645
TOTAL	Existing	832	3,045	56,518
	Proposed	2,170	6,477	186,157
	Uplift	+1,338	+3,432	+129,693
Total Affordable Homes		941	2,915	83,190
Net Additional Affordable Homes		+288	+565	+40,994

4.6 As demonstrated, the Proposed Development will result in a net uplift in affordable housing on the Site. There is a net increase in social rented homes (+114 homes), shared equity/shared ownership homes (+20 homes) and intermediate homes (+154 homes).

4.8 There are no existing shared equity homes at CRE. The proposed development would provide 20 shared equity/shared ownership homes and 154 intermediate homes.

Equalities Impact Assessment

Paragraph	Amendment
3.9	In total, up to 941 affordable homes (Social Rent, Shared Equity and Shared Ownership) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.
3.15	As outlined above, the Development will provide up to 941 homes (Socially Rented, Shared Equity and Shared Ownership), with 165 of these being delivered as part of the detailed element of the Development and up to 776 being provided as part of the outline element of the Development. Therefore, this will provide much needed affordable housing for the area.
3.16 – Ethnicity	The Development will include a high portion of accessible, affordable housing, including affordable family homes. In total, up to 941 affordable homes (Social Rent, Shared Equity and Shared Ownership) will be delivered as part of the Development;
3.86	Dwellings will be provided in a range of tenures, including affordable, shared equity, shared ownership and private market housing. In total, up to 941 affordable homes (Social Rent, Shared Ownership and Shared Equity) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.
3.94 – Table 17	Dwellings will be provided in a range of tenures, including affordable, shared equity, shared ownership and private market housing. In total, up to 941 affordable homes (Social Rent, Shared Ownership and Shared Equity) will be delivered as part of the Development. Of these 941 affordable homes, 165 will be delivered as part of the detailed element of the Development and 776 will be provided as part of the outline element of the Development.

Summary

Set out above is a revised affordable housing offer and an explanation of the amendments to the application material. We understand that a reconsultation is due to take place and would welcome confirmation of the details surrounding this at that the earliest opportunity.

Should you have any queries in relation to this letter then please don't hesitate to ask me, otherwise we look forward to discussing the application further with you in advance of determination.

Yours sincerely,



GREG PITT
Planning Director

**CAMBRIDGE ROAD ESTATE
AMENDMENTS AND REVISIONS TO APPLICATION MATERIAL**

Application Material	Amendment	Comment
1. Covering Letter including the following Sheets:	Yes	Original covering letter dated 13 th November 2020 to be read in conjunction with letter to the Case Officer dated the 15 th June 2021 and 20 th October 2021.
o Planning Fee	No	No amendment since submission of application in November 2020.
o List of Application Documents (Updated)	Yes	See sheet 1 attached to the covering letter dated 20 th October 2021.
o Drawing list (Updated)	Yes	See sheet 2 attached to the covering letter dated 20 th October 2021.
2. Application Form and Notices	Yes	Section 4 previously updated in March 2021. Section 15 on the proposed affordable housing and market homes updated in October 2021.
3. CIL Additional Information Form	Yes	Application reference added, description of development updated and section 6 updated.
4. Outline Parameter Plans	No	No amendment since submission of application in November 2020.
5. Masterplan - Illustrative Plans – Updates: See drawing schedule	Yes	Update to the Illustrative masterplan (503-PTA-MP-RF-DR-A-1201 Rev PL4) and Illustrative building heights vertical parameter overlay (503-PTA-MP-XX-DR-A-5409 PL1) made in June 2021 as shown on sheet 2 attached to the covering letter dated 20 th October 2021.
6. Phase 1 – Detailed Architectural and Landscape Plans	Yes	Amendments to landscape, Plot B, C and E drawings made in June 2021 and October 2021 as shown on sheet 2 attached to the covering letter dated 20 th October 2021.
7. Design and Access Statement (Volume 1 – The Masterplan and Volume 2 – Detailed Component)	Yes	To be read in conjunction with Design and Access Statement Addendum dated May 2021 and October 2021.
8. Design Guidelines	Yes	Updated in April 2021
9. Planning Statement	Yes	To be read in conjunction with letter to the Case Officer dated the 15 th June 2021 and 20 th October 2021.
10. Rehousing Strategy	Yes	
11. Financial Viability Appraisal	Yes	Updated in October 2021
12. Statement of Community Involvement	No	No amendment since submission of application in November 2020.
13. Draft Estate Management Strategy	No	No amendment since submission of application in November 2020.
14. Transport Assessment	Yes	To be read in conjunction with Technical Note – Transport Assessment Addendum dated the 12 th October 2021.

15. Phase 1 Travel Plan	No	No amendment since submission of application in November 2020.
16. Car Parking Management Plan	No	No amendment since submission of application in November 2020.
17. Servicing and Delivery Management Plan	No	No amendment since submission of application in November 2020.
18. Construction Logistics Plan	No	No amendment since submission of application in November 2020.
19. Construction Method Statement and Construction Management Plan	No	No amendment since submission of application in November 2020.
20. Health Impact Assessment	Yes	To be read in conjunction with Environmental Statement Letter of Clarification dated 13 th October 2021.
21. Energy Statement (Including Overheating Assessment and Whole Life Cycle Assessment)	Yes	Whole Life Cycle Assessment updated in October 2021.
22. Sustainable Design and Construction Statement (Including Circular Economy Statement)	Yes	Circular Economy Statement Updated in April 2021.
23. Arboricultural Report and Tree Conditions Survey	No	No amendment since submission of application in November 2020.
24. Arboricultural Impact Assessment & Method Statement	No	No amendment since submission of application in November 2020.
25. Utilities Report	No	No amendment since submission of application in November 2020.
26. Fire Strategy Report	Yes	Amended report October 2021.
27. Extraction and Ventilation Strategy	No	No amendment since submission of application in November 2020.
28. Noise Impact Assessment	No	No amendment since submission of application in November 2020.
29. Preliminary Ecological and Bat Survey Report	No	No amendment since submission of application in November 2020.
30. Archaeology and Heritage Assessment – Updated: March 2021	Yes	Updated in March 2021.
31. Ground Conditions Assessment	No	No amendment since submission of application in November 2020.
32. A) Environmental Statement – Non Technical Summary		To be read in conjunction with Environmental Statement Letter of Clarification dated 13 th October 2021. Chapter 9: Daylight, Sunlight and Overshadowing; Updated in June 2021 Chapter 10: Wind Microclimate; Updated May 2021 Environmental Statement Appendices (Volume 2): Appendix 9.1, 9.3, 9.4, 9.6 10.1 and 10.2 Updated in June 2021 Environment Statement - Townscape and Visual Assessment (ES Volume 3) –
B) Environmental Statement Technical Chapters (Volume 1)		
• Chapter 1: Introduction;		
• Chapter 2: EIA Methodology;		
• Chapter 3: Site and Development Description;		
• Chapter 4: Alternatives and Design Evolution;		
• Chapter 5: Construction Methodology and Phasing;		
• Chapter 6: Population and Human Health;		
• Chapter 7: Air Quality;		
• Chapter 8: Biodiversity;		

<ul style="list-style-type: none"> Chapter 9: Daylight, Sunlight and Overshadowing; Updated June 2021 	Yes	Technical note and updated views issued in April 2021.
<ul style="list-style-type: none"> Chapter 10: Wind Microclimate; Updated May 2021 	Yes	
<ul style="list-style-type: none"> Chapter 11: Summary and Residual Effects; 		
C) Environmental Statement Appendices (Volume 2): Appendix 9.1, 9.3, 9.4, 9.6 10.1 and 10.2	Yes	
D) Environment Statement - Townscape and Visual Assessment (ES Volume 3) – Technical note and updated views – April 2021	Yes	
Temple Interim Review Report (IRR) and Barton Willmore Response to IRR.	No	
33. Equalities Impact Assessment - Updated June 2021	Yes	Updated report issued in June 2021 and to be read in conjunction with letter to the Case Officer dated the 20 th October 2021.
34. Flood Risk Assessment	Yes	Updated April 2021
35. Phase 1 Drainage Statement	Yes	Updated April 2021
36. Accessibility Audit	No	No amendment since submission of application in November 2020.
37. Internal Daylight and Sunlight Assessment	No	No amendment since submission of application in November 2020.
38. External Daylight and Sunlight Assessment of Illustrative Masterplan	No	Updated in March 2021
39. Biodiversity Net Gain Assessment	No	No amendment since submission of application in November 2020.

CAMBRIDGE ROAD ESTATE – OCTOBER 2021

Hybrid Outline Planning Application Drawing Schedule

Masterplan - Parameter plans					For Approval
503-PTA-MP-RF-DR-A-1200	PL1	Existing Estate masterplan	1:1000	A1	For Approval
503-PTA-MP-RF-DR-A-5120	PL1	Existing Estate masterplan phasing plan	1:1000	A1	For Approval
503-PTA-MP-XX-DR-A-5406	PL1	Existing Estate masterplan layout and demolition	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5300	PL1	Site location plan	1:2000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5301	PL1	Extent of outline and detailed application areas	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5303	PL1	Development plot plan	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5305	PL1	Horizontal limits of development zones	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5306	PL1	Vertical limits of development zones	1:1000	A1	For Approval
503-PTA-MP-ZZ-DR-A-5309	PL1	Development zone plan	1:1000	A1	For Approval

Masterplan - Illustrative plans					For Information
503-PTA-MP-RF-DR-A-1201	PL4	Illustrative masterplan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5400	PL1	Illustrative building block plan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5401	PL1	Illustrative development plot heights	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5402	PL1	Illustrative access and servicing	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5403	PL1	Illustrative principal uses at ground floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5404	PL1	Illustrative principal uses upper floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5405	PL1	Illustrative public realm	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5407	PL1	Illustrative development phasing plan	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5408	PL1	Illustrative principal uses at first floor	1:1000	A1	For Information
503-PTA-MP-XX-DR-A-5409	PL1	Illustrative building heights vertical parameter overlay	1:1000	A1	For Information

Detailed Component - Landscape plans					For Approval
503-PTA-MP-00-DR-LA-4300	PL1	Masterplan Phase 1 - Building C – Long term GA Landscape Plan	1:250	A1	For Approval
503-PTA-MP-00-DR-LA-4301	PL3	Masterplan Phase 1 - Buildings B and E – Long term GA Landscape Plan	1:250	A1	For Approval
503-PTA-PH1-00-DR-LA-4300	PL1	Masterplan Phase 1 - Building C – Short term GA Landscape Plan	1:250	A1	For Approval
503-PTA-PH1-00-DR-LA-4301	PL4	Masterplan Phase 1 - Buildings B and E - Short term GA Landscape Plan	1:250	A1	For Approval

Detailed Component – Plot B General Arrangement plans, sections and elevations					For Approval
503-PTA-BZ-ZZ-DR-A-1300	PL3	Plot B - GA Plans - Ground and First Floor	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1301		Plot B - GA Plans - Second to Fifth Floor	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1302		Plot B - GA Plan - Roof	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1900		Plot B - GA Elevations	1:250	A1	For Approval
503-PTA-BZ-ZZ-DR-A-1901		Plot B - GA Sections	1:250	A1	For Approval

Detailed Component – Plot C General Arrangement plans, sections and elevations					For Approval
503-PTA-CZ-ZZ-DR-A-1320		Plot C - GA plans - Basement and Ground Floor	1:250	A1	For Approval

503-PTA-CZ-ZZ-DR-A-1321	PL4	Plot C - GA plans - First and Second Floor	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1322	PL2	Plot C - GA plans - Typical Floor, Tenth and Eleventh Floor	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1323		Plot C - GA plans - Twelfth Floor and Roof	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1910	PL2	Plot C - GA Elevations - A, B	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1911	PL2	Plot C - GA Elevations - C, D	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1912	PL2	Plot C - GA Elevations - E, F	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1913		Plot C - GA Elevation - G	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1914		Plot C - GA Sections - A,B	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1915		Plot C - GA Sections - C,D	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1916		Plot C - GA Sections - E,F	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1917		Plot C - GA Sections - G,H	1:250	A1	For Approval
503-PTA-CZ-ZZ-DR-A-1918		Plot C - GA Section - J	1:250	A1	For Approval
Detailed Component – Plot E General Arrangement plans, sections and elevations					For Approval
503-PTA-EZ-ZZ-DR-A-1355	PL2	Plot E - GA Plans - Ground and First Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1356	PL2	Plot E - GA Plans - Second and Third Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1357	PL2	Plot E - GA Plans - Fourth and Fifth Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1358	PL2	Plot E - GA Plans - Six and Seventh Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1359	PL2	Plot E - GA Plans- Eighth and Ninth Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1360	PL3	Plot E - GA Plans - Tenth and Eleventh Floor	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1361	PL2	Plot E - GA Plan - Roof	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1920	PL3	Plot E - GA Elevations - A, B, C, D	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1921	PL3	Plot E - GA Sectional Elevations - E, F	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1922	PL3	Plot E - GA Sectional Elevations - G, H	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1930	PL2	Plot E - GA Sections - A, B	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1931		Plot E - GA Sections - C, D	1:250	A1	For Approval
503-PTA-EZ-ZZ-DR-A-1932		Plot E - GA Sections - E, F	1:250	A1	For Approval