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1 July 2022

To: The Leader – Councillor Bridget Smith  
Deputy Leader – Councillor Judith Rippeth  
Members of the Cabinet – Councillors John Batchelor, Bill Handley,  
Dr. Tumi Hawkins, Peter McDonald, Brian Milnes and John Williams  
Quorum: Three, including the Leader or Deputy Leader

Dear Councillor

You are invited to attend the next meeting of **Cabinet**, which will be held in the **Council Chamber - South Cambs Hall** at South Cambridgeshire Hall on **Monday, 11 July 2022 at 10.00 a.m.**

Yours faithfully  
**Liz Watts**  
Chief Executive

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## Agenda

	Pages
1. <b>Announcements</b>	
2. <b>Apologies for Absence</b> To receive Apologies for Absence from Cabinet members.	
3. <b>Declarations of Interest</b>	
4. <b>Minutes of Previous Meeting</b> To authorise the Leader to sign the Minutes of the meeting held on Monday, 13 June 2022 as a correct record.	1 - 8
5. <b>Public Questions</b> The deadline for receipt of public questions is 23:59 on Tuesday, 5 July 2022. The Council's scheme for public speaking at committee meetings may be inspected here: <a href="#">Public Speaking Scheme</a>	
6. <b>Issues arising from the Scrutiny and Overview Committee</b>	9 - 12

7.	<b>Lynton Way, Sawston - Recreation Ground</b>	<b>13 - 34</b>
8.	<b>Orwell Beacon - Asset Transfer</b>	<b>35 - 38</b>
9.	<b>Biodiversity Net Gain (Key)</b>	<b>39 - 52</b>
10.	<b>Greater Cambridge Local Development Scheme and Greater Cambridge Local Plan First Proposals Representations (Key)</b>	<b>53 - 204</b>
11.	<b>Cambridgeshire and Peterborough Local Transport and Connectivity Plan: Draft Plan Consultation Response</b>	<b>To Follow</b>
12.	<b>Neighbouring Local Plan Consultation Responses</b>	<b>To Follow</b>
13.	<b>Delivery at Northstowe (Key)</b>	<b>205 - 346</b>
14.	<b>Exclusion of Press and Public</b> The press and public are likely to be excluded from the meeting during consideration of the following item in accordance with the provisions of Section 100(a)(4) of the Local Government Act 1972 (exempt information as defined in paragraph 3 of Schedule 12A (as amended) of the Act). Paragraph 3 relates to information about the financial or business affairs of any person, including the Authority holding that information.	
15.	<b>Acquisition 18 no. Affordable Homes in Over (Key)</b>	<b>To Follow</b>

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# Agenda Item 4

## South Cambridgeshire District Council

Minutes of a meeting of the Cabinet held on  
Monday, 13 June 2022 at 10.00 a.m.

Present: Councillor Bridget Smith (Leader of Council)  
Councillor Judith Rippeth (Deputy Leader of the Council)

Councillors:	John Batchelor	Lead Cabinet Member for Housing
	Bill Handley	Lead Cabinet Member for Communities
	Dr. Tumi Hawkins	Lead Cabinet Member for Planning
	Peter McDonald	Lead Cabinet Member for Economic Development

Officers in attendance in the Council Chamber for all or part of the meeting:

Aaron Clarke	Democratic Services Technical Officer
Loretta Curtis	Policy and Performance Officer
Kevin Ledger	Senior Policy and Performance Officer
Jonathan Malton	Cabinet Support Officer
Keira Mbye	Democratic Services Officer
Rory McKenna	Monitoring Officer
Jeff Membery	Head of Transformation
Liz Watts	Chief Executive

Officers in attendance remotely for all or part of the meeting:

Anne Ainsworth	Chief Operating Officer
Peter Campbell	Head of Housing
Kathryn Hawkes	Programme Manager
Peter Maddock	Head of Finance
Sean Missin	Procurement Officer
Eddie Spicer	Service Manager – Housing Assets
Chloe Whitehead	HR Business Partner

Councillors Sue Ellington and Heather Williams were in attendance in the Council Chamber.

Councillors Anna Bradnam, Brian Milnes (Lead Cabinet Member for the Environment), Dr. Lisa Redrup and Dr. Richard Williams were in attendance remotely.

### 1. **Announcements**

Councillor Bridget Smith, Leader of the Council, introduced Councillor Judith Rippeth to the Cabinet, and the role of Deputy Leader.

### 2. **Apologies for Absence**

There were apologies for absence from Councillor John Williams, Lead Cabinet Member for Resources

### 3. **Declarations of Interest**

There were no declarations of interest.

#### **4. Minutes of Previous Meeting**

Cabinet **authorised** the Leader to sign, as a correct record, the Minutes of the meeting held on Tuesday, 22 March 2022.

#### **5. Public Questions**

Cabinet received one public speaking request ahead of the meeting from Mr. Daniel Fulton to make a statement. A further request was made the day before the meeting to ask a question instead of making the statement which was refused by the Chair on the ground that the matter was the subject of legal proceedings. The public speaker did not make his statement.

#### **6. Issues arising from the Scrutiny and Overview Committee**

Cabinet noted the Scrutiny and Overview report summarising the meeting held on Monday, 6 June 2022, relating to the following agenda items:

- Quarter 4 Performance
- Housing Repairs – Award of Contract

#### **7. Q4 Performance**

Cabinet received the Quarter Four Performance Report. Councillor Judith Rippeth, the Deputy Leader, introduced the report and described the ongoing progress for the Council, including the improvement of the updated telephony system for the contact centre.

Councillor John Batchelor, Lead Cabinet Member for Housing, referred to the improvement in Housing repairs in March 2022, along with the continual review of the targets.

Councillor Brian Milnes, Lead Cabinet Member for the Environment, commented on the continued work of the Waste Service.

Councillor Peter McDonald, Lead Cabinet Member for Economic Development, noted the distribution to Government Grants and the continued circulation of the business newsletter.

Councillor Dr. Tumi Hawkins, Lead Cabinet Member for Planning, thanked the officers within the Greater Cambridge Planning Service, and commented on the reduction in time for Officers to respond to planning complaints.

Councillor Sue Ellington was pleased with the improved performance across the Council but asked when the key performance indicators would be reviewed. The Head of Transformation, HR and Corporate Services responded that such review would continue to be annually, and this was currently ongoing ahead of the publication of the Q1 Performance in September.

Councillor Anna Bradnam asked if there was any ongoing work to improve staff retention. The Head of Transformation, HR and Corporate Services responded that the HR team was working on improving staff retention, and noted the introduction of Exit Interviews, and the circulation of staff surveys.

Councillor Heather Williams queried the previous comment on staff engagement and the percentage of staff that complete surveys. The Head of Transformation, HR and Corporate Services confirmed that completion of staff surveys remained high and would provide the figure to Councillor Heather Williams after the meeting.

Councillor Bridget Smith, Leader of the Council, closed the discussion, thanked Officers across the Council for their continued work, and Cabinet:

**Noted** the Key Performance Indicator (KPI) results and comments at Appendix A and progress against Business Plan actions at Appendix B

## 8. Hybrid Working Policy

Cabinet received the Hybrid Working Policy. Councillor Bridget Smith, Leader of the Council, introduced the report, described how Officers had been working from home since the first national lockdown in March 2020, and how all departments had put measures in place to allow the continued delivery of services to residents while working remotely.

Councillor Dr. Tumi Hawkins, Lead Cabinet Member for Planning, commented on the challenges for the planning department during the previous two years, but concluded that flexible working had provided a positive impact.

Councillor John Batchelor, Lead Cabinet Member for Housing, commented on the front-line staff within the Housing department who had been required to work in South Cambridgeshire Hall, and requested that staff could continue to use the meeting rooms. The Head of Transformation, HR and Corporate Services responded that this would continue following the adoption of the policy.

Councillor Brian Milnes, Lead Cabinet Member for the Environment, was supportive of the policy, commenting on the influx of technology being used by Officers to work remotely, and to work collaboratively, despite not working at South Cambridgeshire Hall. It was also commented the future use of South Cambridgeshire Hall with Officers continuing to work from home. The Head of Transformation, HR and Corporate Services responded that the use of the building was currently being discussed, with the potential use of small businesses renting parts of the building. It was also commented that the policy would be reviewed annually.

Councillor Anna Bradnam, while pleased with the policy, asked if any work was being investigated for Members. Councillor Bridget Smith, Leader of the Council commented that Members attending Committees in person was due to current legislation.

Councillor Heather Williams was pleased with the policy but asked if provisions were being made for Officers who were established in their careers. The Head of Transformation, HR and Corporate Services noted that mentors would be appointed for new staff.

Councillor Sue Ellington also supported the policy but asked whether Officers would be able to keep Councillors informed of updates to their queries. The Chief Executive responded that this was being discussed with colleagues, and the implementation of this would be reviewed.

Councillor Peter McDonald, Lead Cabinet Member for Economic Development, supported the policy, but commented that arrangements made by the policy should be consistent across teams.

Councillor Bridget Smith, closed the discussion, and Cabinet:

**Approved** the introduction of the Hybrid Working Policy.

## 9. **Community Safety Partnership**

Cabinet received the Community Safety Partnership update. Councillor Bill Handley, Lead Cabinet Member for Communities introduced the report, noting the role of the statutory partnership in reducing crime, disorder, substance misuse and re-offending in a strategic and informed way, with the statutory responsibilities being discharged through other countywide partnerships.

Councillor Heather Williams supported the partnership but requested that rural communities be represented within the ongoing work, and rural specific crimes be noted within the report. The Communities Manager responded that rural crime is discussed regularly at the Community Safety Partnership Board, which meets every six months, and at the monthly Tasking and Tactical Coordination group. Councillor Heather Williams' was assured her comments would be referenced during the next meeting.

Councillor Anna Bradnam raised concerns at the cost of Domestic Homicide Reviews detailed within the report, for which there is no central government funding. Councillor Bridget Smith, Leader of the Council, requested that Councillor Anna Bradnam keep the Communities Manager aware of progress made on the Cambridgeshire County Council's Police and Crime Panel.

Councillor Bridget Smith closed the discussion and Cabinet:

**Agreed** the content of the Action Plan for 2022/2023, considering the lead role the Council takes in its delivery and the resources committed to it.

## 10. **Housing Repairs - Award of Contract**

Cabinet received the Housing Repairs Contract. Councillor John Batchelor, Lead Cabinet Member for Housing, introduced the report and explained the

competitive tender process to re-procure the contract for the Responsive & Void Repairs, Heating Servicing & Maintenance, Cyclical and Planned Works, and to award the contract to Mears Limited. The Lead Cabinet Member also noted Richard Medley from ARC Consultancy was in attendance remotely.

Councillor Dr. Tumi Hawkins supported the proposed contract and was keen for the council's tenants to receive an improved service.

After a short discussion, Councillor Bridget Smith, leader of the Council, closed the item, and Cabinet:

**Approved** the award of the contract to Mears Limited who are the highest scoring bidder, who has also the lowest cost providing a submission that is within budget and provides the Council with value for money.

**11. Exclusion of Press and Public**

Cabinet **agreed** by affirmation that the press and public be excluded from the meeting during consideration of items number 20 and 21 in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972 (as amended) (exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act). Paragraph 3 refers to information relating to the financial or business affairs of any particular person (including the authority holding that information).

**12. Minutes of the Previous Meeting - Exempt**

Cabinet **authorised** the Leader to sign, as a correct record, the exempt Minutes of the meeting held on Tuesday, 22 March 2022.

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**The Meeting ended at  
11.06 a.m.**

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## **South Cambridgeshire District Council**

Appendix to the Minutes of a meeting of the Cabinet held on  
Monday, 13 June 2022 at 10.00 a.m.

### **7. Q4 Performance**

Response to Councillor Heather Williams' question at Cabinet on Monday, 13 June 2022 regarding the number of staff leavers who completed exit interviews.

For Quarter 4, the Council received 20 exit interview forms from 23 leavers; in Q3 the Council received 25 exit interviews from 28 leavers.

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# Agenda Item 6



**Report to:** Cabinet 11 July 2022

**Lead Cabinet Members:** Councillor Bill Handley (Lead Cabinet Member for Communities) and Councillor Dr. Tumi Hawkins (Lead Cabinet Member for Planning)

**From:** Councillor Stephen Drew, Chair of the Scrutiny and Overview Committee  
Councillor Graham Cone, Vice-Chair of the Scrutiny and Overview Committee

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## Update from Scrutiny and Overview Committee

### Purpose

1. This report is to inform Cabinet about relevant discussion among members of the Scrutiny and Overview Committee at their meeting on 23 June 2022 and to make recommendations at paragraphs 2 and 11.

### Greater Cambridge Local Development Scheme and Greater Cambridge Local Plan First Proposals representations

### Recommendation from the Scrutiny and Overview Committee

2. Having considered consultation responses in respect of the Greater Cambridge Local Plan First Proposals and, in particular, issues surrounding water resources, relocation of the Waste Treatment Plant at North East Cambridge, and the relationship between housing and employment, the Scrutiny and Overview Committee supports the recommendations contained in the report to the Cabinet meeting on 11 July 2022.

### Comments

3. Councillor Anna Bradnam welcomed the wide-ranging nature of the Local Plan consultation exercise in terms of both the number of different methods used to obtain feedback and the breadth in the demographic of respondents. Councillor Dr. Aidan Van de Weyer said that it was more important to identify any issues that hadn't been the subject of consultation than to focus on the nature of those making representations.
4. Councillor Sue Ellington asked that, where possible, there should be some analysis of the type and quantity of responses originating from the Cambridge

City and South Cambridgeshire administrative areas. She was keen to make sure that the overall result would not be skewed against the rural way of life.

5. The pressure placed on the Uttons Drove Sewage Treatment Works by developments such as Northstowe and West Cambourne must not be underestimated.
6. Should the Water Treatment Plant be relocated away from North East Cambridge, Councillor Ellington said that the consequent time required to achieve that must be realistic and considered in assessing the reasonableness of the Local Plan's timescales.
7. Still on the topic of timescales, Councillor Peter Fane observed that this was a joint Local Plan between South Cambridgeshire District Council and Cambridge City Council. He recognised that there would be issues for the two Councils that were dependent on work being completed by third parties.
8. Councillor Dr. Martin Cahn noted that the majority of housing proposed in South Cambridgeshire was in the north of the district whereas major employment expansion was focussed on the south. He said it would be crucial to forge a relationship between the two.
9. Councillor Stephen Drew was keen that every effort should be made to increase involvement in the planning process by those aged between 19 and 39 as these people were the ones most likely to be affected in the long term by the outcome of Local Plan policies.
10. While noting the engagement with the water industry, Councillor Peter Fane emphasised the importance of South Cambridgeshire District Council and Cambridge City Council being satisfied that water supply was sufficient.

### **Delivery at Northstowe – Update and Recommendations**

11. Having considered the detailed report, including costs, governance and quality of life considerations, the Scrutiny and Overview Committee supports the recommendations contained in the report to the Cabinet meeting on 11 July 2022.

### **Comments**

12. Councillor Helene Leeming emphasised the importance of securing value for money especially in view of current inflationary pressures.
13. Councillor Anna Bradnam said there must be no compromise in community facilities complying with South Cambridgeshire District Council's 'Green to our Core' aspirations.
14. Referring to South Cambridgeshire District Council's intention to buy 80 affordable homes on Phase 2B, Councillor Graham Cone applauded the fact

that, once the contract had been concluded these homes would be managed as Council property.

15. Councillor Graham Cone, while noting that community buildings were available for use by everyone, said the differing needs of Faith groups must be considered in the longer term.
16. Councillor Dr. Martin Cahn emphasised the importance of good architectural design for the community buildings in Northstowe. The governance of such buildings must be determined as soon as possible.
17. Councillor Peter Fane said that the economic strategy must champion clean technology as being of prime importance.
18. Councillor Dr. Aidan Van de Weyer welcomed the proposals as a step towards place-making and observed that facilities at Northstowe would be important for South Cambridgeshire as a whole. However, he cautioned against such expenditure being at the expense of some other demand on the District Council's finances. Councillor Stephen Drew clarified that place-making at Northstowe must enhance the quality of people's lives.
19. The Chair invited Councillor Heather Williams to speak. Councillor Williams hoped that 'landmark building' would not simply mean 'large building'. She continued by saying that Cabinet members might find it useful to have before them on 11 July some draft terms of reference for the Governance Board. Contingencies must be put in place to cope with unexpected challenges along the way.

**Report Author:**

Ian Senior – Scrutiny and Governance Adviser  
Telephone – 01954 713028

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# Agenda Item 7



<b>Report to:</b>	Cabinet – Monday, 11 July 2022
<b>Lead Cabinet Member:</b>	Cllr Bill Handley, Lead Cabinet Member for Communities
<b>Lead Officer:</b>	Jeff Membery, Head of Transformation, HR and Corporate Services

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## Recreation Area, Lynton Way, Sawston: Lease Arrangements

### Key Decision

1. No – this is not a key decision

### Recommendations

2. It is recommended that Cabinet agrees to implement a new 99-year lease with Sawston Parish Council relating to land owned by South Cambridgeshire District Council (SCDC) at Lynton Way, Sawston (see Appendix A).

### Reasons for Recommendations

3. Sawston Parish Council seeks to deliver substantial investment at the site, which is currently leased from SCDC, using Section 106 monies (including a new cricket pavilion) in accordance with the intended purpose of the land (which is for recreational use), and in line with Planning regulations and requirements. It is felt that a review of the lease arrangements would ensure long-standing benefit for the local community of these investment plans.

### Details

4. Sawston Parish Council has requested that SCDC review the existing arrangements between the two parties with regard to recreation land at Lynton Way, Sawston (see Appendix B for location maps).
5. The existing lease was agreed in 1978 and has 44 years remaining. A record of the lease is noted on the Land Registry and in files at both Sawston Parish Council and SCDC. However, neither the original nor copy of the lease could be located following an audit of the Council's deeds or enquiries raised with the Land

Registry.

6. Sawston Parish Council originally sought to purchase the Freehold to the land, which is not in line with the Council's Community Asset Transfer Policy. Following informal feedback from SCDC on its Community Asset Transfer Policy, the Parish Council subsequently asked SCDC to consider surrendering and granting a new long-term lease to them, in order to provide the Parish Council with security to allow further substantial investment to the land but also to allow them greater control and management of the future use of the land.

As the freehold title of the land is held by SCDC, any arrangements must be reviewed in line with the Council's Asset Transfer policy, approved at Cabinet on 6 May 2020.

7. Paragraph 7, C of the policy states, '*The Council will generally only transfer a leasehold interest. The lease will set out what has been agreed between the Council and the applicant regarding future provision of services from the property. The maximum length of lease will be 99 years, although leases may be for a shorter period. Only in exceptional circumstances will the Council consider leases for a longer period. Extensions to leases can be considered on a case-by-case basis*'.

It is felt that the transfer of the freehold would be non-compliant with the Council's Asset Transfer Policy and that it would be more appropriate to grant a new 99-year lease, in line with the policy, to regularise the Parish Council's existing use of the land. The Parish Council asked SCDC to consider whether a longer lease could be considered.

## Options

8. Cabinet could decide to:
  - i. Agree to surrender the interest in the existing missing lease and grant a new 99-year lease to Sawston Parish Council to regularise the existing management of the land – recommended option
  - ii. leave the existing lease in place, with 44 years remaining.
  - iii. offer a new lease over a different term but not less than the 44 years remaining.
  - iv. Agree to surrender the interest in the existing missing lease and agree to transfer the freehold to Sawston Parish Council.
  - v. treat this as an exceptional case and agree to a new lease longer than 99 years (subject to the requirements of the Asset Transfer Policy, which requires such a disposal to be advertised)
  - vi. defer a decision until a later date, pending further information.

## Implications

9. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered: -

### Financial

10. In accordance with the Council's Asset Transfer Policy, the land has been valued (see Appendix B). The valuation stands at £214,000, which means a Cabinet decision is Non-Key

### Consultation responses

11. Section 123 (2A) Local Government Act (LGA) 1972 specifies that: *"(2A) A principal council may not dispose under subsection (1) ... of any land consisting or forming part of an open space unless before disposing of the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed disposal which may be made to them."*
12. A two-week advertisement was placed in the Cambridge Independent from 25/5/2022 to 7/6/2022 about the intention to dispose of the asset in order to meet the requirements of the LGA. No comments were received.
13. The Clerk at Sawston Parish Council has been informally consulted on draft Heads of Terms for a 99-year lease, based on the Council's asset transfer policy. However, changes can be made to the draft lease based on Cabinet's final decision. The lease would then need to be formally considered by Sawston Parish Council then signed by both parties.

### Alignment with Council Priority Areas

14. Modern and Caring Council: This proposal allows Sawston Parish Council to grow their sports provision and secure facilities for the benefit of the local community.

### Background Papers

SCDC Asset Transfer Policy -

[Agenda for Cabinet on Wednesday, 6 May 2020, 9.30 a.m. \(moderngov.co.uk\)](#)

[Printed minutes Wednesday 06-May-2020 09.30 Cabinet.pdf \(moderngov.co.uk\)](#)

### Appendices

Appendix A – Maps of Lynton Way, Sawston, Recreation Ground

Appendix B – Valuation Report

**Report Author:**

Linda Gallagher- Development Officer  
Telephone: 07376 901019

Kathryn Hawkes – Communities Manager  
Telephone: 07702 629022 / 01954 712932 (Teams)

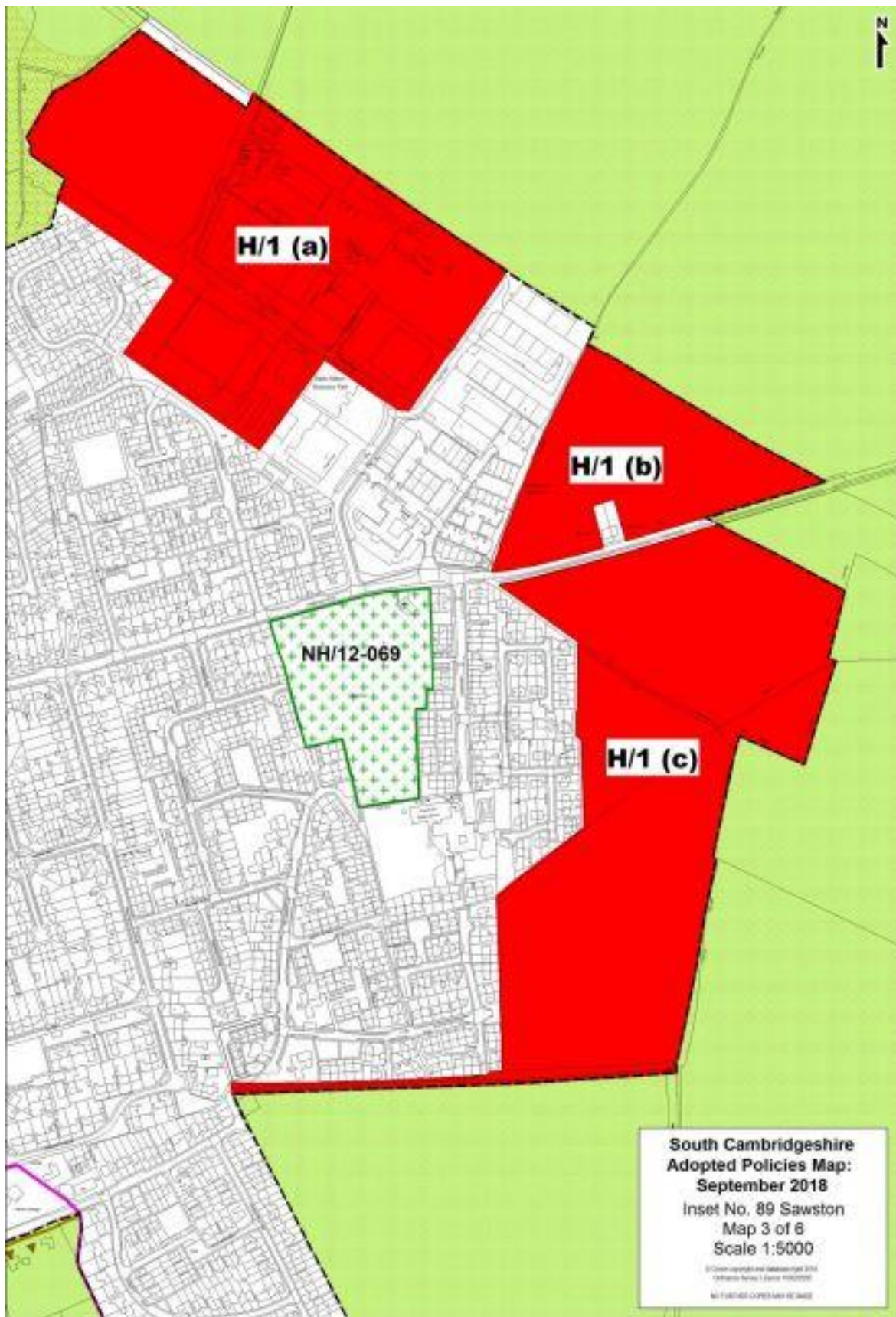


Location Maps: Lynton Way, Sawston - Recreation Ground

Fig. 1. Land Registry Title Plan. The land is edged in blue.



Fig. 2. South Cambridgeshire Local Plan adopted policies map NH/12-069







# Valuation Report

ADVICE AND VALUATION COMMENTARY FOR  
10 TO 36 AND 40 TO 44 LYTON WAY AND 35 TO 41  
SAFFRON WAY, SAWSTON

Issued On: 24/05/2022

Valuation Date: 10/05/2022

**WH&E** WILKS  
HEAD  
& EVE  
CHARTERED SURVEYORS  
AND TOWN PLANNERS

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# SECTION ONE – INTRODUCTION

## PURPOSE OF THE VALUATION

We are instructed to provide valuation advice in respect of open green recreation space amenity land located in South Cambridge.

We confirm that this work has been undertaken in an impartial and independent manner and the results have not been influenced by the Authority.

The Valuer has provided various valuation advice in the report as a result of this instruction.

This report has been prepared under the terms and definitions set out in the Royal Institution of Chartered Surveyors (RICS) guidance.

This valuation report does constitute a formal valuation although reference should be made to PS1 within the guidance in that this report and valuation is provided to the client for internal purposes only.

Our report is constrained only for the provision of advice in respect of valuation and specifically excludes any implied or direct decision making or determination in respect of estate management matters. These aspects are for consideration by the Authority and its officers only.

## IDENTIFICATION AND STATUS OF THE VALUER

The valuations have been carried out by:

- M Nzekwue MSc MRICS, RICS Registered Valuer.

The report was subject to the internal audit by our in house RICS qualified Partners:

- G S C Harbord MA MRICS IRRV (Hons), RICS Registered Valuer
- A M Williams Dip BSc (Hons) MRICS FIRR REV.

We confirm that all surveyors involved in the instruction are RICS Registered Valuers and have complied with the requirements of PS1.

We also confirm that all surveyors are suitably qualified and experienced for the purposes of the instruction and have current local and national knowledge of the markets applicable to the assets appraised within this report in addition to the necessary skills and understanding to undertake the appraisals competently.

All personnel involved with the instruction are employed by Wilks Head & Eve LLP (WH&E) of Third Floor, 55 New Oxford Street, London, WC1A 1BS. Wilks Head & Eve LLP is a RICS Regulated Firm.

## IDENTIFICATION OF ASSET/S TO BE VALUED

The asset/s valued are as follows:

Recreation space with play area.

# SECTION ONE – INTRODUCTION

## IDENTIFICATION OF THE CLIENT AND OTHER INTENDED USERS

WH&E have been instructed by:

- Client: South Cambridgeshire District Council
- Client address: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
- Contact: Kathryn Hawkes

No other parties other than the client may rely upon the valuation information provided.

## DATE OF VALUATION

The date of the valuation is 10<sup>th</sup> May 2022.

## DATE OF INSPECTION

WHE were instructed to undertake this valuation on a desktop basis.

## BASIS OF VALUATION

Market Value (MV) as defined within VPS4 of the Valuation Standards being:

- ‘The estimated amount for which an asset of liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.’

## RICS APPRAISAL & VALUATION MANUAL

This valuation report has been provided under the provisions of the Royal Institution of Chartered Surveyors Global Standards (Incorporating the International Valuation Standards) – 2020.

This edition applies to all valuation reports with a valuation date on or after 31 January 2020 undertaken by Chartered Surveyors.

As mentioned within Section 1 above; within the guidance it is recognised that valuation advice provided expressly in preparation for, or during the course of negotiations may result in the mandatory application of VPS1 to VPS4 not being appropriate.

This is the case for this report and is classified as an exception as opposed to a departure for these purposes.

# SECTION ONE – INTRODUCTION

## MARKET UNCERTAINTY

It is worth noting that following the EU referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit.

The UK has now agreed terms for this exit and these new terms have taken effect with effect from 1st January 2021.

Whilst the deal provides a more certain position in relation to the UK's future relationship with the EU the full implications of the deal will take some time to realise.

We therefore remain in a period of uncertainty in relation to many factors that impact the construction markets and costs associated with this market.

In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the valuation date.

Given the unknown future impact of the areas covered within this section we would, therefore, recommend that the valuation is kept under regular review and that specific market advice is obtained should you wish to affect a disposal.

## REPORTING FORMAT

This signed valuation report and advice is the ultimate result of this instruction and has been provided in an electronic format.

# SECTION ONE – INTRODUCTION

## VALUATIONS

Our opinion of value as at the Valuation Date are as follows:

<b>Valuation – South Cambridgeshire District Council</b>	Basis
£214,000 (Two hundred and fourteen thousand pounds)	MV

All prices or values are stated in pounds sterling.

No allowance has been made for the effects of inflation although VAT has been applied at 20%.

We certify that this valuation report fulfils the requirements of the RICS.

M Nzekwue MRICS Registered Valuer

reviewed by P Smith an MRICS Registered Valuer



## SECTION TWO – ASSUMPTIONS & CONSIDERATIONS

### SOURCES OF INFORMATION

For the purposes of this report the Valuer has had to rely upon information provided to us by the Client and the findings of this report are dependent on the accuracy of the information supplied and / or the assumptions made.

Information supplied by the Client includes:

- Title Plan
- Register View
- Screen shot of title plan
- Services and Facilities Study March 2014

In addition, the Valuer has completed additional research in relation to subject site(s) from our own records in addition to other third-party resources including, Egi, Focus, Rightmove, regional market reports, local agents and BCIS cost data.

If this information proves to be incorrect or inadequate, then they could affect the accuracy of the valuations.

It is assumed that any floor areas information provided meet the requirements of the RICS professional statement – RICS property measurement which incorporates IPMS.

The Valuer has not inspected all Title Deeds or any Planning Consents, Statutory Notices, licenses or other documents relating to the properties (except where indicated). We cannot therefore comment upon the possible effect of any outstanding Statutory Notices, or any contravention of any statutory requirements, or the effects of the Defective Premises Act (1972).

### SPECIAL ASSUMPTIONS

We are not aware of any special assumptions.

### SERVICES

No inspection or testing of the services has been undertaken and we have assumed that all necessary tests and regulations relating to health and safety as well as detailed regulations have been adhered to.

We are aware that the property will be occupied and have therefore assumed that as part of the occupation process that all services have been tested and have current valid certification.

## SECTION TWO – ASSUMPTIONS & CONSIDERATIONS

### DELETERIOUS OR HAZARDOUS SUBSTANCES

We have not arranged for any investigation to be carried out to determine whether or not deleterious or hazardous materials have been used in the construction of the property or have since been incorporated.

We are therefore unable to report that the premises are free from risk in this respect. For the purposes of this report, we have assumed that such investigation would not disclose the presence of any such material or adverse conditions. No allowance has been made for rights obligations or liabilities arising from the Defective Premises Act 1972.

### CONTAMINATION

We are not aware of the content of any environmental audit or any other environmental investigational soil survey, which may have been carried out on the property, which may have drawn attention to any contamination or possibility of any contamination.

In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative uses have been carried out at the property. We have not carried out any investigation into the past or present uses either of the property or any neighbouring land to establish whether there is any potential for contamination from these sites to the subject property, and therefore assume that none exists.

### CONDITION

A condition survey has not been completed by Wilks Head and Eve.

### ENERGY PERFORMANCE CERTIFICATE

In England and Wales, the Energy Performance of Buildings Directive requiring Energy Performance Certificates (EPC) is relevant.

This directive requires all properties to have an Energy Performance Certificate (EPC) covering the residential and commercial sectors. The Certificate is valid for ten years and includes an Energy Efficient Rating of between A and G.

Since 26th March 2015 the minimum energy efficiency standard (MEES) has been introduced.

This minimum standard applies to both domestic and non-domestic property and from 1st April 2018 Landlords have been unable to let an F or G rated commercial property on a new or renewed tenancy / lease.

## SECTION TWO – ASSUMPTIONS & CONSIDERATIONS

From 1st April 2020, the regulations apply to all property leases, initially for domestic properties, and then in 2023 non-domestic properties too.

Exceptions include leases of less than six months and leases of longer than 99 years as well as listed buildings.

We have assumed that the new development will meet the minimum requirements for these purposes.

For these purposes we have assumed that the property meets the E or higher required rating for letting purposes.

As the asset in question is a village green consisting of land only, the EPC rating is not relevant in this instance

### TENURE

We have been informed that South Cambridgeshire District Council can prove Title to the asset(s) and that there are no other unusual or onerous covenants restricting use or fragmentation.

### NON-PUBLICATION CLAUSE

Neither the whole nor any part of this report nor any reference thereto may be included in any published document, circular or statement nor published in any way without the previous written approval of Wilks Head and Eve as to the form and context in which it may appear.

Our letter of consent will be given when a final proof of the document is available, and the consent will refer to a specimen annexed and signed as identification of what has been approved.

Such publication of, or reference to, this report will not be permitted unless it contains a sufficient contemporaneous reference to any departure from the Royal Institution of Chartered Surveyors (RICS) Appraisal and Valuation Standards.

This report is provided for the stated purpose and for the sole use of the named client and their professional advisors and the Valuer accept no responsibility whatsoever to any other person.

This report is in our view confidential and contains commercially sensitive data and information.

### PROFESSIONAL INDEMNITY

Wilks Head & Eve's Public Liability Insurance cover and Professional Indemnity Insurance cover is held and limited to the amount of £10 million for those properties identified within this report.

## SECTION THREE – VALUATION COMMENTARY

### LOCATION



(Source: google maps)

The subject property is in South Cambridgeshire in the East of England. South Cambridgeshire surrounds Cambridge City and is surrounded by the market towns of Newmarket; Royston; St. Neots, St. Ives, Ely; and Saffron Walden circle around the edge of the district, some 10 – 15 miles from Cambridge.

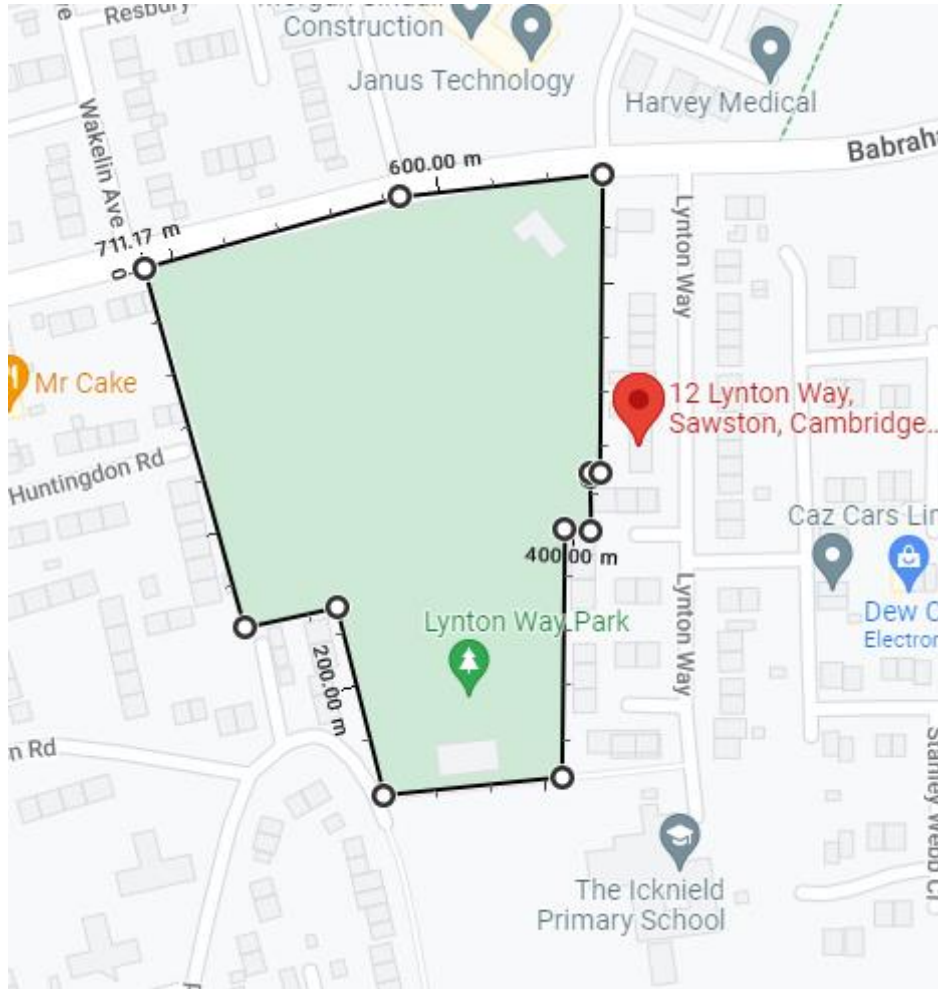
South Cambridgeshire district is a local authority for the district of Cambridgeshire made up of five other districts together with City of Peterborough, Fenlands Huntingdonshire, East Cambridgeshire, and City of Cambridge.

Cambridge is a beautiful historic city known for its rich history and fantastic punting view. Cambridge is home to the second oldest university in the English-speaking world and the world's third oldest surviving university.

Public transportation connection is good with Whittlesford Parkway providing a train journey to London Liverpool Street Station in 1 hour 15 minutes. Furthermore, London Stanstead Airport and Luton Airport are located within 28 miles and 32 miles respectively providing scheduled passenger flights to the UK and European destinations. London Heathrow Airport is located circa 70 miles south via the A505 and M25 and London Gatwick Airport is approximately 87 miles south of Cambridgeshire.

## SECTION THREE – VALUATION COMMENTARY

### DESCRIPTION



(Source google)

Lynton Way Park is an established 5.288 acres (2.14 hectares) village green park located south of Cambridge City. The Park was developed in the 1920's and comprises of full-sized football pitches, mini soccer grass pitches, sports halls and 10 carparking spaces.

The subject property is prominently located in a residential area, adjacent to The Icknield Primary School.

## SECTION THREE – VALUATION COMMENTARY

### VALUATION COMMENTARY

The purpose of this report is to provide our opinion of Market Value on the following basis:

- A 'Market Value' valuation for the dwelling at the valuation date assuming vacant possession

#### a) Market Value

According to South Cambridgeshire Adopted Policies Map dated September 2018 the subject property is delineated in green (NH/12-069) suggesting this village green area is a specially designated area protected from most forms of development. Due to the restrictive nature of the site this valuation focused solely on amenity land values.

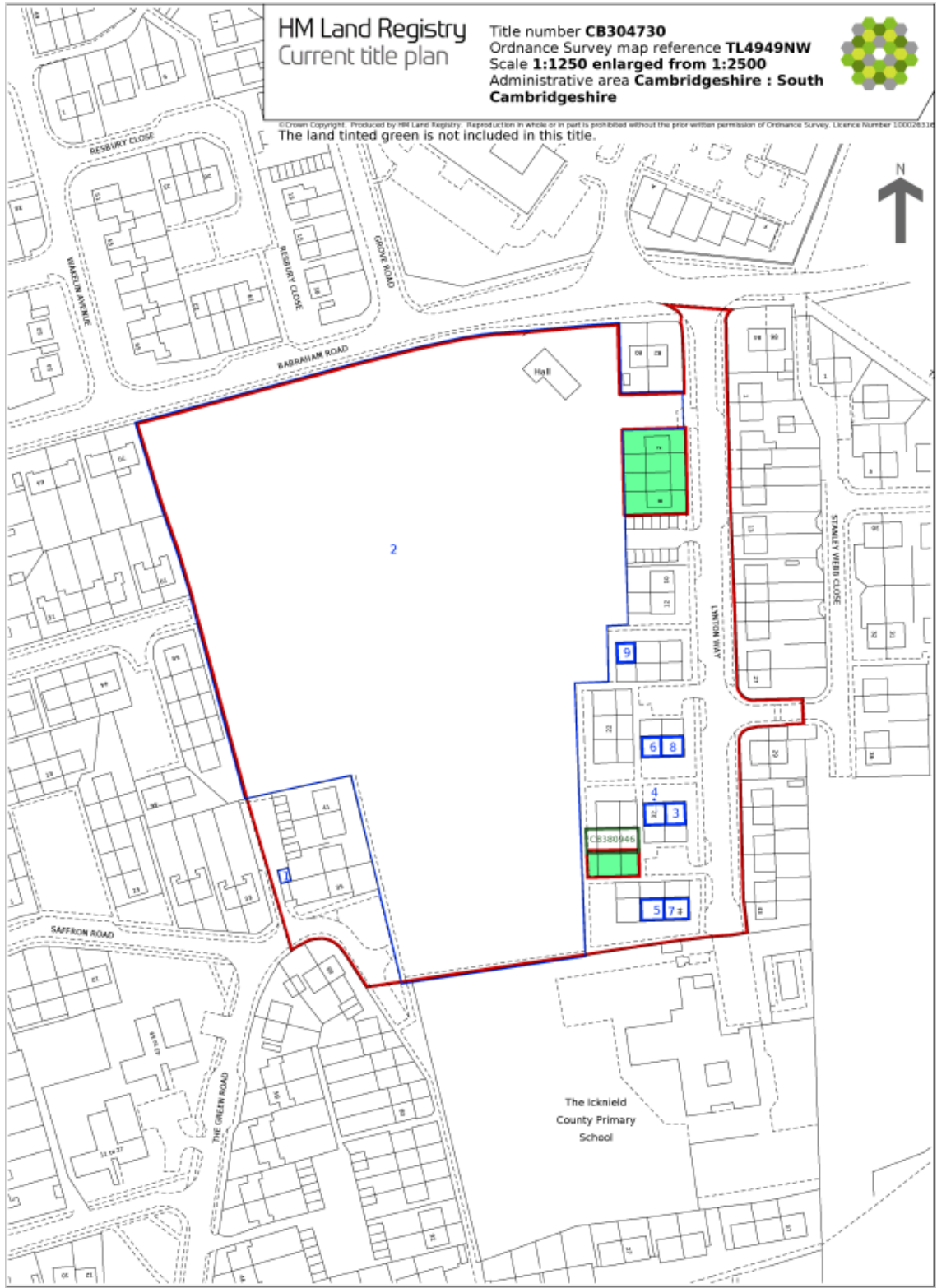
Focusing on the current use of the site we applied an amenity land value to the site area of 2.14 hectares, which according to the VOA in the East of England is currently in the region of £100,000 per hectare

On the above basis and in line with our valuation commentary we are of the opinion that the value of the open green known as Lynton Way Park is in the region of:

**£214,000**

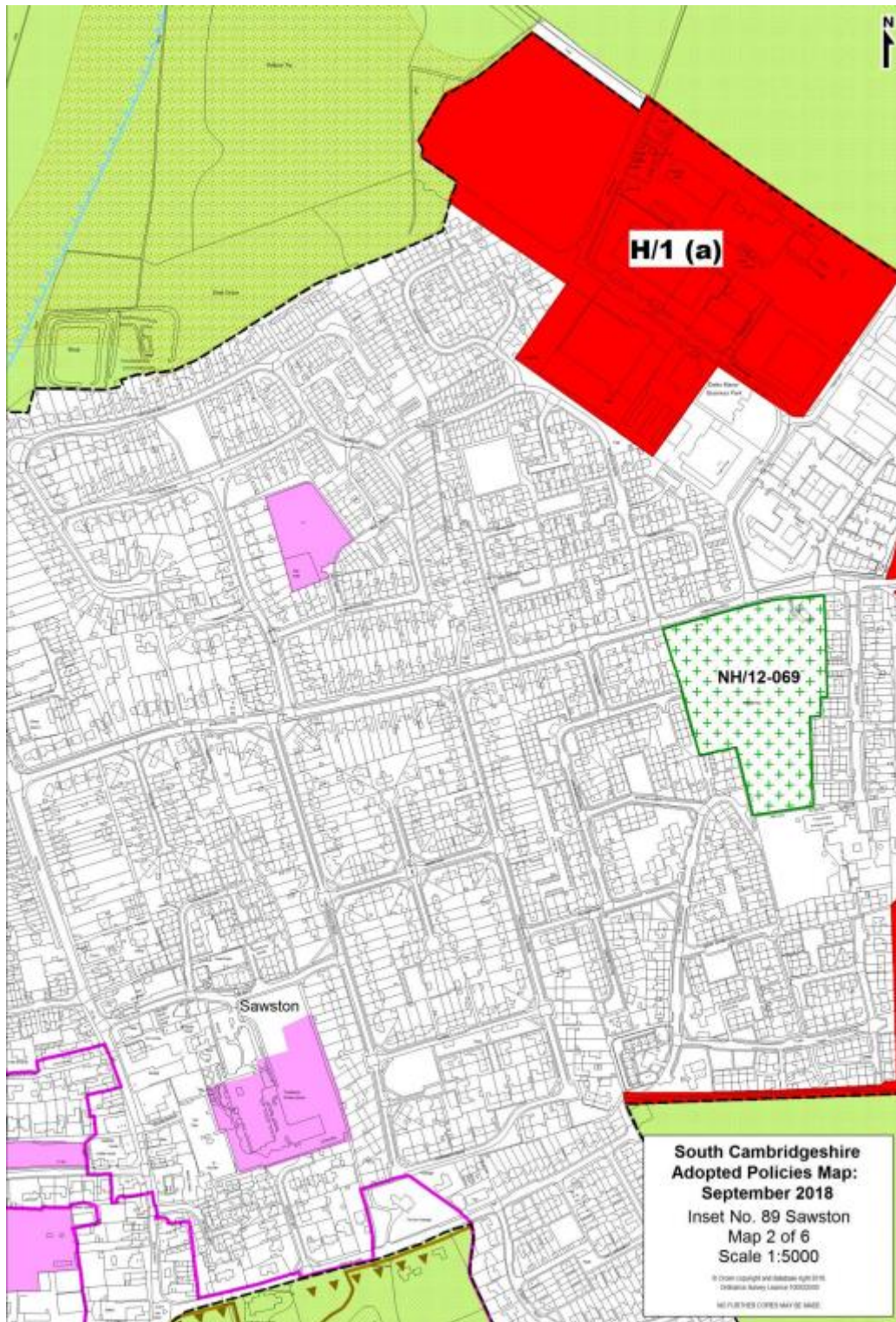
**(Two hundred and fourteen thousand pounds)**

# SECTION FOUR – APPENDICES





# SECTION FOUR – APPENDICES





## SECTION FIVE – COMPANY INFORMATION

### COMPANY INFORMATION

Wilks Head & Eve LLP,  
3rd Floor  
55 New Oxford Street,  
London, WC1A 1BS

Tel 020 7637 8471

Email [gharbord@wilks-head.co.uk](mailto:gharbord@wilks-head.co.uk)

[www.wilks-head.co.uk](http://www.wilks-head.co.uk)



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# Agenda Item 8



**South  
Cambridgeshire  
District Council**

<b>Report to:</b>	Cabinet – Monday, 11 July 2022
<b>Lead Cabinet Member:</b>	Councillor John Williams, Lead Cabinet Member for Resources
<b>Lead Officer:</b>	Gareth Bell, Communications and Communities Service Manager

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## Orwell Beacon, Clunch Pits, Orwell: Asset Transfer to Orwell Parish Council

### Key Decision

1. No – this is not a key decision

### Recommendations

2. It is recommended that Cabinet agrees to the transfer of ownership of the Orwell Beacon ('the Beacon', also known as the Orwell Millennium Beacon) from South Cambridgeshire District Council (SCDC) to Orwell Parish Council.

### Reasons for Recommendations

3. Orwell Parish Council has indicated a desire to take over ownership of the Beacon, which is sited in the Parish of Orwell on Parish Council-owned land, and used by the Parish Council for the benefit of the local community to mark special occasions.
4. Officers consider that the transfer of the ownership of this asset would be in keeping with the Council's Asset Transfer Policy.

### Details

5. The Orwell Beacon was donated by Marshalls Aerospace in 1999 and, on 31 December 1999, to the sound of a trumpet fanfare on Tower Bridge, the Queen lit the National Millennium Beacon triggering the lighting of a string of beacons across the UK, including the South Cambridgeshire Beacon in Orwell.
6. Prior to the erection of the Beacon, SCDC ran a process with Parish Councils to decide where the Beacon would be sited. Orwell was chosen because it is one of a few parishes in the district on the meridian line, and with a hill over 200ft high.
7. As the asset is currently in SCDC ownership, any arrangements must be reviewed in line with the Council's Asset Transfer policy, approved at Cabinet on 6 May 2020.

8. It is of particular note that:
- i. The Parish Council will retain the beacon for the purpose for which it is transferred and will manage it to at least the same standard as is currently provided SCDC for other similar property, and in a way that is compliant with all planning, licensing, and other relevant regulations.
  - ii. The Beacon has been assessed by the Council's Section 151 Officer as having nil value to SCDC.
  - iii. The benefit to the community of the Beacon is deemed to be of greater value than the value of the asset to SCDC.
  - iv. The transfer of the Orwell Beacon concerns only the Beacon itself – the Clunch Pit land on which it is situated is owned by Orwell Parish Council and Natural England has designated it a Site of Special Scientific Interest (SSSI).
  - v. Officers are satisfied that there is no other suitably qualified party wishing to take over the ownership and management of the Beacon. Especially as the land it is on is owned by the Parish Council.
9. SCDC has twice undertaken maintenance work to the Beacon following reports that it was not in a safe condition. The latest work was carried out in March 2021 at a cost of £3,168. Any future costs of management and maintenance will be met by Orwell Parish Council.
10. Orwell Parish Council has sound governance and operational management structure to fulfil its legal liabilities associated with the Beacon, such as health and safety and equalities policies, and will demonstrate appropriate accountability to the local community.
11. Local Members and the Lead Members for Finance and for Health, Wellbeing and Community Resilience are in support of this transfer of ownership.

## Options

12. Cabinet could:

Option 1 – agree to the transfer of ownership of the Orwell Beacon from South Cambridgeshire District Council (SCDC) to Orwell Parish Council, thereby transferring all ongoing management and maintenance costs.

Option 2 – not approve the asset transfer (either permanently, or deferring a decision pending further information), meaning the Orwell Beacon will remain the responsibility of SCDC until such time as a new decision is made.

## Implications

13. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered: -

### **Financial**

14. It is not expected that the net revenue financial implications will be material to the Council. There will be some small savings from no longer having to maintain the Orwell Beacon.

### **Legal**

15. SCDC has followed the Council's Asset Transfer Policy and a legal agreement between SCDC and Orwell Parish Council will formalise the transfer of the asset, subject to approval by councillors.

### **Alignment with Council Priority Areas**

16. Modern and Caring Council: This proposal allows Orwell Parish Council to manage their unique asset for the benefit of the local community.

### **Background Papers**

SCDC Asset Transfer Policy -

[Agenda for Cabinet on Wednesday, 6 May 2020, 9.30 a.m. \(modern.gov.co.uk\)](#)  
[Printed minutes Wednesday 06-May-2020 09.30 Cabinet.pdf \(modern.gov.co.uk\)](#)

Siting of the Beacon in Orwell as detailed in the [General Purposes Committee Meeting Minutes](#) and [General Purpose Committee Meeting Minutes 2](#)

### **Appendices**

None.

### **Report Author:**

Cecilia Murphy-Roads - Development Officer  
Telephone: 01954 713379

Kathryn Hawkes – Communities Manager  
Telephone: 07702 629022 / 01954 712932 (Teams)

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<b>Report to:</b>	Cabinet – Monday, 11 July 2022.
<b>Lead Cabinet Member:</b>	Councillor Dr. Tumi Hawkins, Lead Cabinet Member for Planning
<b>Lead Officer:</b>	Stephen Kelly, Joint Director of Planning and Economic Development

## An interim approach to Biodiversity Net Gain (BNG) including offsite provision

### Executive Summary

1. The Environment Act introduces the requirement for 10% Biodiversity Net Gain (BNG) above baseline conditions for all developments in England from November 2023. Local Planning Authorities (LPA) will need to ensure that developments in their jurisdictions comply with this new legislation and that BNG is delivered in a sustainable and transparent way.
2. This paper proposes an interim approach for Greater Cambridge ( set out in appendix A) to fulfil this need while recognising the principles already set out in the Environment Act around BNG, and emerging best practice. It is intended to provide guidance for planners, Planning Committees, and developers on a credible approach as developments currently underway need a practical and consistent approach to this challenge.

### Recommendations

3. Cabinet is asked to consider the proposal and endorse it as an interim approach of guiding principles for siting biodiversity net gain for developments within South Cambridgeshire, with delegated powers given to the Joint Planning Director of Planning and Economic Development to make minor changes to the technical note.

### Reasons for Recommendations

4. To provide a practical and consistent approach to BNG to help Planning Officers, Planning Committee and developers in the period between now and November 2023 when Government will announce its approach.

### Details

5. Greater Cambridge Shared Planning Service is looking to be day-one ready for this new legislation when it takes effect in November 2023,. This means having viable solutions to the challenge of where to site BNG (if not wholly within the

redline boundary) and how to approach this prior to new laws and guidance coming from Department for Environment, Food, and Rural Affairs (DEFRA).

6. Full details of the proposed approach are set out in appendix A, which also includes details of two emerging habitat banks within Greater Cambridge. The approach proposes a sequence for deciding where Biodiversity Net Gain should be located based on the mitigation hierarchy. It starts first with provision on site themselves, and where this not possible looking to strategic locations which have maximum benefit for biodiversity and can offer significant landscape repair at scale, before moving to more local community-led solutions.
7. First principles suggested in the approach are that BNG should be delivered onsite wherever possible. BNG is in addition to Green Infrastructure (GI), an important element including trees, accessible natural greenspace and soft edges, which should always be included in all new developments. While GI may count toward BNG scores, it's likely that some elements of biodiversity will need to be mitigated offsite especially on smaller development sites.
8. Scoring biodiversity mitigation through the Defra Metric gives weight for local mitigation, but it also gives weight for siting BNG at strategically important sites across wider district geographies, and so there is a balance of local context to be weighed in each case, which should help Developers, Planners and Planning Committees arrive at the appropriate outcome for BNG.
9. The proposed approach was considered by the Climate and Environment Advisory Committee (CEAC) on June 21<sup>st</sup>. CEAC supported the proposal and also asked that guidance was given to Parish Councils to enable them to develop local opportunities for BNG, including around how they can establish baseline data for their sites.
10. To address this, Officers propose a cross-council outreach programme for Parish Councils to make them aware of this change to legislation and help them discover what opportunities might exist within their areas for local BNG delivery.
11. Working more closely with Parish Councils, Officers would aim to ensure that where genuine and credible opportunities exist to site BNG close to local development, that such opportunities were fully considered and supported through the planning system in Greater Cambridge. This would be highlighted in training and briefing sessions on BNG planned for both Planning Officers and Planning Committees, as well as in information for planning agents and developers.
12. The approach set out in appendix A was approved by Cambridge City Council in a parallel Member approach by its Executive Councillor for Planning and Infrastructure following consideration by the Planning and Transport Scrutiny Committee on 28<sup>th</sup> June 2022.



## Options

13. Approve this interim approach as set out in appendix A.
14. Propose an alternative or modified approach.
15. Do nothing and wait for more guidance to come from DEFRA (timescales unknown).

## Implications

16. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered: -

## Legal

17. A modified Section 106 document is currently being prepared by 3C legal in order to ensure that any agreements for offsite BNG listed in the approach document, or others that may come into operation conform to existing legal frameworks and are fit for purpose.

## Risks/Opportunities

18. This proposal offers an opportunity to provide a transparent approach which supports the creation of long-term habitat enhancement at a landscape scale.
19. A lack of any clear or consistent approach towards BNG, particularly off site BNG in the period prior to mandate in Nov 2023 may cause confusion, open the Council up to criticism and possibly legal challenge.

## Climate Change

20. The proposal would strengthen the Council's green credentials and would thus contribute to greening and carbon sequestration services provided by enhanced vegetation and habitats.

## Health & Wellbeing

21. Health and wellbeing is linked to a sustainable natural environment accessible to residents. By putting in place a robust approach to BNG we would help to ensure the protection and enhancement of biodiversity and green Infrastructure across all Greater Cambridge developments.

## Consultation responses

22. This proposal has had significant input from a broad range of officers from within the Council, discussions with relevant NGOs in the field, other LPAs and the Planning Advisory Service. It was considered by both SCDC Climate and

Environment Advisory Committee and Cambridge City Council Planning and Transport Scrutiny Committee.

## **Alignment with Council Priority Areas**

### **Being green to our core**

23. This interim approach would suggest that the Council are taking this issue (BNG) seriously and getting ahead of the curve on an important topic directly relevant to green policies and greening actions.

### **A modern and caring Council**

24. This interim approach would suggest that the Council are taking this issue seriously and getting ahead of the curve on an important topic.

## **Appendices**

Appendix A: GCSPS Protocol for the provision of BNG including offsite provision.

### **Report Author:**

John Cornell – Natural Environment Team Leader  
[John.cornell@greatercambridgeplanning.org](mailto:John.cornell@greatercambridgeplanning.org)

# Appendix A GCSP Interim offsite BNG protocol

July 2022

## Introduction

This Technical Note provides interim local guidance in relation to proposed offsite Biodiversity Net Gain (BNG) to ensure that applicants and decision makers are clear on what is expected by the councils when considering offsite BNG proposals, prior to November 2023.

BNG delivers measurable improvements for biodiversity by creating or enhancing habitats affected by development. BNG can be achieved on-site, off-site or through a combination of on-site and off-site measures, with a starting point always being what can be done on-site.

The mandatory 10% BNG as set out in the Environment Act (November 2021) is likely to become law in autumn 2023 and will apply to all Town and Country Planning Act (TCPA) applications. In the interim, Greater Cambridge Shared Planning (GCSP) Biodiversity Supplementary Planning Document (BSPD) outlines that measurable BNG is the minimum legal requirement, however, developers are encouraged to seek the 10% BNG now. In addition, both councils aspire for a 20% BNG requirement, to be tested through the emerging Greater Cambridge Local Plan.

The Environment Act also introduces a statutory requirement for Local Nature Recovery Strategies (LNRS) to be produced by a responsible authority appointed by the Government. The responsible authority is yet to be officially confirmed but is likely to be the Local Nature Partnership, Cambridgeshire County Council or similar body. These strategies will be developed with stakeholders to map important habitat areas where there is an opportunity to improve the local environment to guide BNG and other policies.

However, there is a clear and present need for credible interim guidance from the Local Planning Authority for developers and planners prior to November 2023, as planning applications will require a consistent approach to the provision of BNG, particularly how to support offsite BNG within the GCSP area.

## Interim BNG decision sequence

- 1. Through careful site selection, application of the mitigation hierarchy, good practice and design principles, seek to achieve BNG on site and wherever ecologically feasible aim to achieve a minimum 10% net gain within the red line boundary.**

BNG best practice is to deliver on site (within the red line) and this approach is rewarded through the Defra BNG metric 3.0. However, it is recognised that on many sites practical, sustainable ecological enhancement may not be viable. Onsite BNG invariably forms part of a multifunctional

space and may not be the primary function, for example recreational space or Sustainable Urban Drainage Systems. This can lead to compromises in habitat condition and long-term value of the new habitats. In these circumstances offsite BNG provides a more sustainable option. A key policy aim of mandatory BNG is to improve people's access to nature, but this needs to be balanced against the risk of overwhelming the biodiversity goals of the policy, which may favour placing a proportion of BNG offsite, away from public access.

- 2. Where onsite options for BNG are agreed between the LPA and the promotor have been exhausted, compensatory arrangements to provide BNG shortfalls should be provided offsite (outside of the redline boundary) in identified strategic locations. Strategic offsite proposals can be a bespoke scheme devised by the applicant or through purchase of units from a habitat bank provider, provided they meet the guidance set out below for those services.**

BNG has been identified as one of the primary mechanisms for the restoration of biodiversity across the UK and the local need is recognised within the Natural Cambridgeshire Doubling Nature vision. To achieve the vision, a strategic approach to habitat creation and enhancement will be required in line with the Lawton principles of more, bigger, better and more joined up. This will require focus on improving the condition of existing designated biodiversity sites (must demonstrate additionality), increasing their size, and improving connections between them by creating stepping-stones and corridors of biodiversity rich habitats.

Where off-site habitat measures are required, they must provide UK habitat assessment surveys to agree a baseline metric of the existing offsite habitats, conform to BNG CIEEM/IEMA/CIRIA- Good Practice Principles for Development and seek to deliver strategic BNG as close as feasible to the impacts of the development. The Defra Biodiversity Metric trading rules should also be observed.

This interim guidance considers strategic BNG to be enhanced and new habitats delivered within the developments surrounding Natural Cambridgeshire priority landscape areas such as Cambridge Nature Network, West Cambridgeshire Hundreds and Ouse Valley, (see map below). These provide an interim Local Nature Recovery Strategy. Where proposals are for enhancement to a designated Local Wildlife Sites or Local Nature Reserve, they must provide measurable additionality to existing management arrangements.

The Local Planning Authority will verify the accuracy of the biodiversity value calculations and consider the merits of any off-site net gain measures with reference to Greater Cambridge Local Plan Opportunity Mapping (2021), Natural Cambridgeshire Priority Areas and the Biodiversity Opportunity Maps managed by Cambridge and Peterborough Environmental Records Centre (CPERC). Any scheme of Biodiversity Net Gain must include a mechanism for delivery of the target habitats, management, and monitoring of their condition, and an approach to remediation in the event of targets not being met.

To ensure the delivery of BNG measures, the Councils will seek to secure off site habitat creation and its long-term management (minimum 30 years), through planning obligations, such as Section 106 of the Town and Country Planning Act 1990, where BNG is on land outside the applicant's control.

- 3. If no bespoke strategic site or habitat bank solution is available, opportunities should be explored for a Local community led BNG scheme proximate to the**

**development site. If a development is outside of a Natural Cambridgeshire priority landscape area, then the Greater Cambridge Green Infrastructure Opportunity Mapping, Local Wildlife Site Register (managed by CPERC), and Parish Plans (where available) should be used to identify appropriate locations near the development impact.**

As previously raised, BNG should not be delivered on Local Wildlife Sites that are in good condition where there are existing commitments, duties or requirements to manage them for nature conservation. Proposals for Local Wildlife Sites must demonstrate additionality to existing management and not support management that should already be undertaken by a public body. Sites in private ownership that are in poor condition may be suitable for BNG contributions for enhancement.

When considering local BNG proposals the LPA will be seeking to ensure that the BNG is the primary use of the space, is ecologically viable and not subsidising green infrastructure requirements for a Parish or development. Proposals will require agreement by the LPA ecologist that they provide a long-term benefit to local biodiversity that is compatible with other site uses such as recreational space or sports pitches.

- 4. If the above options have not identified a suitable scheme, then the offsite BNG should be delivered within a recognised habitat bank elsewhere within the Greater Cambridge area.**

This scenario allows for strategic delivery of BNG; however, it is the least desirable option as it is removed from the immediate impact of the development on both local biodiversity and the local community.

- 5. From November 2023 the Government will announce the provision of “off the shelf” biodiversity credits that will be available through Defra, wherein developers will be able to purchase credits for offsetting taking place at strategic biodiversity sites within England.**

### **Interim Assessment Criteria for Strategic Habitat Banks**

For strategic habitat banks established prior to the proposed national register the LPA will not provide an accreditation or specific endorsement. Proposed offsite BNG offers will be reviewed on a case-by-case basis through the application process to ensure they meet the criteria outlined by Defra and follow BNG best practice principles. Habitat bank Biodiversity Unit credits will be recognised for habitat enhancement or creation in advance of development, provided the works began after January 2020 and clear baseline evidence is available. Strategic Habitat bank sites will be assessed against the following criteria:

- **Location:** Located within a recognised strategic biodiversity location, for example Cambridge Nature Network, Natural Cambridgeshire Priority Landscape Areas or identified within Greater Cambridge Green Infrastructure Opportunity Mapping
- **Habitats:** baseline habitats are surveyed, and appropriate priority habitats are planned.
- **Scale:** Site is over 40 hectares or forms part of a 100-hectare wider priority habitat unit
- **Governance:** The site can be privately owned or managed by a public body or a non-statutory conservation provided that a minimum 30-year creation / enhancement and

management plan is in place and can be secured for the proposed development through S106 or similar agreement.

Please also see the Greater Cambridge Biodiversity SPD 2022 which can be found here: <https://www.greatercambridgeplanning.org/current-plans-and-guidance/greater-cambridge-biodiversity-supplementary-planning-document/>

The four graphics on the following pages are provided for context and to help the reader better understand the process of deciding on the siting of BNG, as well as the spatial opportunities and local landscape character. The graphics include;

- 1. A BNG offsite decision flowchart that steps through the logical sequence of how BNG siting should be considered as development mitigation and is in line with current thinking and guidance from DEFRA.**
- 2. This first map displays Greater Cambridge National Character Areas, which broadly reflect underlying geology and thus predict predominant soils and vegetative communities across the Greater Cambridge area.**
- 3. This second map displays Greater Cambridge Landscape Priority Areas, such as those suggested by Natural Cambridgeshire and the Cambridge Nature Network.**
- 4. This last map displays those sites designated for nature conservation interests across Greater Cambridge.**

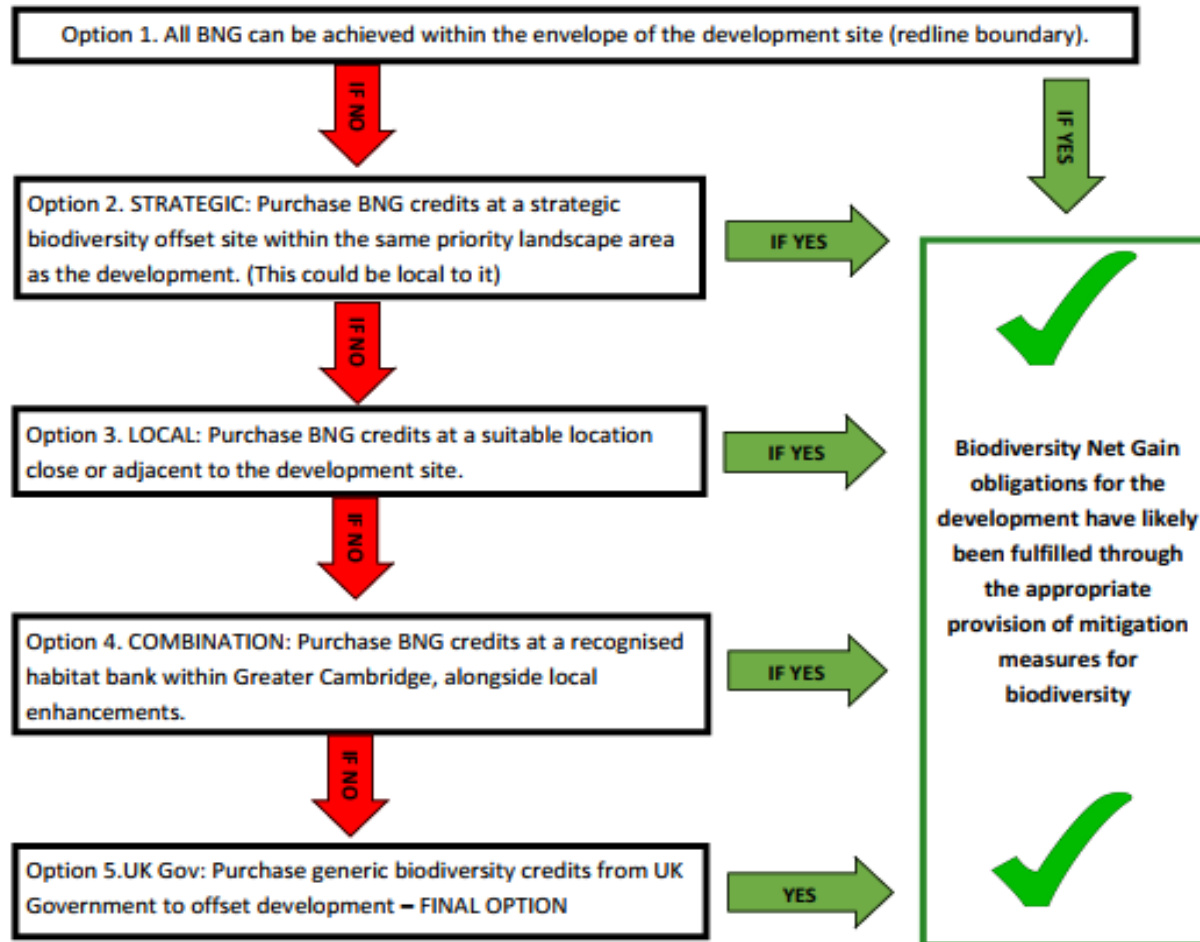
### **Additional Context**

First principles suggested in this approach are that BNG should be delivered onsite wherever possible, and that Green Infrastructure (GI), an important element including trees, accessible natural greenspace and soft edges, should typically always be included in all new developments, as set out in the recently adopted Greater Cambridge Biodiversity Supplementary Planning Document (SPD). While GI does count toward BNG scores, it's likely that some elements of biodiversity will be mitigated for, offsite, perhaps close to the development, perhaps in a wider geography where it has a better chance of persisting, connecting larger district sites or where it might add value to a strategic biodiversity goal.

Scoring biodiversity mitigation through the Defra Metric gives weight for local mitigation, but it also gives weight for siting BNG at strategically important sites across wider geographies, and so there is a balance of local context to be weighed in each case, which should help Developers, Planners and Planning Committees arrive at the appropriate outcome for BNG.

Working more closely with Parishes in South Cambridgeshire, and Community Groups in Cambridge, we would aim to ensure that where genuine and credible opportunities exist to site BNG close to local development, that such opportunities were fully considered and supported through the planning system at Greater Cambridge

## Biodiversity Net Gain (BNG) offsite decision flowchart



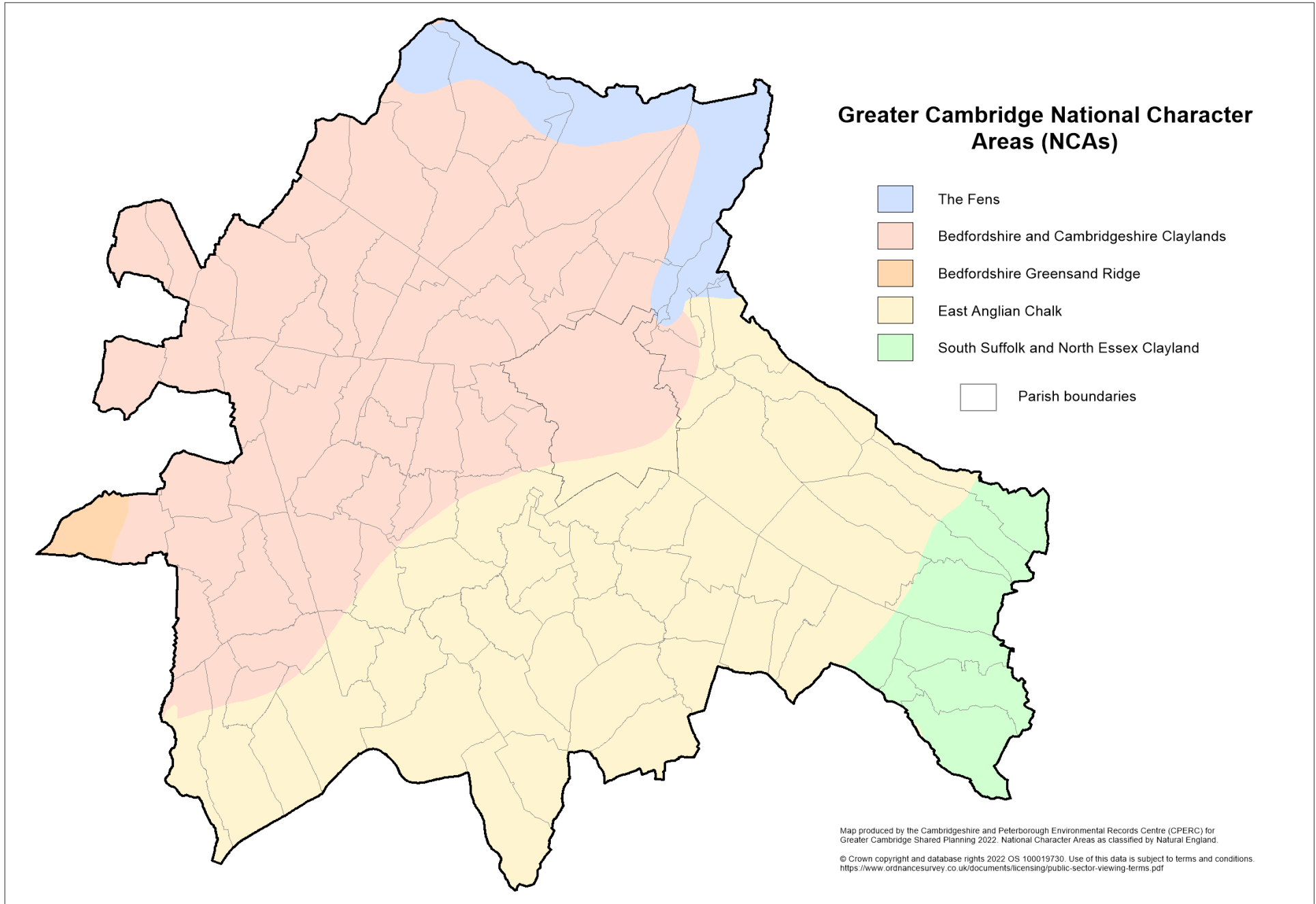
**GUIDANCE NOTE:**

**AT ALL TIMES** the Mitigation Hierarchy must be followed by developers who should also ensure that their scheme provides evidence of high quality, appropriate Landscaping and Green Infrastructure features onsite, which if undertaken properly can count towards the overall BNG score for the development within the Defra Metric 3.1. The inclusion of bird and bat boxes etc will not add to the BNG score but will enhance the site for biodiversity along with other features.

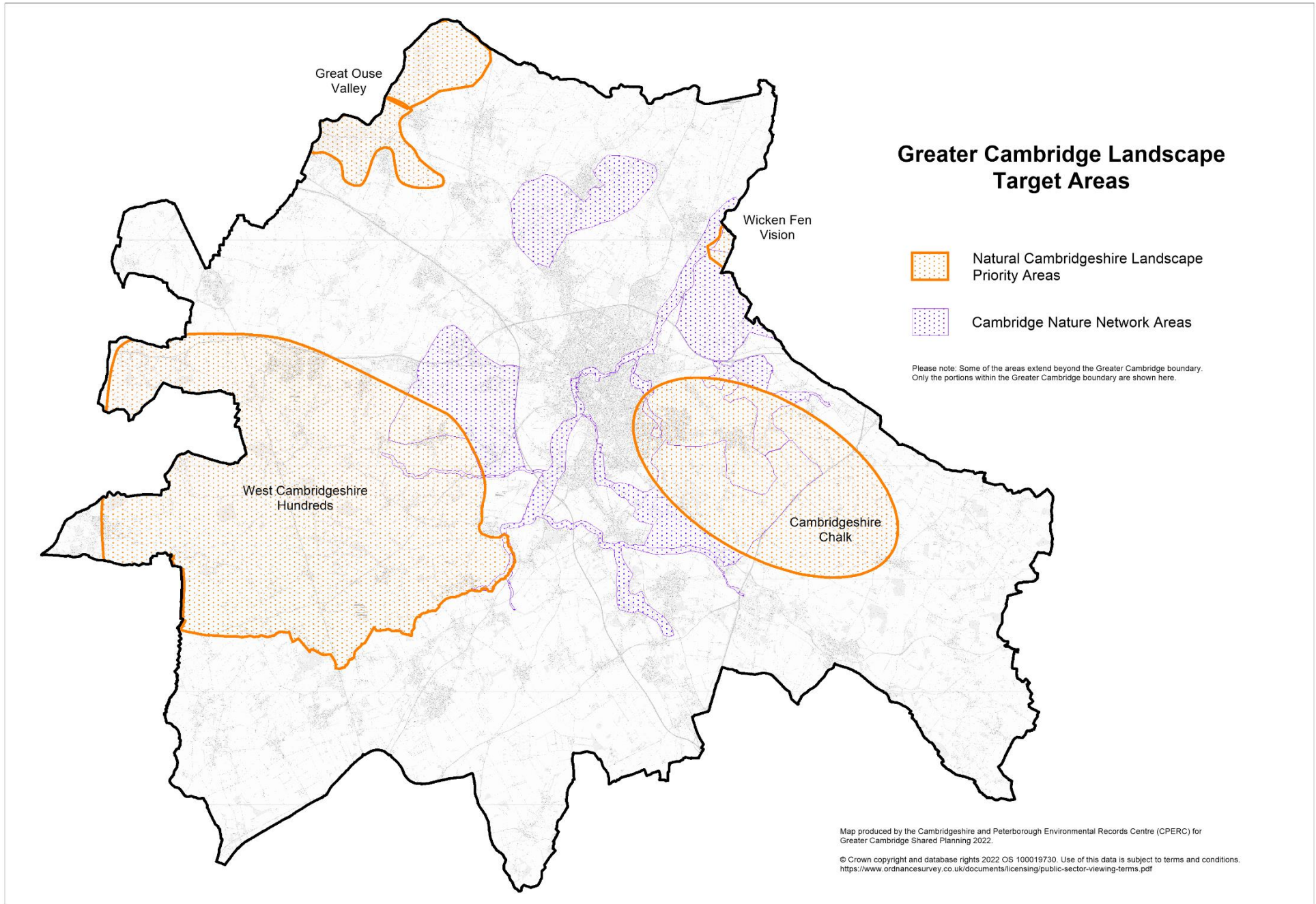
All BNG wherever located must demonstrate that it has a 30-year management plan at minimum, has a legal agreement with the LPA for delivery and maintenance and passes the viability and sustainability tests.

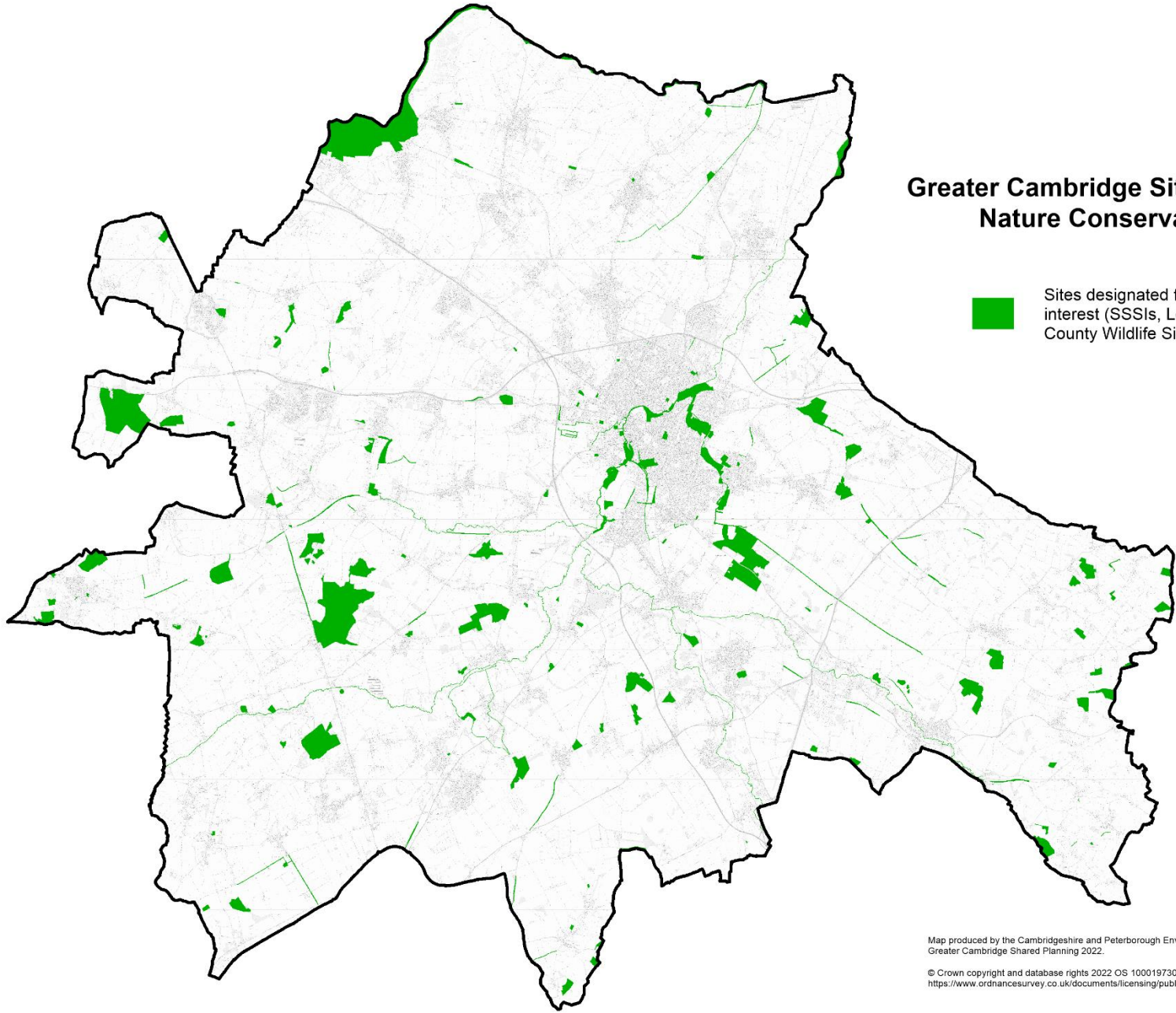
Options criteria

1. All BNG delivered is within the redline boundary of the development
2. Within the same priority landscape area; Bespoke site or larger habitat bank.
3. Proximate to development site; Parish or community led project.
4. Within Greater Cambridge geography; Recognised habitat bank / Local.
5. Details to be announced by DEFRA in 2023.










### Greater Cambridge Sites Designated for Nature Conservation Interest

 Sites designated for nature conservation interest (SSSIs, Local Nature Reserves, County Wildlife Sites, City Wildlife Sites)

Map produced by the Cambridgeshire and Peterborough Environmental Records Centre (CPERC) for Greater Cambridge Shared Planning 2022.

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## Emerging local habitat banks

Currently, there are advance habitat creation mitigation sites being set up in Greater Cambridge in order to meet the anticipated need for offsite biodiversity net gain mitigation from development. These sites are being created, run and managed independently of any directive by the Local Planning Authority or its constituent Councils, but are important and necessary as the mandatory Biodiversity Net Gain requirement comes into law from November 2023, and will thus ensure that Greater Cambridge are day-one ready to appropriately mitigate for biodiversity loss from development in this LPA area.

Work for the Cambridge Nature Network has identified opportunities to create significant areas of new habitat which would meet the needs for BNG locally. These can either be progressed in line with demand or created in advance of development as habitat banks. Pilot BNG work in the Cambridge Nature Network, funded by Natural England, has already created some habitat banks, for example 20 acres of new habitat at Wandlebury Country Park.

An example of a larger site is Lower Valley Farm (see image below), a 140 Hectare arable farm, owned by the County Council just outside the village of Fulbourn, in South Cambridgeshire. The farm is the location of a pilot advance habitat bank project set up and managed in partnership with Bidwells, a local land agent, who will run a scheme on the site to advance-create habitats in order to offset biodiversity losses from developments taking place elsewhere. This project will support the interim BNG offsite approach being suggested in this document, and the more formal approach that DEFRA will announce in 2023. For more information on that specific project, please visit the following linked webpage for more details. ([webpage link here](#)).



From November 2023 DEFRA will regulate the process of habitat bank creation and require projects to comply with rigorous criteria for their creation, management and evidence of positive conservation outcomes. More can be found [here](#) at the regularly updated Planning Advisory Service website about Biodiversity Net Gain.

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<b>Report to:</b>	Cabinet – Monday, 11 July 2022
<b>Lead Cabinet Member:</b>	Councillor Dr. Tumi Hawkins, Lead Cabinet Member for Planning
<b>Lead Officer:</b>	Stephen Kelly, Joint Director of Planning and Economic Development

## **Greater Cambridge Local Development Scheme and Greater Cambridge Local Plan First Proposals representations**

### **Executive Summary**

1. This report provides an update on the results of the consultation on the Greater Cambridge Local Plan First Proposals (Preferred Options) held in late 2021 and the representations received, and seeks agreement to a revised timetable for future stages of the Local Plan, and also of the North East Cambridge Area Action Plan, as set out in an update to the Greater Cambridge Local Development Scheme. Both plans are being prepared jointly between Cambridge City Council and South Cambridgeshire District Council. A mirror report was considered by Cambridge City Council's Planning and Transport Scrutiny Committee on 28 June 2022. The recommendations were accepted by Committee, following which the recommendations were agreed by the Executive Councillor for Planning and Infrastructure.
2. The First Proposals (Preferred Options) consultation was held between 1 November and 13 December 2021. The consultation set out the Councils' preferred approach to the level of growth that should be planned for, where it should be planned, and identified the planning policies the Councils proposed to prepare that would shape development and guide planning decisions. The purpose of the consultation was to invite responses to these proposals before the Councils developed the approaches into detailed planning policies. The responses have now been registered and have been published on the councils' website (see the summary of representations at paragraph 17). This report provides an overview of the consultation and is accompanied by a Consultation Report for members to note.
3. Looking ahead to future next stages of plan-making, the Planning and Compulsory Purchase Act 2004 (as amended) requires that Local Planning Authorities must prepare and maintain a plan-making timetable, recorded in a Local Development Scheme (LDS). The current LDS was adopted in 2020, and there have been a number of changes in circumstance affecting both plans which now necessitate an update to the LDS. The changes to the plan-making timetable

proposed reflect both the opportunities and the complexity of issues being addressed by the plans, and the relationship with processes being undertaken by other organisations such as Water Resources Plans that will set out plans for future water supply, and the Development Consent Order for the relocation of the Cambridge Waste Water Treatment Plant.

## **Key Decision**

### 4. Yes

The key decision was first published in the June 2022 Forward Plan.

## **Recommendations**

5. It is recommended that Cabinet:
  - a. Notes the representations made to the Greater Cambridge Local Plan First Proposals (Preferred Options) consultation and the report on the consultation at Appendix 1.
  - b. Agrees to adopt the updated Local Development Scheme for Greater Cambridge included at Appendix 2 of the report, to take effect from Monday 1<sup>st</sup> August 2022.
  - c. Agrees to grant delegated authority to the Joint Director of Planning and Economic Development, in consultation with the South Cambridgeshire District Council Lead Cabinet member for Planning and the Cambridge City Council Executive Councillor for Planning and Infrastructure (in consultation with chair and spokes), to make any minor editing changes and corrections identified to the updated Local Development Scheme for Greater Cambridge included at Appendix 1 of the report prior to publication.

## **Reasons for Recommendations**

6. There is a need to revise the 2020 Local Development Scheme (LDS) timetables to ensure that the LDS remains up to date as per the Planning and Compulsory Purchase Act 2004 (as amended). The proposed timetables set out in the updated Greater Cambridge Local Development Scheme included at Appendix 2 of the report are recommended as they take particular account of changes in circumstances in relation to: evidence to demonstrate an appropriate water supply, change to the timetable of the Cambridge Waste Water Treatment Plant Development Consent Order, and allow for appropriate time in the process to deal

with the stages following each consultation, noting the complexity of issues and the volume of comments raised by Preferred Options consultation.

## **Details**

### **Greater Cambridge Local Plan First Proposals Consultation Report**

#### **The First Proposals consultation**

7. The Greater Cambridge Local Plan First Proposals consultation was held jointly by Cambridge City Council and South Cambridgeshire District Council between 1 November and 13 December 2021. A report on the consultation is provided in Appendix 1 of this report.
8. The consultation approach built upon methods used in the First Conversation consultation in 2020. Comments were invited via a digital website version as well as a standard document. Comments could also be provided via an anonymous quick survey.
9. A range of events were held during the consultation period. A number of in person events were held, along with a series of online webinars covering key topics and explaining how to get involved.
10. The First Proposals included proposed approaches regarding:
  - a vision and aims for the plan;
  - objectively assessed needs for jobs and homes;
  - the development strategy proposed for Greater Cambridge for the plan period 2020-2041 and beyond;
  - new site allocations for housing, mixed use and employment development to meet the identified needs; and
  - a suite of ambitious policy approaches to provide a framework for development management decisions that respond to the overarching themes of climate change, biodiversity and green spaces, wellbeing and social inclusion, great places, jobs, homes and infrastructure.
11. The purpose of the consultation was to invite responses to these proposals before the Councils developed the approaches into detailed planning policies, which would then be subject to consultation as part of a full draft plan.
12. The First Proposals made clear that the proposed development strategy was contingent upon there being clear evidence that water supply challenges could be addressed before the plan moved to the draft plan stage. Further to this, the First Proposals also acknowledged that there were factors outside the plan-making process that impact on the deliverability of key strategic sites in the plan, which will need to be addressed in future stages of plan-making. These include the Cambridge Waste Water Treatment Plant relocation, Cambridge Airport relocation and the proposed East West Rail line between Bedford and Cambridge.

## Responses to the consultation

13. Responses to the consultation have now been processed and published, and can be found in full on the Greater Cambridge Planning website.
14. In summary:
  - Approximately 4,100 comments were made on the First Proposals, by 625 different respondents (this includes comments received online or input having been received by other means e.g. email)
  - The quick survey received 5,551 answers or comments from 598 unique respondents.
15. The First Proposals also provided the opportunity to submit further site suggestions, adding to the 650 that had already been received to the call for sites processes carried out in 2019 and 2020. New information could also be submitted, with many promoters responding to the assessments of their sites that was included in the Greater Cambridge Housing and Economic Land Availability Assessment. In total:
  - 30 new sites were received.
  - 184 sites had new information submitted which in some cases included revisions to site boundaries
16. The Greater Cambridge Local Plan First Proposals Consultation Report included at appendix 1 provides a high level summary of the consultation responses.
17. As a brief overview of the key issues raised:
  - Strategy
    - Vision and aims: general strong support
    - Development levels: mixed responses – comments supporting higher levels of development pointed to the need to support the economy; comments advocating lower levels of development noted concern regarding the impact of development on water resources and biodiversity
    - Overarching Strategy: mixed responses – support for locating development at strategic sites close to transport infrastructure thereby limiting climate impacts, and limiting village development; conversely, substantial concern from site promoters about over-reliance on uncertain delivery at a few strategic sites, with the associated need to distribute development more widely at a range of sites across the rural area; very strong concern regarding raising concern about inadequate water supply
    - New strategic sites identified in the First Proposals: some support for North East Cambridge but strong concern about the impacts of the Cambridge Waste Water Treatment Plan relocation; general support for allocation of Cambridge East; support for expansion of Cambourne in relation to rail



- station provision, but concern about delivery of the railway, and concern about overdevelopment and sprawl in this location; few comments regarding Babraham Research Campus.
    - New smaller sites identified in the First Proposals: mixed responses – strong concern about a range of impacts from proposed development at Land between Hinton Way and Mingle Lane, Great Shelford; concern regarding overdevelopment at Melbourn, and concern about a range of impacts from proposed development at Land at Mansel Farm, Oakington.
  - Themes:
    - Climate change: strong support for ambitious net zero carbon building standards; concern given the climate crisis whether the policies go far enough.
    - Biodiversity and green spaces: strong support for 20% Biodiversity Net Gain and green infrastructure ambitions; detailed comments about the implementation of these.
    - Wellbeing and Social inclusion: support for this priority and the policies within the theme; comments raised about the detail and implementation of these.
    - Great places: support for this priority and the policies within the theme; comments and ideas raised about the detail and implementation of these.
    - Jobs: support for most policies; mixed responses about how flexible the approach should be to new employment proposals in relation to uses and location.
    - Homes: support for most policies; policies generating most debate included affordable housing, specialist housing and homes for older people, and gypsy and traveller provision.
    - Infrastructure: support for most policies; particular focus on sustainable transport, parking and electric vehicles, and the importance of planning effectively for infrastructure in general.
18. This report does not seek to respond to the representations. Officers will now review the comments received in detail, exploring the issues to inform the development of preferred policy approaches.
19. Responses to the issues raised will be prepared and form part of future reports to members as the local plan is developed.

## **The Greater Cambridge Local Development Scheme**

20. The Planning and Compulsory Purchase Act 2004 (as amended) requires Local Planning Authorities to prepare and maintain a Local Development Scheme (LDS), and states that Development Plan Documents (including the Local Plan and any Area Action Plans) must be produced in accordance with it. The Greater Cambridge LDS provides information on the documents that the Cambridge City Council and South Cambridgeshire District Council intend to produce to form their planning policy framework and sets out the timetable for their production. The LDS is designed to help the local community and all

our partners interested in development and the use of land and buildings in Greater Cambridge to understand what plans the Councils have and intend to produce.

21. The LDS sets out the broad timetable for the preparation of the joint North East Cambridge Area Action Plan (NECAAP) and the joint Greater Cambridge Local Plan (GCLP). The current Greater Cambridge Local Development Scheme was adopted by the Councils in July 2020. The table below presents content from the 2020 LDS, setting out the future stages and timings for NECAAP and GCLP respectively.
22. The adopted LDS makes clear that there is a direct relationship between the plan making timetable and the timing and outcome of the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO). It states that 'If the Local Plan assessment of options were to identify an appropriate strategy or policy approach that includes the NEC site as potentially making an important contribution to the development strategy and delivery of homes and jobs, it would be necessary to align the AAP and Local Plan to parallel timetables so that Proposed Submission consultation on both plans takes place after the DCO outcome is known, in order to provide certainty on the relocation of the CWWTP and confidence in the site capacity and delivery trajectory for NEC and the role it could play in the overall development strategy for Greater Cambridge.'

**Table 1: Future plan-making stages as set out in the current LDS adopted in 2020**

<b>Plan</b>	<b>Draft Plan stage</b>	<b>Proposed Submission consultation</b>	<b>Submission to government</b>
NECAAP	Summer 2020 (completed)	Autumn 2023  Note: to follow outcome of Cambridge Waste Water Treatment Plant (CWWTP) DCO	Spring 2024  Note: subject to the outcome of CWWTP DCO
GCLP: <u>Option 1</u> - GCLP runs ahead of the NECAAP	Summer 2022	Spring 2023	Autumn 2023
GCLP: <u>Option 2</u> - Align the Local Plan and the NECAAP processes		Autumn/Winter 2023	Spring 2024  Note: subject to the outcome of CWWTP DCO

23. The Local Development Scheme states that it will be updated or reviewed where the need to do so is identified. At this point in the plan making process a number of issues have arisen including changes in circumstances since the LDS was prepared that warrant a review.

### **Key issues informing an updated LDS**

24. As noted above at 12, the First Proposals (Preferred Options) was clear about a number of key factors that could impact on the development strategy included in the consultation, including water supply, Cambridge Waste Water Treatment Plant relocation, Cambridge Airport relocation and East West Rail. An update on these issues and their impact on the revised LDS is provided below.

### ***Water***

25. Our evidence accompanying the First Proposals highlighted the challenges that exist with the availability of a sustainable water supply to serve identified needs in light of climate change. The First Proposals was clear that the proposed strategy was contingent upon evidence being available during the preparation of the new plan that demonstrates that a sustainable water supply will be provided to support the preferred option that does not cause unacceptable environmental harm. As noted above, representations to the First Proposals, including from the Environment Agency, highlighted the significance of this issue.
26. The Councils continue to engage with all relevant bodies in the water resource planning process. Water Resources East is due to consult on its draft Water Resources Regional Plan for Eastern England to 2050 in autumn 2022; Cambridge Water and Anglian Water will also consult around the same time on their draft 25 year Water Resources Management Plans covering Cambridge and its surroundings.
27. Given the above issues, the revised GCLP timetable set out in the LDS programmes draft plan consultation later than in the 2020 LDS, to allow for a greater level of certainty on the key issue of water supply, that is expected to come from the draft water resource plans. It is also proposed to include an additional committee stage for Members to consider this and other key issues and to confirm the development strategy ahead of drafting the full plan (see section 4 below). The Councils will continue to keep under review the content of the GCLP and the timetable set out in the LDS in relation to this critical issue.
28. The Preferred Options identifies that key major infrastructure proposals being developed by other organisations are significant in the opportunities they provide for some of the new strategic sites identified to respond to identified needs for jobs and homes. The evidence available in terms of the timing, and certainty over delivery of these major infrastructure projects, is also important in the revised timetable for the new Local Plan. Taking each of these in turn:

**North East Cambridge and Cambridge Waste Water Treatment Plant (CWWTP)  
Development Consent Order (DCO)**

29. Evidence supporting the GCLP identifies that North East Cambridge is the most sustainable location available for development within the Greater Cambridge area. Plans for the site have been led to date via the NECAAP on the back of policies in the adopted 2018 Local Plans allocating the site for redevelopment (although the 2018 plans make no reliance on any development in the plan period to 2031), which reflect the planning benefits of regeneration of this brownfield site that have long been recognised by the Councils. The Proposed Submission NECAAP was agreed by the Councils in January 2022 for publication and consultation to take place only if and when the CWWTP DCO has been approved. The role of NEC is confirmed as a key part of the emerging GCLP development strategy having considered the benefits of the site compared with all other reasonable spatial options.
30. Effective and efficient development of the NEC site is dependent the relocation of the Cambridge Waste Water Treatment Plant (CWWTP) via a separate Development Consent Order (DCO) process that Anglian Water is undertaking. Publication of the Proposed Submission version of the GCLP is dependent on the outcome of the DCO process, similarly to the NECAAP. The timetable for the DCO has been amended since the assumptions underpinning the 2020 LDS, with the outcome of the DCO process now anticipated in Winter (early) 2024 rather than Autumn 2023. The LDS needs revising to account for this.
31. Officers are mindful of the role that the emerging Local Plan and Area Action Plan will play in the Development Consent Order process to relocate the CWWTP, in demonstrating the substantial planning benefits that relocation of the CWWTP will enable. This is acknowledged in the 2020 LDS (paragraph 10). From officers' initial consideration of the representations received to the Local Plan Preferred Options consultation, it does not appear that any new substantive issues have been raised that the Councils were not aware of in making the decision to agree the Proposed Submission Area Action Plan (Regulation 19) that go to the principle of the planning merits of the site, although there are representations addressing the details of the proposed development, some of which propose further development within the North East Cambridge area. These will be given further consideration as the plan progresses. As such, it is not anticipated that the results of consultation would impact on the LDS timetable for the Local Plan and Area Action Plan, or indeed the role that North East Cambridge can play as a strategic site at the heart of the development strategy, reflecting the evidence supporting the emerging Local Plan that North East Cambridge is the most sustainable location for development in Greater Cambridge. This is subject to a full consideration of the representations as part of the Local Plan process, plus updating of relevant evidence including reviewing and as necessary updating the Sustainability Appraisal. However, at this point, officers take the view that from the review of the representations so far carried out, there is no material risk to progressing the Area Action Plan as set out in the updated LDS, or

including North East Cambridge as a key part of the development strategy in the Local Plan to make an important contribution to meeting development needs, subject to the DCO being approved.

#### ***Cambridge East and Cambridge Airport relocation***

32. The First Proposals include allocating Cambridge Airport for strategic scale development. This reflects the vision for a new sustainable urban quarter to Cambridge originally planned in the joint Cambridge East Area Action Plan 2008, but unable to come forward in the 2018 Local Plans because Marshall advised at that time that the Airport site would not be available for development in the period covered by the adopted plans to 2031. The earlier allocation was therefore converted in the 2018 Local Plans to safeguarded land for future development if the site became available, that could only come forward through a review of the Local Plans. The proposed allocation in the Preferred Options comprises the safeguarded land and reflects advice from Marshall that it intends relocating its aerospace and defence business to a preferred site at Cranfield Airport. Marshall supports the proposed allocation and has advised that it is confident that the proposed allocation can be delivered as envisaged in the First Proposals, noting that it aims to submit a planning application at Cranfield in autumn 2022. This issue has not affected the dates in the revised LDS.

#### ***Cambourne Expansion and East West Rail***

33. The First Proposals identifies Cambourne as a broad location for future growth in the 2030's to respond to the opportunity that would be provided by the proposed East West Rail Bedford to Cambridge line that includes a station at Cambourne. Noting the uncertainty about the exact station location and timing of delivery, the First Proposals says that future work would need to be completed to confirm the exact location, scale and type of development. The consultation assumed that 1,950 homes would be delivered here to 2041.
34. The Councils will monitor progress with the EWR project and will need to keep under review implications of any potential uncertainty around EWR on the Preferred Options development strategy as we progress the plan. This issue has not affected the dates in the revised LDS.

#### **Updated Local Development Scheme 2022**

35. Drawing on the key issues discussed above, there is a need to revise the 2020 Local Development Scheme timetables to account in particular for changes in circumstances in relation to: evidence to demonstrate an appropriate water supply, change to the timetable of the CWWTP DCO, and allow for appropriate time in the process to deal with the stages following each consultation, noting the complexity of issues and the volume of comments raised by Preferred Options consultation. The changes are as follows.

### ***Timetable to draft plan consultation***

36. In relation to the next stages of plan-making, the proposed revised LDS at Appendix 2 programmes the full draft GCLP consultation for autumn 2023 (a change from summer 2022 in the adopted 2020 LDS). The full draft Local Plan will include the development strategy and sites, and also all the themes covered in the Preferred Options: climate change, biodiversity & green spaces, wellbeing & social inclusion, great places, homes, jobs and infrastructure. The committee process would be undertaken in Summer 2023, following elections. This change allows for the draft regional Water Management Plan to 2050 to be published in autumn 2022 and any implications for the plan considered.
37. However, before the full draft GCLP is brought to members for proposed consultation in June/July 2023, officers propose an additional stage proposed to bring a report to members in January 2023 to confirm the Preferred Options for the Greater Cambridge Local Plan strategy and sites – this will include consideration of the representations on those issues received to the 2021 Preferred Options consultation, evidence provided by the draft water resource plans, an update to the evidence of needs for jobs and homes, more detailed work on capacity and design principles for the new strategic sites, and an update to other key evidence including the Sustainability Appraisal. This provides the opportunity for the Councils to confirm their preferred options for the strategy and sites before the full draft Greater Cambridge Local Plan is prepared and brought to Members.

### ***Later plan-making stages***

38. As both the Greater Cambridge Local Plan and the North East Cambridge Area Action Plan are predicated on the relocation of the CWWTP, the timing of both Proposed Submission plans must be amended to follow the anticipated date of the outcome of the DCO. If the DCO is approved in Winter (early) 2024, rather than Autumn 2023 as informed the 2020 LDS, it is anticipated that the Proposed Submission Greater Cambridge Local Plan and the North East Cambridge Area Action Plan will be published for consultation in Autumn 2024. This allows for undertaking the Member process in Summer 2024, preparing for publication, and avoiding the summer holiday period with consultation starting in Autumn 2024. This would also follow the anticipated publication of the final Water Resources East Plan and the local water companies' Water Resources Management Plans in Autumn 2023, which is key evidence necessary to demonstrate delivery of the plan.
39. Following the Proposed Submission plan publications and consultations, the formal representations received will be registered and considered. Assuming no new issues are raised in representations that would require material changes to be made, the plans would then be Submitted for Examination in Summer/Autumn 2025. Note: The Councils have already indicated in the 2020 LDS the intention to keep under review whether it is appropriate to merge the North East Cambridge Area Action Plan into the Local Plan at the Proposed Submission stage.

- 40. Following Submission of the plans, the timings of the remainder of the plan-making processes are in the hands of the Inspectors, including how the examinations for the separate plans would be sequenced. Officers propose to seek discussions with the Planning Inspectorate in due course to explore a number of key procedural issues relating to the examination of both plans, including this issue. The changes to the national plan making system proposed by the Levelling Up and Regeneration Bill (see further detail below) may also result in changes to the approach, process and timetable.
- 41. The key future stages in the plan making process for both GCLP and NECAAP are shown below in table 2, with the full timetable set out in the updated Local Development Scheme at Appendix 2.

**Table 2: Future plan-making stages as set out in the proposed revised LDS 2022**

<b>Plan</b>	<b>Draft Plan stage</b>	<b>Proposed Submission consultation</b>	<b>Submission to government</b>
<u>GCLP</u>	Autumn/Winter 2023	Autumn 2024  Note: to follow the outcome of CWWTP DCO	Summer/Autumn 2025  Note: subject to the outcome of CWWTP DCO
NECAAP	Summer 2020 (completed)	Autumn 2024  Note: Proposed Submission plan agreed in January 2022 for consultation to follow the outcome of CWWTP DCO	Summer/Autumn 2025  Note: subject to the outcome of CWWTP DCO

**Relevant issues to the revised LDS**

***Five year review of policies***

- 42. Legislation requires Local Planning Authorities to review Local Plans every 5 years from their adoption date, to ensure that policies remain relevant and effectively address the needs of the local community. The Councils are already preparing a successor to their adopted plans, but the South Cambridgeshire and Cambridge Local Plans adopted in 2018 will reach their 5 year anniversaries in September and October 2023 respectively, which is before the new plan will be adopted under both the current and proposed revised LDS.
- 43. It is important to note that after the 5 year anniversary, the policies within the Local Plans do not automatically become out of date: applications for planning

permission must still be determined in accordance with the development plan unless material considerations indicate otherwise, which is a judgement for the decision-maker.

44. Ahead of the 5 year anniversary of the plans, officers will bring to members for confirmation a review of the adopted policies against current legislation, national policy and up to date evidence, following the approach set out in national guidance. In particular, following the 5 year anniversary, it is anticipated that Housing Land Supply calculations would need to be tested against Government's Standard Method Local Housing Need rather than against the adopted plan housing targets; initial estimations based on current assumptions (which are clearly subject to change) are that this Local Housing Need figure will be similar to the adopted 2018 Local Plan targets, and as such this change is not expected to make a significant difference to the Councils' housing land supply position. While we can't prejudge the outcome of the review, there is a reasonable expectation that most of the policies in the adopted plans will be considered to remain up to date and will therefore retain full weight.

#### ***Levelling Up and Regeneration Bill***

45. The Levelling Up and Regeneration Bill, published in May 2022, includes relevant provisions regarding plan-making process, including setting out requirements for 'Gateway' checks during production to help spot and correct any problems at an early stage, repealing the Duty to Cooperate, the introduction of National Development Management Policies, and the addition of a new power to prepare 'supplementary plans', where policies for specific sites or groups of sites need to be prepared quickly.
46. While these new proposals could have significant impacts on the GCLP, the requirement for debate of the Bill, and once enacted the need for consultation on the detail, means that the proposed changes are unlikely to take effect until at least 2024. Further to this, government intends to set transitional arrangements, although there is no clarity at this stage what those will be. Government has stated that in the meantime it expects LPAs to continue to progress their emerging plans. As such, officers recommend continuing to prepare the GCLP as set out above, whilst monitoring the progress of these national proposals.

## **Options**

47. The options available to members are:
  - a. Agree to adopt the updated Local Development Scheme for Greater Cambridge included at Appendix 2 of the report – this is the recommended option as set out in Reasons for Recommendations above.



- b. Propose amendments to the plan-making timetables within the updated Local Development Scheme for Greater Cambridge included at Appendix 2 of the report – this option is not recommended as officers consider that alternative programmes would not enable the plans to be progressed in a manageable way that robustly responds to the issues identified in this report.

## **Implications**

48. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

### **Financial**

49. The plans proposed and timetables are currently anticipated to be within current budgets. This will be kept under review alongside other work priorities.

### **Legal**

50. There are no legal implications arising from the report.

### **Staffing**

51. The plans proposed are currently anticipated to be delivered within our existing staffing team. This will be kept under review alongside other work priorities.

### **Risks/Opportunities**

52. The revised timetable within the updated LDS seeks to manage the risk of submitting unsound plans, particularly in relation to projects undertaken by third parties on which the plans depend. This report also proposes a process to manage the risk associated with the adopted plans reaching their five year anniversary in autumn 2023. These risks are included on the Council's corporate risk register and will be kept under review as the plans progress.

### **Equality and Diversity**

53. There is no decision to be made as part of this report in relation to the content of emerging development plans. The development plans will each be subject to Equalities Impact Assessment at each stage during their development.

### **Climate Change**

54. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, development plans provide an opportunity to address the aspects of the environment that can be influenced by

the planning system. These aspects will be considered by a range of evidence including via a Sustainability Appraisal as the plans are prepared. One of the big themes for the Greater Cambridge Local Plan identified in The First Proposals is climate change. Evidence has been produced to inform the plan, including a study on how the plan can assist with the journey towards net zero carbon.

## **Health & Wellbeing**

55. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, the vision and policies of both the GCLP and NECAAP seek to support wellbeing and social inclusion.

## **Consultation responses**

56. As set out in the report, consultation and engagement are a key element of the plan making, and the changes to the process and timetable proposed seek to continue to enable an inclusive plan making process.

## **Alignment with Council Priority Areas**

### **Growing local businesses and economies**

57. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, the vision and policies of both the GCLP and NECAAP seek to support local businesses and economies.

### **Housing that is truly affordable for everyone to live in**

58. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, the vision and policies of both the GCLP and NECAAP seek to support provision of a range of affordable housing.

### **Being green to our core**

59. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, the vision and policies of both the GCLP and NECAAP seek to support the Council's net zero carbon and doubling nature aspirations.

### **A modern and caring Council**

60. There is no decision to be made as part of this report in relation to the content of emerging development plans. Notwithstanding, the vision and policies of both the GCLP and NECAAP seek to support wellbeing and social inclusion for all.

## **Background Papers**

Background papers used in the preparation of this report:

Greater Cambridge Local Plan – First Proposals consultation website, November 2021  
[Greater Cambridge Local Plan - First Proposals | Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](https://www.greatercambridgeplanning.org)

Current Greater Cambridge Local Development Scheme approved in October 2018 and updated in 2019  
<https://www.cambridge.gov.uk/local-development-scheme>

## **Appendices**

Appendix A - Greater Cambridge Local Plan First Proposals Consultation Report  
Appendix B – Proposed revised Greater Cambridge Local Development Scheme 2022

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# **Greater Cambridge Local Plan**

## **Report on First Proposals Consultation 2022**

**June 2022**

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## 1. Introduction

This report provides an overview of the consultation, and the activities undertaken to encourage participation, and how many people were reached.

It accompanies the publication of the following datasets relating to the development of the Greater Cambridge Local Plan:

- The full record of comments and feedback received during the Greater Cambridge Local Plan First Proposals consultation which took place in late 2021.
- The full record of additional or amended site proposals submitted during or following the First Proposals consultation.

This report does not contain any response from the Councils to the comments received, nor an analysis of the sites in terms of their suitability for development.

In the case of the comments received as part of the First Proposals, a summary of the main issues raised by representations, and how they have been taken into account in the development of the Plan, will be published in the form of a Consultation Statement at the next stages of plan making.

In the case of new and amended site proposals, a full analysis of their deliverability and suitability will be added to an updated version of the Housing and Employment Land Availability Assessment (HELAA). Until sites are chosen as allocations in the Local Plan, they have no status as potential development sites.

All the datasets, including maps, can be viewed and downloaded from the Greater Cambridge Shared Planning service website. Sites can also be viewed on an interactive map on the Greater Cambridge Planning Local Plan Site Submissions webpage.

## 2. About the First Proposals consultation

The First Proposals consultation as a 'preferred options' consultation forms part of the established process for developing a Local Plan. The First Proposals consultation forms part of the regulation 18 consultation stage under the Town and Country Planning (Local Planning) (England) Regulations 2012. The purpose of the consultation is to invite responses about what should be in the Local Plan, from residents and businesses as well as stakeholders and other organisations.

Previous consultation and engagement was carried out in 2019 and 2020, which informed the development of the First Proposals. Further information on the previous stages can be found in the [Greater Cambridge Local Plan Consultation Statement First Proposals \(preferred options stage\) \(greatercambridgeplanning.org\)](#)

The First Proposals consultation was open for six weeks from 9am on Monday 1 November 2021 to 5pm on Monday 13 December 2021.

The First Proposals (preferred options) set out our preferred approach to the level of growth that should be planned for, and where it should be planned. It describes the planning policies we proposed to prepare that would shape development and guide planning decisions. It set out why we identified these approaches against the alternatives available.

The purpose of the consultation was to invite responses to these proposals from residents and businesses as well as stakeholders and other organisations, to hear views before we develop the approaches into detailed planning policies.

Comments were invited on the main First Proposals (Preferred Options) 'document' which was published in a digital format as well as a standard document. We also consulted on the following supporting documents during the consultation period:

- The Sustainability Appraisal of the First Proposals document
- Habitats Regulation Assessment

During the consultation period, extensive outreach and communications activities took place in order to engage our communities as fully as possible. The aims of the communications and engagement plan were:

- Encouraging participation and engagement – explaining why the Local Plan is important and affects citizens' lives on the ground.
- Demystifying the process of creating a Local Plan, and managing expectations of what a Plan can and can't do.
- Communicating the 'big ideas' and the vision for the Plan.
- Ensure there is accurate and timely information accessible to all.
- Explain why difficult decisions have been made.
- Thinking outside the box – gathering ideas we might not think of otherwise – from internal and external sources.
- Testing ideas – 'kicking the tyres' – is it fit for purpose, what kind of challenges are we likely to face in the later plan-making stages?



- Testing the detail – benefitting from wider knowledge in the community and specialist stakeholders on specific theme/policy and sites, ensuring policy detail is well drafted and effective.
- Helping to gather evidence for why the draft Local Plan emerges in the form it eventually takes.
- Meeting and exceeding the requirements set out in our [Statement of Community Involvement](#)

The First Proposals consultation document, and all the supporting documents were available for inspection:

- on the Greater Cambridge Shared Planning Service website [www.greatercambridgeplanning.org/localplan](http://www.greatercambridgeplanning.org/localplan)
- by appointment at Cambridge City Council's Customer Service Centre: Mandela House, 4 Regent Street, Cambridge, CB2 1BY (phone 01223 457000);
- by appointment at South Cambridgeshire District Council Reception: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA (phone 01954 713000);
- at Cambridge Central Library (7 Lion Yard Cambridge CB2 3QD) and Cambourne Library (Sackville House, Sackville Way, Cambourne, Cambridge CB23 6HD) during normal opening hours.

A number of events were held during the consultation period, as follows:

- 7 September 2021 Pre-Committee Webinar on the Local Plan First Proposals.
- 4 November, 12-1pm: Online event: About the plan and how to comment.
- 10 November, 12-1pm: Online event: Explore the numbers for jobs and homes.
- 10 November, 6-8pm: Local Plan attended the [Cambridge East Community Forum](#)
- 11 November, 12-1pm: Online event: Explore the sites and spatial strategy.
- 11 November, 4-7pm: In-person drop-in event: Clay Farm community centre
- 13 November, 10am-1pm: In-person drop-in event: Melbourn Hub
- 17 November, 6pm: Local Plan team attended the [North West and West Cambridge Community Forum](#)
- 18 November, 5:00-6:00pm: Online event: Climate Change and Water Usage
- 18 November, 4.30-7.30pm: In-person drop-in event: Cambourne Hub
- 18 November, 6.30pm: Local Plan team attended the [North Area Committee](#)
- 19 November, 10am-12pm: Local Plan team attended the Abbey People community coffee morning, Barnwell Hub
- 20 November, 10am-12pm: In-person drop-in event: Barnwell Hub
- 24 November, 12-1pm: Online event: Biodiversity and green spaces

- 24 November, 6pm, Local Plan team attended the Cambourne and Bourn Community Forum
- 25 November, 12-1pm: Online event: North East Cambridge: the Area Action Plan and the Local Plan.
- 25 November, 3-7pm: In-person drop-in event: Arbury Community Centre
- 25 November, 6.30pm: Local Plan team attended the [West Central Area Committee](#)
- 27 November, 9am-12pm: In-person drop-in event: Great Shelford Farmers Market
- 29 November, 7pm: Local Plan team attended the [South Area Committee](#)
- 2 December, 6.30pm: Local Plan team attended the [East Area Committee](#)

A series of additional events were held to assist and encourage participation from hard to reach groups

- 17 November, 10am-12pm: In-person drop in event focusing on gypsy traveller issues: Cottenham
- 24 November, 10am-12pm: In-person drop in event focusing on gypsy traveller issues: Cottenham
- 25 November, 10-11am: In-person drop in event focusing on gypsy traveller issues: Blackwell, Milton
- 2 December, 10-11am: In-person drop in event focusing on gypsy traveller issues: New Farm, Whaddon
- Cambourne Soul youth club
- Milton youth club

A range of methods of notification were used to inform the public about the consultation including:

- Public notice in the Cambridge Independent;
- Joint Cambridge City Council and South Cambridgeshire District Council news releases;
- Email to those requesting to be notified on our databases and through other communications channels;
- Articles in Cambridge Matters & South Cambs Magazine, and wider local media engagement;
- Social media campaign including paid and organic posts across social media channels and into local groups;
- Posters (available to download, paper copies available on request, distributed to venues such as libraries);
- Handouts at pop up events.

Respondents could request to be notified of future stages of plan making, including consultations, and the receipt of inspection report at the end of the Examination, and adoption of the document.

### **3. Who did we reach with the consultation?**

We used many channels and methods to reach out to communities and stakeholders. These different channels, and the numbers reached by each are summarised below.

#### **Notifications to our mailing lists at the start of the consultation:**

- Statutory consultees on the merged Cambridge City database and South Cambridgeshire database (313)
- Individuals who had opted in to receive emails about the Local Plan, or general planning matters, on the merged Cambridge City database and the South Cambridgeshire database (1127)
- Residents associations (153) and Parish Councils (109)
- We emailed all elected members at both Councils
- We also encouraged other service areas to use their databases to spread the word.
- We sent letters to those statutory consultees and opted-in individuals on our database, where we do not have an email address contact for them.

#### **Website hits**

5,665 unique pageviews of the Local Plan webpage on the Greater Cambridge Shared Planning website, during the consultation period. This compares to 4,810 unique pageviews during the First Conversation consultation – an increase of 18%.

#### **Social media**

The Councils' social media accounts were used to advertise the consultation and events. Information was posted throughout the consultation on various platforms including facebook, twitter, Instagram and youtube. Early posts introduced the consultation and how to get involved. Later posts were used to highlight the webinars, and particular issues that the consultation was addressing, including extracts from key policy proposals.

The total reach for Local Plan consultation-related advertising on Facebook was around 240,000 users between 1 November and 13 December. In broad terms, the posts targeted people who said they were located in Cambridge plus 13 miles.

From 1 November to 13 December twitter users saw tweets about the Greater Cambridge Local Plan consultation on Twitter 38,542 times.

Social Media posts also linked to a series of short videos highlighting key issues the plan would address and encouraging people to get involved. These videos were hosted on YouTube. The Councils' used YouTube's advertising feature to help promote the videos to users already on the site. In total the videos on YouTube were accessed over 120,000 times.

The videos are available of a [Greater Cambridge Local Plan First Proposals Consultation YouTube playlist](#).

Examples of social Media Graphics:





## Events

- Members of the public engaged at in-person and online events run by the Shared Planning Service: approx. 750 people

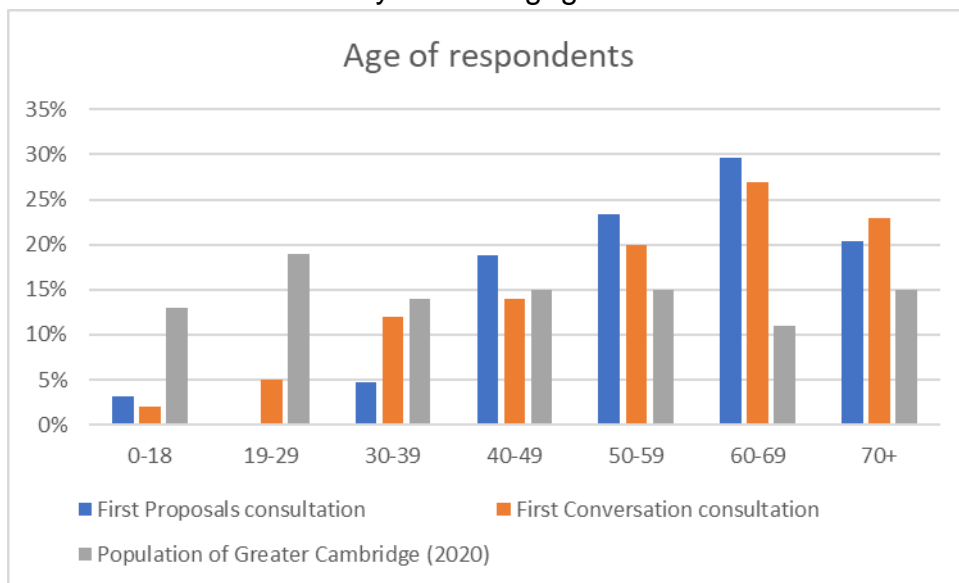
## Other

- A public notice was posted in the Cambridge Independent
- Posters were displayed at Council venues and other community venues
- Articles about the consultation were printed in the City and South Cambridgeshire District Councils' resident magazines which are distributed to every household
- A news release was distributed which resulted in local media coverage at several points in the consultation, and columns were authored by the Local Plan team and published in the Cambridge Independent.

## Diversity of respondents

We asked respondents to complete a voluntary survey to tell us some information about themselves so we could evaluate the diversity of respondents. We received 73 responses, representing 7% of the total number of users who answered the quick questionnaire; not all respondents completed every question. The analysis below is of completed responses to each question and does not include those who skipped that question. Key findings were:

- The age demographic skewed broadly older although we did receive a small number of responses from under 18 year olds, which is positive. The chart below shows the age of respondents compared to data for the whole of Greater Cambridge (source: Cambridgeshire Insight population projections, 2020). An older demographic is typical of participation in public consultations similar to this and the number of younger people in Greater Cambridge according to census data skews younger due to the large number of students in the population. Encouraging younger people to answer formal consultations remains a challenge, although the team did engage with a significant number of young people through attendance at local youth clubs as part of the consultation and they were highly engaged with the issues. At these sessions young people were not required to complete the consultation questionnaire to retain the informality of the engagement.



- Respondents were overwhelmingly white, with only 2% - a single respondent – identifying as from a non-white background. This represents less ethnic diversity than at the First Conversation consultation where 12% of respondents to the same voluntary survey identified as from a non-white background and shows that there is much work to do in engaging effectively with people from non-white backgrounds in the area.
- 40% of respondents identified as having a physical or mental health condition or illness expected to last 12 months or more – a sharp increase from the 22% who reported this in the First Conversation consultation. 13% of Cambridge residents and 13.9% of South Cambridgeshire residents reported

a limiting long term illness or disability in the 2011 Census so this suggests that online consultation is increasingly effective at reaching those with physical or mental health conditions.

We will continue to monitor diversity and representation through further stages of Plan preparation and consultation.



## **4. How could people respond?**

As this was a Regulation 18 consultation, we gave respondents a variety of ways to comment in order to encourage as broad a response as possible, including from those who might not feel comfortable submitting personal data along with their responses.

### **Quick comments:**

Comments were invited about the big issues and main sites in the plan using an online quick questionnaire. This was anonymous and therefore we recommended that representatives of a group, organisation, developer or landowner, used the detailed comment process below. The introduction to the survey made it clear to respondents that they were encouraged to read the full digital plan and make further detailed comments.

### **Detailed comments**

Comment on individual policies or site proposals, as well as the supporting documents, could be submitted using the comment points on each page of the digital Plan, by users who registered to our online consultation system (Opus 2 Consult). This allowed respondents to leave longer comments and add attachments. It was made clear to respondents that comments left using this method would be published along with limited personal data, in accordance with our privacy notice.

We allowed comments to be emailed or posted to the team as well, and these were inputted into the online consultation system. Some respondents did not directly indicate that they were responding to a specific proposal or policy issue. In these cases judgement was used to register them to the most relevant issue to their comments.

### **Submitting information on sites**

A Call for Sites is a way for landowners, developers, individuals and other interested parties to suggest sites for development, and to let us know when they may be available for development. This is a normal part of plan making. Government planning guidance advises that, 'if the process to identify land is to be transparent and identify as many potential opportunities as possible, it is important to issue a call for sites and broad locations for development'. We need to ensure that the sites eventually allocated within the Plan are deliverable which means, among other factors, that the landowner is open to developing it within the required timescales, so a Call for Sites is an important part of finding out what land may be available.

An initial Call for Sites was held in 2019, and this was followed by a further call for sites through the First Conversation consultation in 2020.



For respondents who wished to submit a new site for consideration, or to update information about a site previously submitted the Call for Sites in 2019-20, we provided an online site information form. This was for landowners, developers and their agents only. This ensured that the correct information was gathered for each site and any updated information could be correctly matched to existing site records.

Comments received, and submissions to the call for sites, can be viewed in full on the [Greater Cambridge Shared Planning website](#).

## 5. How many responses did we receive?

We received responses and comments to the consultation through a number of channels:

Means of responding	Number of responses
Responses using the quick questionnaire	5,551 answers or comments from 598 unique respondents. A unique respondent is a unique IP address.
Responses captured on the Opus 2 Consult system	4131 comments (representations) from 628 respondents

Call for Sites information	Number of responses
New 'call for sites' proposals	40
New 'call for green sites' proposals	1
Additional information by promoters, including some boundary changes, to previously submitted 'call for sites' proposals	172

### How to view the Comments Received

#### Responses captured on the Opus 2 Consult system

Comments registered on the Council's online consultation system (opus consult) can be viewed on our First Proposals website:

[Greater Cambridge Local Plan - First Proposals | Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

Policy proposals where comments have been made have a magnifying glass symbol next to them, which links to a full list of the representations. For each representation a summary is provided, with the full representation text if provided and any document attachments. Each representation has a unique reference number.

All submissions including attachments have been redacted of personal data in line with our privacy statements.

Appendix A provides a breakdown of the number of comments received on each First Proposals policy approach.

### **Responses via the quick questionnaire**

Responses have been collated into a spreadsheet. This is available on our local plan webpage: [Greater Cambridge Local Plan \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)  
It has also been added to the Local Plan document library.

### **Responses proposing new or amended 'Call for Sites' submissions**

We received 40 new site submissions and 1 new green site, ranging from small villages sites through to major strategic developments.

This is in addition to the 650 sites already received through the call for sites in 2019 and the First Conversation consultation in 2020. Around 170 site promoters submitted further information on their sites. This included revised proposals such as changes to site boundaries or different amount or type of development. Some promoters provided additional information to support the case for their site, such as evidence relating to transport access, flooding or landscape impacts. Promoters also reviewed the assessment of their site by Housing and Economic Land Availability Assessment, and in many cases challenge the outcome.

All sites have a unique reference number (URN) which has been assigned by the Planning Service as well as an Opus 2 Consult reference ID. These can be used to cross reference between the online mapping system and the full documentation about the site held on the Opus 2 Consult system. Site information can be found on the Call For sites pages on our local plan webpage: [Greater Cambridge Local Plan \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

New or amended sites will be subject to a full analysis of their deliverability and suitability will be published as part of updates to the Housing and Employment Land Availability Assessment (HELAA) at the next stage of plan making. Until sites are chosen as allocations in the Local Plan, they have no planning status.

## **Feedback from Events**

We also received feedback at the events held during the consultation period, which are not counted as responses in the table above, but full records of the issues raised can be found in sections 6 and 7 of this report.

## 6. What did people say?

This section of the Consultation Statement summarises the findings from the First Proposals consultation.

### Events

During the consultation we held a range of online, and in person events. Most were open to all but some were to target specific groups.

The Local Plan webinars provided an opportunity for officers to present information about key themes within the First Proposals. Videos of these sessions can be found on the Greater Cambridge Shared Planning website. Interactive web tools were used to engage with the watching audience, and the second half of each session focused on responding to questions being posed by members of the public. Questions that were not responded to live were followed up in writing, and issues were also added to the website FAQs. Questions explored key issues around the themes, from the objectively assessed need for homes and jobs, the development strategy, and issues around water and climate change.

Officers attended a series of area based forums, including the area committees and residents associations forums in Cambridge, and parish forums in South Cambridgeshire. The format was structured around officers presenting the consultation followed by question and answer sessions. The discussions again focused on the key themes, but also on local issues relevant to each area, for example those focusing on areas west of Cambridge discussed East West Rail, those to the south picked up issues around the Biomedical Campus.

Whilst care had to be taken due to the Covid19 position, were able to hold a number of in-person events. These allowed people to drop in and see a small exhibition about the consultation, see documents and material, and discuss issues with officers. Again a mixture of key themes such as the level of development and strategy, and local issues were raised. There was interest in local allocations in villages, particularly at Melbourn.

A number of focused events were held to engage with hard to reach groups. The youth events were very informative regarding the experience of young people living in new settlements and villages, and their experiences of access to services and facilities and transport. A number of drop in events were attended to engage with the Gypsy and Traveller community. Whilst the number of people was low, views were provided on accommodation needs. Further work is underway on a Gypsy and Traveller Accommodation Needs Assessment which will provide more information.

A summary record of each event is included in appendix 1 of this report.

## Quick questionnaire

Two quantitative (likert scale) questions were asked at the start of the questionnaire in order to understand the broad sentiment about two of the principal points within the First Proposals development strategy.

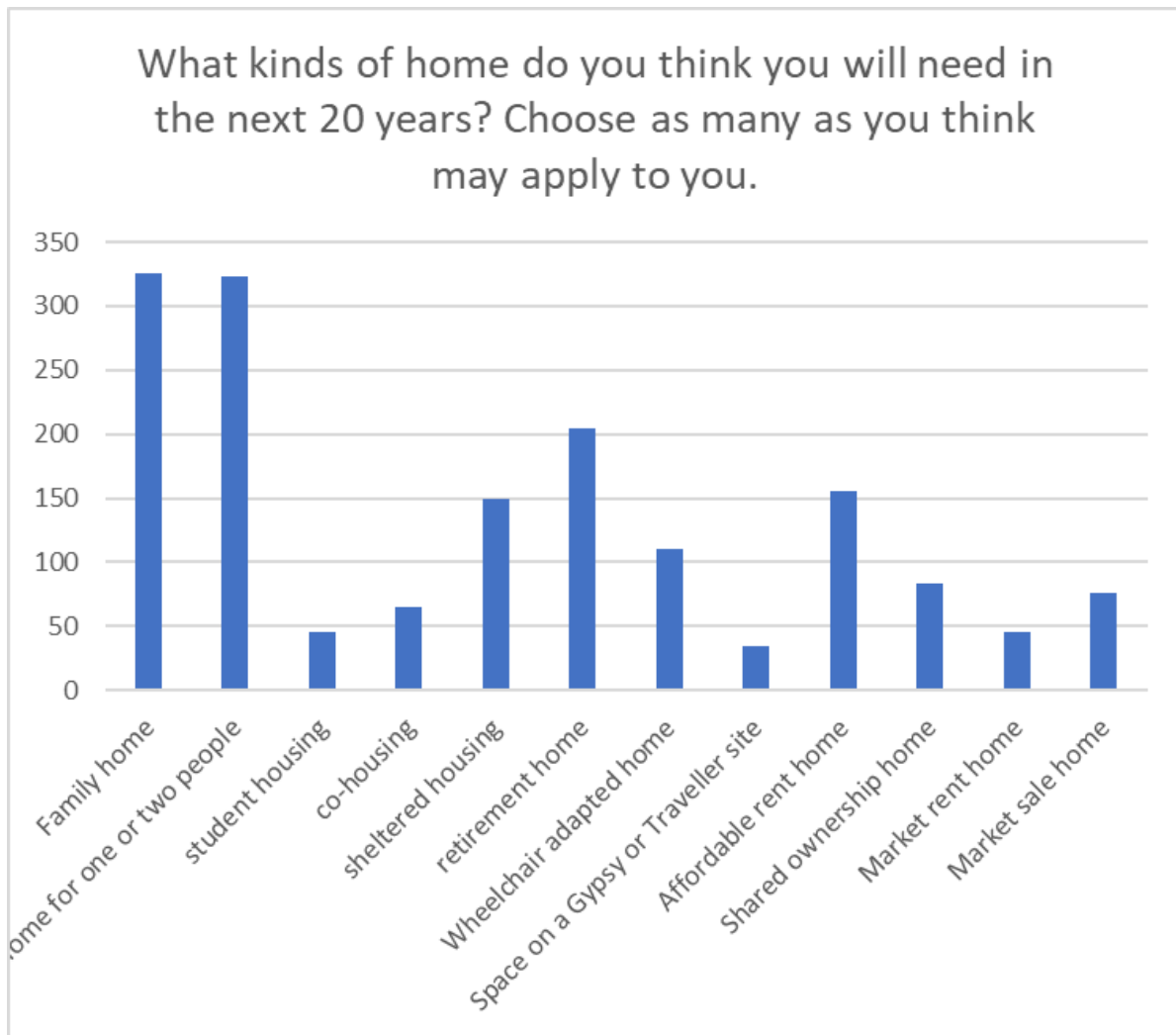
The first asked “Do you agree that we should plan for an extra 550 homes per year, so that new housing keeps up with the increase in jobs in our area?”. 31% of respondents agreed or strongly agreed, 54% disagreed or strongly disagreed, and 16% were neutral.

The second asked “Do you agree that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised?” 68% of respondents agreed or strongly agreed, while 16% were neutral and 16% disagreed or strongly disagreed. This shows strong support for this aspect of the strategy.

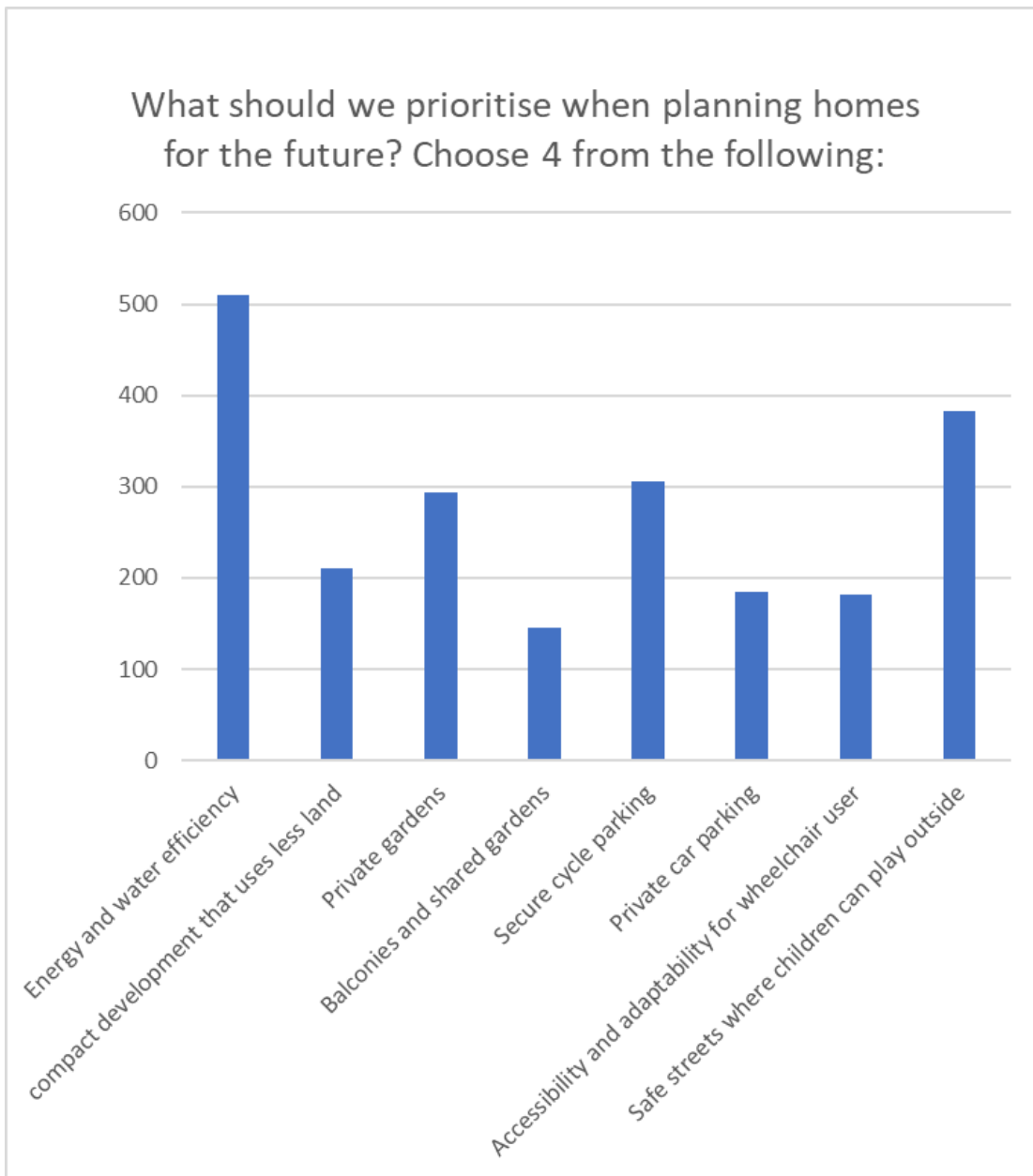
The next questions asked respondents to suggest what housing, jobs, facilities or open spaces should be provided in some of the larger development sites or broad locations proposed in the First Proposals – Cambridge East, North East Cambridge, the Biomedical Campus, Cambourne and the southern rural cluster. Two questions were also asked about village development. A wide range of responses and suggestions were received to these questions and the main issues raised have been analysed along with the responses to the proposed policy direction in the detailed comments.

Question 10 asked respondents if there were any sites that they felt should be developed, which had not been included in the First Proposals. The main issues raised in the responses to this question have been analysed along with the responses to relevant policies, and the sites put forward using the site information form.

Question 11 asked respondents about the types of homes they might envisage needing for themselves over the next 20 years, with the aim of understanding the preferences of local residents and the diversity of housing they perceived to be required. The responses to this, while showing a large number of people envisage needing family homes or one- or two-person homes, overall a great diversity of housing was perceived as required. It was particularly interesting to note that 35 respondents chose space on a Gypsy or Traveller site.



Question 12 asked respondents to prioritise different aspects of housing design, in order to understand sentiment about trade-offs. Energy and water efficiency was by far the most popular choice, followed by safe streets for children to play outside.



The final question was a general 'catch-all' question, allowing respondents to raise any other issues they felt were important for Greater Cambridge in 2041. The main issues raised in the responses to this question have been analysed along with the responses to relevant policies



## High level Summary of Comments on the First Proposals

A high level summary of the main issues raised in responses to each section of the First Proposals is provided below. A more comprehensive summary of comments and issue raised, along with a response by the Councils will be provided at the next plan making stages.

### Greater Cambridge in 2041

#### How much development and where?:

##### **Vision and aims**

- A significant number of comments supported the aims, including particularly for tackling climate change and protecting and enhancing biodiversity and green spaces
- Objections relating to the vision and aims noted: they don't support the visitor economy; questioning of general assumptions about the benefits of growth; there is no reference to Cambridge as a centre of excellence and world leader in the fields of higher education and research; concern about water supply and resulting impacts; concern about exceeding our carbon budget; concern about jobs creation exceeding housing delivery and the need to provide more homes
- Observations included the need for infrastructure to serve the existing community to address established deficits; the need for additional aims to avoid extensive development in villages and preserve the Green Belt; conversely, the need to support village development supporting the vitality of rural communities; the need to quantify the scale of ambition referenced in the aims; the challenge of balancing and also delivering on the aims; the need to address COVID impacts; the need to address embedded carbon; concern about flood risk; the need to reverse existing in-commuting patterns; the need to add further specificity around affordable housing aims; the need to reference sustainable development.

## **Policy S/JH: New jobs and homes**

- Support for the proposed number of homes and jobs noting that these sought to support the growing economy
- A number of comments recommended that the Councils plan for higher levels of homes and jobs, including: to meet the Councils' own higher growth employment forecasting scenario, respond to the Cambridgeshire and Peterborough Independent Economic Review and support the Combined Authority's doubling GVA target; provide for specific employment sector needs; to respond to OxCam Arc jobs and housing ambitions and planned infrastructure; to provide flexibility of housing supply, improve housing affordability and reduce in-commuting. Some comments identified the need for the Councils to meet more specific housing needs such as older people's accommodation.
- Comments recommending that the Councils plan for fewer homes and jobs included strong concern regarding the impact of development on water resources and biodiversity, and its impact on the local natural and built environment. Some comments suggested that in principle the housing target should not exceed government's minimum Standard Method.
- Observations included that further employment and housing evidence was needed to explore the impacts of COVID and Brexit further. Comments were raised suggesting that the Councils' focus should be on addressing housing affordability and inequality as a priority.

## **Policy S/DS: Development strategy**

- Comments supporting the proposed development strategy approved of: locating development close to transport infrastructure (particularly Cambourne), thereby limiting climate impacts; and limiting village development.
- Comments objecting to the proposed strategy: included 95 representations noting support for a letter submitted by Friends of the Cam raising concern about inadequate water supply, effect on national food security, failure to minimise climate change, likely irreparable damage to ecosystems, carbon

emissions resulting from construction, lack of an integrated public transport system, undermining of the Government's policy of 'levelling up', and a democratic deficit in the process and evidence base; recommended that the reliance on a few large site allocations should be balanced with smaller sites within existing sustainable village settlements, to increase the diversity of housing supply, bolster the Councils' housing land supply in the first five years following adoption, and support the vitality of villages; noted concern regarding the removal of Green Belt; and noted concern that the plans had not been tested against Network Rail's forecasts for rail provision.

- Observations regarding the strategy included those noting the need for strategic green infrastructure to support the proposed development.

### **Policy S/SH: Settlement hierarchy**

- Comments supporting the proposed settlement hierarchy approved of: the approach to infill villages; the categorisation of specific settlements, particularly of Cambourne as a town; and the settlement hierarchy approach to using certain thresholds for development
- Concerns regarding the proposed settlement hierarchy noted: a suggestion to remove the proposed settlement hierarchy approach to allow for more development on suitable sites in all villages; alternative approaches for specific villages given their proximity to larger settlements; requests to change the categorisation of specific settlements; the potential for Group Villages to receive greater levels of development than proposed; the need to respond to limits on development set in relevant neighbourhood plans; the need to limit all development until constraints on infrastructure are fully addressed.
- Observations noted: the infrastructure implications of changing the category of specific villages; the need to review the relationship of settlements with others nearby when completing the categorisation process

### **Policy S/SB: Settlement boundaries**

- A number of comments supported retaining the current approach to settlement boundaries.

- Concerns regarding the proposed approach to settlement boundaries noted: the need to be more flexible about the approach to development on the edge of sustainable villages, including to meet local affordable housing need; the need to remove the current settlement boundary approach to provide greater opportunity for needed development
- Observations noted: the potential to redraw the boundaries around specific settlements in a particular way, including to allow for specific promoted developments; the need to update settlement boundaries to address the current urban extent; that settlement boundaries should be comprehensively reviewed; the need to maintain green separation between settlement boundaries; the need to draw settlement boundaries more loosely; the need to carefully consider the approach to defining boundaries at new settlements; and the potential to widen the range of activities appropriate in rural areas.

### Cambridge urban area

General comments regarding Cambridge urban area included:

- Support, noting: the need to exhaust all urban development opportunities before looking at greenfield sites; the benefits of locating development at large scale brownfield sites
- Concerns about: there being too much emphasis is placed on delivering large sites in the urban area, noting infrastructure capacity and delivery risks; there being inadequate space in the historic city streets and city centre public realm to cater for existing and future people movements; concern about existing and future strains on existing infrastructure; complex local governance arrangements adding risk about delivery of effective transport solutions to address existing issues
- Observations, noting: the need to maximise the benefits of East West Rail, including around Cambridge South station; the need to consider the impact of committed housing growth in the urban area; the transport opportunities and challenges of allocating growth in this area; the need for sufficient infrastructure to support development; the lack of mention of COVID impacts on the city centre

## **Policy S/NEC: North East Cambridge**

- Comments supporting the proposed allocation approved of: development close to bus and rail provision; the opportunity for high quality mixed use development
- Concerns regarding North East Cambridge allocation noted: the Green Belt and carbon impacts of the relocation of Milton Waste Water Treatment Plant, with some comments suggesting there was no operational need to relocate the plant and that NEC could be allocated but with less development alongside the existing WWTP; that the WWTP relocation should have been considered within the GCLP; concern that the proposed development is too dense and will generate negative townscape and landscape impacts; potential traffic impacts of development; a perceived under-provision of open space on the site; and that the brownfield nature of the site and associated remediation works might lead to impacts on delivery and viability, suggesting the housing trajectory to 2041 should be reviewed.
- Observations noted: that the NEC allocation and the NECAAP should provide for sufficient strategic natural greenspace, which would also benefit other nearby communities with deficiencies in natural greenspace; the infrastructure implications of proposed development; the need to provide cemetery provision and alternative road access to Chesterton Fen Road.
- The quick survey raised a similar wide range of responses, with some saying it shouldn't be developed, and others offering views on the sorts of facilities it should include.

## **Policy S/AMC: Areas of Major Change**

- Comments supporting the proposed approach to Areas of Major Change approved of: the proposal not to carry forward the Southern Fringe Areas of Major Change
- Concerns regarding the proposed approach to Areas of Major Change noted: the opportunity to include additional land within specified areas; that East West Rail plans imply further development around the Southern Fringe, which would imply a need to maintain that AMC

- Observations noted: the opportunity to use the Beehive and Grafton areas for housing; uncertainty regarding the future of the Grafton Centre; relevant site owners plans and aspirations for specific areas within the identified AMC.

### **Policy S/OA: Opportunity Areas in Cambridge**

- Comments supporting the proposed approach to Opportunity Areas in Cambridge approved of: the opportunity to provide housing and reduce car parking at identified OAs; the opportunity to make efficient use of land and enhance public realm; the identification of particular OAs
- Concerns regarding the proposed approach to Opportunity Areas in Cambridge noted: the potential impacts of a relocated stadium for Cambridge United FC; the need to include additional areas within identified OAs
- Observations noted: the need to protect green spaces within identified OAs; the changing nature of retail in informing potential change at a number of OAs; the need to maintain provision for retail and leisure, and a stadium for Cambridge United FC, within Cambridge when considering replacement uses in OAs

### **Policy S/LAC: Other site allocations in Cambridge**

- Comments supporting the proposed approach to Other site allocations in Cambridge approved of: the continued allocation of specific sites previously allocated in the Cambridge Local Plan 2018; support for the rejection of specific submitted sites
- Concerns regarding the proposed approach to Other site allocations in Cambridge noted: the need for more allocations within Cambridge to limit the need for rural development; the allocation for development of a City Wildlife Site; uncertainty of delivery regarding specific sites; requests for additional allocations from site promoters; concern about over-development within Cambridge urban area
- Observations noted: the opportunity for higher capacity at specified sites; the need to address impacts of specific allocations, including historic environment impacts.

## The edge of Cambridge

General comments regarding the edge of Cambridge included: concerns about infrastructure capacity and delivery risks, suggesting more growth should be focused in rural areas; objection to development; the need to set limits in the plan on individual windfall scheme sizes on the edge of Cambridge; and observations, noting objection to development between the Backs and the M11.

### **Policy S/CE: Cambridge East**

- Comments supporting the proposed allocation approved of: its brownfield status, its allocation in preference to North East Cambridge, noting that it is less complex than NEC in terms of ownership and contamination; the resulting enhanced sustainability of Teversham, including for additional development; the potential for the site to connect to existing employment clusters; to deliver needed homes and jobs
- Concerns regarding Cambridge East allocation noted: the loss of existing employment; uncertainty over the timing of delivery in relation to the airport relocation and delivery of Cambridge Eastern Access Public Transport Scheme; concern regarding potential traffic impacts
- Observations noted: the need for large scale green space provision here to divert pressure from ecologically sensitive sites; the need for the site to achieve 20% Biodiversity Net Gain; the importance of retaining the individual character of Teversham village and preventing encroachment on the Green Belt; the need to link new housing at Cambridge East to employment centres like CBC; the need to address historic assets with the site sensitively; the need for new cycle ways connecting to the national network.
- There was a real variety of views expressed in the quick survey. Some comments did not support development, but others listed the sort of facilities they would like to see on the site, including open spaces.

### Policy S/NWC: North West Cambridge

Few comments were made in relation to this allocation, with the majority making observations about issues to address including: infrastructure implications including

for green infrastructure; the need to protect an ancient tree on site; the need for more detailed master-planning; the need to review the location of Madingley Park and Ride in relation to the proposal. One comment raised concern about the potential impact of additional development here on local character.

### Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

- Comments supporting the proposed allocation at CBC noted: the need to support affordable housing for the key workers close to key employment sites; the need for land beyond that included in the draft allocation in order to fully support employment growth requirements
- Concerns regarding the proposed allocation at CBC noted: concern about Green Belt; biodiversity impacts; flood risk; transport and other infrastructure capacity; landscape; concern about the impacts on nearby villages; the need for full use of the existing site in preference to further expansion; the need for CBC to strengthen their case for expansion and why this has to be onsite, including the role of the hospitals and the new and renewed infrastructure they are seeking
- Observations regarding the proposed allocation at CBC noted: the need to agree a common set of growth projections for CBC to inform the next stage of work; the suggestion of setting up a formal review forum to review and influence any proposed campus planning applications and Planning Gain discussions, to help ensure that all those with a material interest in the campus had a say; the need to address any historic environment impacts of development.
- There were lots of comments in the quick survey about facilities needed to support the campus, including affordable housing and improved transport connections. Others felt there should be no further development.

### Policy S/WC: West Cambridge

Few comments were made in relation to this allocation, with the majority making observations about issues to address including: the need to integrate development with surrounding neighbourhoods; the need to consider the provision of a balance of



jobs and homes including affordable housing; the need for effective cycle infrastructure; the need to preserve remaining green spaces in this part of Cambridge; the need to address heritage impacts. One comment noted support for the proposal to consider the site together with North West Cambridge.

### **Policy S/EOC: Other site allocations on the edge of Cambridge**

- Comments supporting the Other site allocations on the edge of Cambridge noted: support for development on the edge of Cambridge instead of allocating further village development
- Concerns regarding the Other site allocations on the edge of Cambridge noted: concern about creating urban sprawl; concerns about access, traffic and drainage issues at previously allocated sites; concerns about the landscape impacts of development at Darwin Green.
- Observations noted: the need to continue to provide a policy framework for the Southern Fringe area; the need to address specific issues at specific sites; the potential to provide needed development in other locations such as sustainable villages; requests by promoters for additional allocations at specific sites; the need to maintain current Green Belt boundaries.

### **New settlements**

General comments regarding new settlements included:

- Support, noting: the benefits of locating development at new settlements, in particular on brownfield sites, to protect greenfield land elsewhere
- Concerns about: traffic impacts; the need to focus develop at and on the edge of Cambridge in preference to new settlements, to limit carbon emissions
- Observations, noting: the need to provide sufficient facilities and infrastructure, including for sport and health; the need for design and density to respond to location; the potential for more new settlements than proposed in the First Proposals.

### Policy S/CB: Cambourne

- Comments supporting the proposed expansion of Cambourne approved of: the opportunity to enhance services, facilities and transport connection
- Concerns regarding expansion of Cambourne noted: potential for overdevelopment and urban sprawl in the Cambourne area; landscape impacts; potential to distribute provision of housing in South Cambridgeshire more equitably; concern that delivery of EWR is uncertain; the risk that the expected housing trajectory for an expanded Cambourne might be unrealistic given the reliance on EWR strategic infrastructure project
- Observations regarding expansion of Cambourne noted: the need to consult when a specific site has been identified for the expansion of Cambourne; the need for additional infrastructure to support additional development, including for green infrastructure; the need to start development only upon provision of East West Rail; the need for additional public transport provision as well as EWR; opportunities for biodiversity in the area, and conversely, concerns about recreational impacts by residents of the new development on nearby nature sites; additional development opportunities near to Cambourne made more sustainable by the accessibility to an EWR station; design recommendations for the location; the need to address any historic environment impacts of development.
- The quick survey had a range of views but many highlighted the need for infrastructure to accompany development, including a high street, sports facilities, and more jobs.

### Policy S/NS: Existing new settlements

- Comments supporting the allocation of existing new settlements noted: support provided there is effective provision of infrastructure at the sites concerned.
- Concerns regarding the allocation of existing new settlements noted: concern whether the expected accelerated delivery rates were realistic; objection to Cambourne West; concern about the lack of democratic involvement in the planning process for and environmental impacts of development at

Northstowe, Bourn Airfield and Waterbeach; concern about the impact on neighbouring villages of potential increased densities around transport hubs.

- Observations noted: the need for infrastructure delivery to match the expected accelerated housing delivery; the opportunity to locate additional growth at Waterbeach village, supported by the additional services and facilities being provided at Waterbeach new town; the need for existing allocations which have yet to receive planning permission to provide additional biodiversity enhancements and green infrastructure; suggestion that Bourn Airfield could achieve accelerated housing delivery rates; in relation to Northstowe, ongoing flood risk management options to reduce the risk of flooding at Oakington.

### The rural southern cluster

General comments regarding the rural southern cluster included:

- Support, noting: the benefits of clustering development including housing close to jobs
- Concerns about: not releasing enough Green Belt land to support development in this sustainable location; focusing development on this part of the rural area and not considering other sustainable rural locations; concern about water resources and biodiversity impacts of further development; objections by site promoters to the exclusion of their submitted site; the need for additional employment land in this area to meet sector needs; concern about the effect of Haverhill growth on traffic in the area
- Observations, noting: the need for additional transport infrastructure to support development in this area; the need for more small scale affordable housing in the area; concern about the impact of further development on the villages in the area
- In the quick survey some highlighted that development should be restricted to preserve the character of villages. Others highlighted the difficulties in finding affordable housing

### **Policy S/GC: Genome Campus, Hinxton**

- Comments supporting the allocation at Genome Campus noted: support for the specific proposed employment uses; support for provision of accompanying affordable housing
- Concerns regarding the allocation at Genome Campus noted: need to locate additional jobs close to proposed housing in the north of Greater Cambridge; Green Belt impacts; concerns about availability of affordable housing; concern about the scale of development in the countryside
- Observations noted: the need to tie the housing to the employment; transport impacts on A505; nearby heritage assets

### **Policy S/BRC: Babraham Research Campus**

There were relatively few comments relating to the allocation at Babraham Research Campus. Comments in support of the allocation noted its suitability for additional R&D employment. Comments raising concern noted: need to locate additional jobs close to proposed housing in the north of Greater Cambridge; Green Belt impacts and the site's sensitive location in the landscape; Conservation Area and local character impacts; impact of water abstraction. Observations noted: minerals safeguarding implications; listed buildings on site; the need to provide affordable housing; potential to provide public footpath access through the site; the need for compensatory Green Belt improvements; the need to amend the Policy Area boundary to exclude areas outside of the Campus; transport impacts on the A505.

### **Policy S/RSC: Other site allocations in the Rural Southern Cluster**

- Comments regarding Land between Hinton Way and Mingle Lane, Great Shelford included support for development due to limited landscape impacts and exceptional accessibility, and a request to increase the size of allocation; but a significant number of comments expressed concern that the site does not justify Green Belt release; concern about the merging of Great Shelford and Stapleford; water supply; access issues; traffic impacts; biodiversity impacts; GP and education impacts; protection of farmland
- General comments included the following:

- Support for limited development in Southern Cluster villages to be close to jobs; support more generally for the approach of allocating some development to more sustainable villages; support for rejection of sites not included as a draft allocation in the First Proposals
- Promotion of sites not included as a draft allocation in the First Proposals, and objections to HELAA RAG rating assessment of sites not included as a draft allocation in the First Proposals
- Observations noting: need to account for neighbourhood plans in identifying village sites; comments on other sites not proposed for development; need to account for constraints such as minerals and waste sites protection, heritage assets, and Duxford's Air Safeguarding Zone

### **Policy S/SCP: Policy areas in the rural southern cluster**

There were relatively few comments relating to Policy areas in the rural southern cluster. Comments in support noted: support for the Rural Travel Hub and Depot site, including to support more sustainable travel to and from IWM Duxford; support Observations noted the need for public transport provision in the area; promotion of sites near to the identified Whittlesford Parkway Station Area Policy Area; and promotion of a Policy Area for Granta Park to provide a framework for its further development.

### **Rest of the rural area**

General comments regarding the rest of the rural area included:

- Support, noting: the benefits of the First Proposals approach to focusing development on Cambridge and limiting rural development
- Concerns noting: promoters perceived flaws with HELAA site assessments; objections by promoters to the First Proposals omitting their site; the need to allocate more village sites to support the sustainability of the villages, and to ensure a plan-led approach to development in villages; objections to the loss of farmland; the need to support additional development at Group and Infill villages

- Observations, noting: that housing in rural areas should be provided solely to meet local needs; that major infrastructure proposals could isolate rural villages; the need to minimise rural development; the transport impacts of rural development; the need for the plan to account for the variation in the sustainability of different parts of rural South Cambridgeshire; that the Councils have not set out sufficient rationale to differentiate between the 'rest' and the 'rural southern cluster' areas.
- Many comments in the quick survey said development in the rural area should be restricted, although some questioned this, arguing that some villages were capable of accommodating development.

### **Policy S/RRA: Site allocations in rest of the rural area**

Comments regarding site allocations at Melbourn expressed concern at more development following previous allocations, and concern at traffic, biodiversity, air pollution impacts. Comments specifically regarding the allocation at The Moor expressed concern at over development in relation to traffic and infrastructure.

Comments regarding Land at Mansel Farm, Oakington expressed concern at habitat loss, traffic impacts, flooding, noting the small scale of development in relation to overall need, and the resulting lack of justification for the exceptional circumstances required for Green Belt.

Comments regarding Land to the south of the A14 services included the suggestion that development should be limited to the area previously used by A14 compound.

General comments regarding the site allocations in the rural area included promotion of sites not included as a draft allocation in the First Proposals, and objections to HELAA RAG rating assessment of sites not included as a draft allocation in the First Proposals.

### **Policy S/RRP: Policy areas in the rest of the rural area**

There were relatively few comments relating to Policy areas in the rest of the rural area. A number of comments expressed support for the continuation of existing

Policy Areas. Regarding East of bypass, Longstanton, comments variously supported open space but not housing, and for assisted living but not affordable housing. Comments noted the need to protect ancient woodland adjacent to Papworth Hospital Papworth Everard Proposed Policy Area, and the need to address heritage impacts at a number of the Proposed Policy Areas.

### **Climate change**

Strong support for this overarching theme and that the location and design of development will play a key part in the transition to net zero carbon. However, given the climate crisis some representations question whether the policies go far enough, whether they will be successfully implemented in new developments, and the need for retrofit in existing properties.

### **Policy CC/NZ: Net zero carbon new buildings**

Strong support for the proposed policy and that it goes beyond current requirements, but further detail and clarity will be required and it should be applied to all new housing developments. Comments about life-cycle carbon emissions and that the policy should recognise the savings from re-using buildings rather than building new. Concerns that the policy will increase the cost of construction and impact on viability.

### **Policy CC/WE: Water efficiency in new developments**

Concern about there being enough water to support growth in the Local Plan and the need to protect chalk streams and when new sources of water supply would be available. Support for rainwater harvesting and greywater harvesting and ambitious targets on water consumption. However, also concern that the standards proposed will have an impact on the viability of developments and some consider that 110 litres/person/day is more realistic.

### **Policy CC/DC: Designing for a changing climate**

General support for the policy including the proposed cooling hierarchy, passive design and reference to SuDS. Suggestions made that the policy should refer to

industrial developments, simplify reference to cooling hierarchy, include ground source heat pumps under green spaces. Concern about viability and that it allow for viability considerations.

### **Policy CC/FM: Flooding and integrated water management**

The importance of planning appropriately around flood risk was highlighted by many respondents, particularly in light of climate change. Sustainable drainage solutions were suggested, including innovative solutions that could secure multifunctional benefits.

### **Policy CC/RE: Renewable energy projects and infrastructure**

There was a lot of support for delivery of renewable energy, as long as impacts were appropriately considered on issues including landscape. There were suggestions regarding how the plan could be more innovative regarding the sorts of technologies available.

### **Policy CC/CE: Reducing waste and supporting the circular economy**

There was support for a holistic approach to this issue, from dealing with construction waste through to providing the right infrastructure to deal with domestic waste. Construction Environment Management Plans were endorsed by a number of developers, although some also said the level of detail should be appropriate to the scale of the development.

### **Policy CC/CS: Supporting land-based carbon sequestration**

There was broad support for this approach, linked by many to biodiversity and green infrastructure theme.

### **Biodiversity and green spaces**

There was support for this being a key theme for the plan, and lots of ideas about how biodiversity and green space could be enhanced. Comments raised issues about how designated sites should be recognised in the plan, and how impacts



should be considered. A range of specific issues were identified, including the importance of protecting chalk streams.

### **Policy BG/BG: Biodiversity and geodiversity**

Many representors highlighted the importance of protecting and enhancing biodiversity. Support was expressed for the aspiration to double nature and for requiring 20% biodiversity net gain. A number of developers consider the requirement should remain at 10%, as Greater Cambridge should not depart from the minimum set by the Environment Act, and that there should be further consideration of viability.

### **Policy BG/GI: Green infrastructure**

Detailed comments have been provided on the strategic green infrastructure priority areas identified in the First Proposals. There were suggestions regarding space standards which should be applied to new developments. Also concern was expressed about the impact of some proposed developments on Green Infrastructure.

### **Policy BG/TC: Improving Tree Canopy Cover and the Tree Population**

Most comments supported the general approach, with detailed comments regarding how the policy should be applied, and where it should be applied.

### **Policy BG/RC: River corridors**

Most comments were supportive of having a policy on river corridors. Detailed comments identified issues the policy should address, and the links to other policy areas such as green infrastructure. . Also concern was expressed about the impact of some proposed developments on rivers, and the impact of the level of development on the chalk aquifer.

### **Policy BG/PO: Protecting open spaces**

Protecting open space was supported in general, but there was specific comments regarding how it should be applied, including how sites should be assessed. There

were comments on specific designations such as local green space. Also concern was expressed about the impact of some proposed developments.

### **Policy BG/EO: Providing and enhancing open spaces**

The importance of open space provision was highlighted, to meet various needs for sport play and recreation. Specific areas and facilities were noted, as well as the importance of securing multifunctional benefits.

### **Wellbeing and social inclusion**

This was highlighted as an important theme, particularly in light of the pandemic. Issues raised crossed a number of the other themes.

### **Policy WS/HD: Creating healthy new developments**

There were comments on the approach to health impact assessments, and whether they should be restricted to only larger scale sites. A range of issues that could contribute to the delivery of healthy communities have been raised, from provision of the right type of homes, open spaces, to sustainable transport connections.

### **Policy WS/CF: Community, sports and leisure facilities**

The need for various types of sports facilities and venues have been mentioned. Some highlighted the need for further evidence on these issues.

### **Policy WS/MU: Meanwhile uses during long term redevelopments**

The idea of meanwhile uses was generally supported, although some pointed out difficulties which can impact on the practicality of achieving it.

### **Policy WS/IO: Creating inclusive employment and business opportunities through new developments**

Most comments supported this proposal, and suggested areas and types of employment it should focus on. One representation challenges whether it was a reasonable requirement as part of planning applications.

### **Policy WS/HS: Pollution, health and safety**

The policy was supported, with various consultees suggesting technical issues that should be addressed.

### **Great places**

The need to protect the qualities of the area was highlighted, raising issues of landscape, heritage, and character.

### **Policy GP/PP: People and place responsive design**

Some expressed concern as to whether the policy would be sufficiently flexible to achieve good design and avoid monotony. Issues are raised with the approach to tall buildings, and in particular their relationship with the city. Other aspects highlighted were the need to make places accessible, including for horse riders, and to make places feel safe.

### **Policy GP/LC: Protection and enhancement of landscape character**

There was support for effective consideration of landscape impact. A number of specific locations were highlighted, including suggestions regarding important countryside frontages. The importance of historic landscapes was also highlighted.

### **Policy GP/GB: Protection and enhancement of the Cambridge Green Belt**

Most representations support inclusion of the policy. Some representations consider that further land should be released to meet development needs, referencing site proposals that have been submitted to the local plan process. Others question sites that are already proposed to be released. A number of representations reference the Anglian Water proposals for the Milton Waste Water Treatment Works relocation.

### **Policy GP/QD: Achieving high quality development**

There was support for this policy approach, with suggestions about elements that should be including, including measures to avoid poor development.

### **Policy GP/QP: Establishing high quality landscape and public realm**

Responses include lots of suggestions regarding how high quality public realm can be achieved.

### **Policy GP/HA: Conservation and enhancement of heritage assets**

A number of comments highlight particular historic assets or landscapes that they would like to ensure the policy provides protection to, including looking at the city of Cambridge, villages and rural areas.

### **Policy GP/CC: Adapting heritage assets to climate change**

The approach was generally supported, with some requesting further guidance regarding how it would be applied.

### **Policy GP/PH: Protection of public houses**

Comments supported the protection of pubs, but a number of comments highlighted the need to be realistic, and there could be circumstances where the loss was appropriate.

### **Jobs**

Some question whether the plan is doing enough to support high technology clusters, and others whether it is doing enough to promote a mix of uses (for example logistics). Others are concerned by the impact of economic growth on housing needs and the environment.

### **Policy J/NE: New employment and development proposals**

Some representors consider the policy overly restrictive, particularly regarding how it applied the new use class E, or for proposals outside development frameworks. Others consider that it is too flexible and will not allow the Councils to control the level of development in the area. Some specific locations are suggested, linked to call for site proposals.

### **Policy J/RE: Supporting the rural economy**

The need for this policy is supported, although some consider it is defined too narrowly and doesn't fully reflect the range of rural businesses. The importance of protecting agricultural land was also highlighted.

### **Policy J/AL: Protecting the best agricultural land**

The principle of this policy was supported, although some questioned why proposed allocations were being made on agricultural land, and others highlighted that a degree of flexibility may be needed in order to meet development needs.

### **Policy J/PB: Protecting existing business space**

The approach was generally supported, but a number of reasons to apply flexibility in appropriate circumstances were highlighted.

### **Policy J/RW: Enabling remote working**

There was lots of support this this approach, and suggestions from individual developers how they were taking forward support for remote working.

### **Policy J/AW: Affordable workspace and creative industries**

Support for the approach, with some supportive but asking for a greater degree of flexibility. Some consider the policy unnecessary and unreasonable.

### **Policy J/EP: Supporting a range of facilities in employment parks**

There was support for the approach, in particular how it could help encourage active travel.

### **Policy J/RC: Retail and centres**

There was support for making centres successful, and to support the needs of new and existing communities. Concerns expressed by some about the need for the policy to be flexible.

### **Policy J/VA: Visitor accommodation, attractions and facilities**

Some comments highlight the need for visitor accommodation, and make specific proposals. Others express concern about the impact of short term lets on residential accommodation.

### **Policy J/FD: Faculty development and specialist / language schools**

A range of education providers have responded to this policy, and make distinctions between different types of facility, particularly between state provided and private. There are differing views on the approach to residential accommodation and family housing.

### **Homes**

Lots of people in the quick questionnaire cited the need for affordable housing, others questioned the need for more housing.

### **Policy H/AH: Affordable housing**

Some comments said the affordable housing requirement should be the maximum that could be achieved. Some comments expressed concern whether affordable housing was truly affordable. There was concern from some whether sites could deliver the 40% requirement, and that viability needed to be considered.

### **Policy H/ES: Exception sites for affordable housing**

There was general support for the need for this policy. The importance of the views local community was highlighted by some. There was some concern about the impact of First Homes, and views about how a market element should be addressed.

### **Policy H/HM: Housing mix**

Comments raised the need for various types of homes, including small dwellings, family houses, and bungalows. Some representations sought to ensure that the policy would deliver a flexible approach.

### **Policy H/HD: Housing density**

Many pointed out that densities should respond to local circumstances and local character. Efficient use of land was supported. Some expressed concerns about higher densities.

### **Policy H/GL: Garden land and subdivision of existing plots**

The benefits of gardens were highlighted, including for their biodiversity value.

### **Policy H/SS: Residential space standards and accessible homes**

There was support for adoption of the Nationally Described Residential Space standards. Some considered that the requirements for accessible homes should be set higher and others that they may be too high. Some questioned whether it would always be possible to provide amenity space.

### **Policy H/SH: Specialist housing and homes for older people**

Comments identified a range of types of homes that were considered to be needed, and there was concern whether the plan would secure enough provision. The need to support downsizing was also mentioned. A number of developers request more detail on the implications of this policy.

### **Policy H/CB: Self and custom build homes**

Some consider the policy overly prescriptive and question the impact on development viability. A number of comments seek a more positive approach towards self build plots on the edges of villages, and consider that the policy approach will not deliver enough plots to meet demand. Others question whether the register over estimates demand.

### **Policy H/BR: Build to rent homes**

There was generally support for having a policy on this issue. Some question why the requirements for affordable is lower than standard dwellings. Some challenged

whether the policy should set restrictions regarding the maximum proportion of homes, and that it should be based on individual circumstances.

#### **Policy H/MO: Houses in multiple occupation (HMOs)**

There was support for inclusion of a policy on this issue, with concerns expressed about the impact conversion to HMOs can have. The need for housing for young single persons was also highlighted.

#### **Policy H/SA: Student accommodation**

The general policy approach was supported. Some sought greater flexibility regarding changes between student and residential housing. Others consider that the policy could do more to support expansion of existing student and educational establishments.

#### **Policy H/DC: Dwellings in the countryside**

There was acknowledgement that dwellings were needed in the countryside to support rural uses. Some considered elements of the policy may be too flexible, others that it was not flexible enough.

#### **Policy H/RM: Residential moorings**

There was support from Huntingdonshire DC for applying the policy to the Great Ouse as well as the Cam.

#### **Policy H/RC: Residential caravan sites**

The need to for completion of the Gypsy and Traveller Accommodation Needs Assessment was highlighted. Also the different types of need for caravan accommodation, from those needed to support agricultural workers to park homes.



### **Policy H/GT: Gypsy and Traveller and Travelling Showpeople sites**

Representations highlighted the need for site provision. Concern regarding the impact of the Police, Crime Sentencing and Courts Bill, and the need for effective engagement with Gypsy and Traveller communities.

### **Policy H/CH: Community-led housing**

There was support for having a policy on this issue, but representors questioned whether the policy should do more to support community land trusts.

### **Infrastructure**

There were lots of comments, particularly in the quick questionnaire, about the need for facilities to accompany housing development, such as schools, doctors, green spaces, and transport infrastructure to deal with congestion, and questions whether infrastructure could cope with planned development.

### **Policy I/ST: Sustainable transport and connectivity**

There were lots of comments about the importance of this policy, and ensuring places were well connected. Many comments focused on the need to improve sustainable transport links for public transport cycling, horse-riding and walking. Some comments relate to individual elements of transport infrastructure such as the Greater Cambridge Partnership and Combined Authority schemes. A number of site promoters referenced how they consider their sites are in sustainable locations.

### **Policy I/EV: Parking and electric vehicles**

More detail was needed regarding vehicle and cycle parking requirements and design standards. Some comments argued the electric charging infrastructure could be left to building regulations, and that the standards for provision for employment and retail appeared arbitrary. Some comments wanted to see reduced levels of parking; others sought flexibility to respond to local circumstances. Respondents also highlighted the need for spaces for clinically vulnerable people. A number of comments in the quick survey mentioned that we should be doing more to reduce dependency on cars, and support car free development.

### **Policy I/FD: Freight and delivery consolidation**

The importance of supporting logistics was highlighted in a number of comments, with some saying that more space is required. Space to transfer goods to sustainable modes, such as cargo bikes was mentioned.

### **Policy I/SI: Safeguarding important infrastructure**

The general approach to the policy was supported, and various infrastructure providers have made comments in relation to their specialist areas.

### **Policy I/AD: Aviation development**

Whilst there was support for protecting people from the impacts of aviation development others highlighted the need to support and protect aviation infrastructure.

### **Policy I/EI: Energy infrastructure masterplanning**

Detail was sought from developers regarding what doing an energy masterplan involved and how it would impact on viability. As well as having a residential threshold there were queries as to how it would apply to non-residential development.

### **Policy I/ID: Infrastructure and delivery**

The importance of effective planning for infrastructure was highlighted, with many providers highlighting the need for funding to be secured for their areas of interest. Further detail in the Infrastructure Delivery Plans and viability assessment was requested for subsequent stages of plan making.

### **Policy I/DI: Digital infrastructure**

There was lots of support for ensuring provision, including the views on the sorts of provision, such as broadband speed, that should be secured. Developers asked for clarity regarding what the requirements on them would be. Some considered that the issue should be left to building regulations.

## **Sustainability Appraisal**

There was support from statutory consultees regarding the overall approach, with detailed comments to be taken into account for the next stages. Other comments questioned the assessment of individual site proposals. In some cases this was because village development was felt to have been unfairly assessed against sustainability objectives. There were comments regarding the relationship between the Cambridge waste water treatment works relocation proposals and the North East Cambridge site.

## **Habitats Regulations Assessment**

Natural England is generally supportive of the interim findings of the HRA. Other comments raise issues regarding water supply impacts, and recreation impacts on protected sites.

## **7. Event records for in-person and online events attended by GCSP officers**

**Event Name: Cambourne Soul youth club**

### **Event date and time**

20 October and 3 November 2021

### **Event location**

Cambourne Soul youth club

### **Event organiser**

Cambourne Soul / Romsey Mill

### **Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Hana Loftus(Engagement and Communications Lead)

Paul Frainer (Assistant Director Strategy and Economy)

### **Number of attendees**

Two sessions on each evening with 6-10 12-16 year olds in the earlier session and 3-6 16-25 year olds in the later session. 3-4 youth workers in their 20s plus some older adult volunteers also participated in the discussion.

### **Issues discussed**

What is good about Cambourne?

- Quiet, access to the countryside, the footpaths and lakes – ‘to be able to get lost’
- Crow Hill – ‘Cambourne’s Everest’ much valued
- Eco park and the wood area near there
- The sports pitches near the leisure centre – ‘full to the brim of people in summer’

- Cricket pitches – not really just for cricket but as places to hang out
- Walking link from the village centre to the village college
- Some young people said that the transport was fairly good
- Nice houses
- The existing shops are appreciated – but see comments below about altogether not enough shops

#### How could Cambourne be improved?

- 'More like Cambridge' or 'the next Cambridge' – which was expanded upon to mean shops in different areas, better local centres in Upper and Lower Cambourne not just Greater Cambourne, a greater variety of shops in Greater Cambourne such as clothes (Primark), shoes, sports (Sports Direct), bike shop (Halfords), phone repair, cafes (Starbucks) – 'places to spend money'
- 'Market square' – several young people mentioned the green space that feels 'left over' between the village centre and the Hub, on both sides of the street, as a place where market activity (permanent or temporal) could take place, or more small shop units/ Boxpark type retail could be located – pop up stalls and a community hub in what feels a bit like dead space right now
- Post office
- 'Mini shopping centre' like the Beehive centre but smaller
- Lidl/Aldi
- Shops / etc are also places for school leavers to get jobs – noted that Home Bargains took on a lot of school leavers but there weren't many other places that employed young people
- Many young people were interested in starting their own small businesses e.g. nail bar, small shop, repair business, but lacked the space to be able to do so
- Swimming pool which has been talked about for a long while with nothing coming to fruition. Swimming not just as a sport but as a leisure activity, something to do with friends
- Affordable gym for younger people
- More skate/BMX facilities – the skatepark is appreciated but is not enough for the whole community
- Bowling/cinema

- Go karting
- Not having to go to Cambridge to access these kinds of shops and activities
- Noted that fairs and other similar activities don't come often
- Restaurants/bars/ pubs – apart from the Monkfield there's nowhere else to go and the Monkfield gets crowded/too busy
- Dog park/ issues with lots of dogs in general green spaces

Spatial layout/masterplanning discussion – where should new development be located, what kind, where should the new station go?

- Strong preference for new station on the north side of Cambourne – young people didn't understand how the southern option would integrate at all with the existing centre and worried about losing the lakes/green spaces/access to countryside on that side.
- Wanted good connections to Bourn Airfield new village – were of the opinion that Bourn would effectively be another Cambourne West i.e. basically feel like another segment of Cambourne.
- Comment that Cambourne was 'blotchy' which was expanded upon to mean that it was a series of disconnected estates rather than a single place.
- Young people liked to have places to hang out that were near other activities but also slightly out of the way/with a degree of privacy – e.g. a wooded space near the village centre is much used for this reason.

Housing discussion – what kind of homes would you like to live in in the future?

- Maisonette with garden
- Outside space valued – considerations about pet owning, reports of new housing (social and private) not allowing pet owning
- Some expressed a view of no more flats but others liked the look and feel of some more flatted developments with big balconies – the balconies were key
- 4 storeys the max (some people said)

Design of new developments:

- Colour of brickwork makes a big difference
- Wanting character/something special

- Mention of a development near Mitcham's Corner which was liked (sounded like it might be a College project?)
- Didn't like the 'green' houses built in one phase
- Wanted 'features' – balconies, extensions, detail not just 'blocks'

#### Discussion around barriers to using public and active travel modes:

- Location of jobs – getting to work is an issue, two parents might both work in different locations and these are too far/not accessible as quickly as necessary unless you drive
- Lack of segregated cycle routes
- Need for car ownership for emergency situations. Discussion about whether car clubs/shared cars could help with some of that need
- More school buses that were actually useful

#### Services/social issues raised:

- Lack of policing – young people felt unsafe. A lot of discussion around antisocial behaviour and crime. A knife bin was mentioned. Discussion of conflict between residents in new social housing and existing neighbours. Discussion of dead-end cul-de-sacs feeling unsafe. Interesting points raised about some kids being allowed to play out unsupervised at what was felt to be too young an age, it was acknowledged that it was good that the street was safe enough for this to happen but there were concerns about the kids welfare and the lack of responsibility of their parents. (This was raised by the young people themselves and not the youth workers).
- Lack of mental health provision and local offer that supports wellbeing
- SEND provision in education
- Wifi and bandwidth issues
- Concern about the town council not being representative – view that the town council presented themselves as fairly powerful but were they really representing all parts of the community

#### **Follow-up required by officers**

- Have passed on details of Cambourne/A428 development cluster forum to the group





**Event name: Waterbeach Community Forum****Event date and time**

20 October 2021, 18:00

**Event location**

Online - [Waterbeach Community Forum - South Cambs District Council \(scambs.gov.uk\)](https://www.scambs.gov.uk)

**Event organiser**

South Cambs DC

**Council members/officers in attendance**

South Cambridgeshire Cllr Anna Bradnam

Greater Cambridge Planning Service officers: Jonathan Dixon (Planning Policy Manager)

Plus a range of other council officers to address other agenda items.

**Number of attendees**

Approximately 45 people

**Issues discussed**

As part of the wider forum agenda, a 15 minute presentation was given, highlighting key issues from the consultation and how to comment. Questions raised included how the proposals would impact on the Waterbeach new town, and questions about the relationship of the local plan with the relocation of the waste water treatment works.

Meeting recorded and available on website: [Waterbeach Community Forum - 20 October 2021 - South Cambs District Council \(scambs.gov.uk\)](https://www.scambs.gov.uk)

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Cambridge Residents Associations Forum**

**Event date and time**

16:30, 4 November 2021

**Event location**

Online

**Event organiser**

Greater Cambridge Shared Planning Service

**Council members/ officers in attendance**

Cambridge Cllr Katie Thornburrow

South Cambridgeshire Cllr Tumi Hawkins

Greater Cambridge Planning Service officers:

Jonathan Dixon (Planning Policy Manager)

Caroline Hunt (Strategy and Economy Manager)

Plus a range of other council officers to address other agenda items.

**Number of attendees**

Approx. 40

**Issues discussed**

As part of the wider forum agenda, a 15 minute presentation was given, highlighting key issues from the consultation and how to comment. A range of questions were asked regarding planned levels of development, water supply and responses to comments made through previous consultations.

Meeting recorded and available on Cambridge City Council website.

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing (see below)

**Event name: Webinar 1: Introducing the Local Plan and how to get involved**

**Event date and time**

12-1pm, 4 November 2021

**Event location**

Zoom [Webinar video](#), [slides from the webinar](#).

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Paul Frainer, Assistant Director Strategy & Economy

Hana Loftus, Engagement and Communications Lead

Jonathan Dixon, Planning Policy Manager

Stuart Morris, Principal Policy Planner

Mairead O’Sullivan, Senior Policy Officer

Mark Deas, Senior Policy Officer

**Number of attendees**

45

**Issues discussed**

The webinar included presentation sections regarding plan making, and how to engage with the consultation. Two interactive Mentimeter sessions were included allowing attendees to share their brief views on issues related to the consultation.

A range of questions were asked, and were responded to within the webinar, regarding:

- How to explore the proposals;
- The comprehensiveness of the consultation;
- Relationship with proposals to relocate the Cambridge water treatment works;

- Why the plan period was to 2041;
- Why we are doing events in the locations where we selected.

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Cambridgeshire Development Forum****Event date and time**

9.30-10.30am, 5 November 2021

**Event location**

Savills, Unex House, 132-134 Hills Road, Cambridge with some CDF members joining via Teams

**Event organiser**

Cambridgeshire Development Forum

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Stephen Kelly, Joint Director of Planning and Economic Development

Caroline Hunt, Strategy & Economy Manager

**Number of attendees**

Approx. 25

**Issues discussed**

Officers made a presentation regarding the First Proposals Local Plan.

Issues raised by attendees included:

- Are sites in the current local plans on track?
- Should there be a longer term time horizon for the local plan?
- Jobs proposals are laudable but where will industrial jobs be provided?
- Villages need local homes
- The world is changing fast, how flexible are proposals to changes in types of jobs and changing tech, what about government's levelling up agenda?
- How are jobs and homes being linked together?
- What if jobs forecast are exceeded, there is a need for more affordable housing and commuting is predominantly by car
- Ambition is important and what the plan is trying to achieve, the plan period is proposed to 2041 – is that ambitious enough? Lot of allocations are existing

sites and have been around for years. What if not planning for enough homes and jobs. Milton Keynes is looking to 2050 in its plan.

- Cambourne – make East West Rail in a form that enables a single town to be developed.
- Villages – scope for more small/medium green belt sites
- Not ambitious enough on climate change measures to retrofit existing properties – could take from new developments to cross subsidise existing. Need flexibility to enable listed buildings to retrofit. Look to modern methods of construction.
- Another comment was why should people in new sustainable housing should cross subsidise those living in old housing
- How is accelerated delivery in new towns going to be achieved?
- CDF is a good place to talk about deliverability as well as market absorption
- Timing will be important given OxCam Spatial Framework, LTCP, and planning reform in midst of process.

**Follow-up required by officers**

None

**Event name: Cambridge East Community Forum**

**Event date and time**

6-8pm, 10 November 2021

**Event location**

Zoom [Cambridge East Community Forum - Cambridge City Council](#)

**Event organiser**

South Cambridgeshire District Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Caroline Hunt, Strategy & Economy Manager

Stuart Morris, Principal Policy Planner

**Number of attendees**

56

**Issues discussed**

Officers made a presentation regarding the First Proposals Local Plan including a focus on proposals in and around Cambridge East, and the transport implications of these.

Issues raised by attendees included:

- Suggested there is a need to identify sites close to A14/M11 for a freight interchange to enable small packages to be transferred to cycling/e-cycle-based local distribution services.
- Questioned what is being done as part of the Local Plan to ensure that community infrastructure is improved to meet the increased need of the new homes.
- Concern that the North East Cambridge site near Cambridge North Station will attract a lot of out of in-commuting from outside Greater Cambridge, and about in and out-commuting more generally.



- Concern about traffic on Coldham's Lane arising from previously and currently proposed development.
- In relation to water supply, questioned whether there is a critical date by which the expanded water supply has to be in programme before the Local Plan would need to be revised and possibly reduce growth targets, and whether this issue also applied to electrical power. Queried whether the water companies accept the conclusions of the Local Plan water supply evidence, and whether the Anglian Water Cambridge Waste Water Treatment Plant proposed relocation site is ambitious enough in terms of infrastructure growth given all the housing planned.
- Questioned, given the proximity of East Cambridge to A14, what consideration is being given to regional facilities.
- Questioned what consideration the Councils have given to light rail connections to surrounding towns outside the county.
- Questioned what section of the Plan addresses broadband provision.
- Concern that the distribution of sites focuses in an unbalanced way on the north and east of Cambridge.
- Questioned whether the Councils have any powers to control the number of dwellings purchased by any individual 'body' who might then rent them out, or hold them as an investment.
- Concern that sustainable development at North East Cambridge is reliant upon the relocation of the Cambridge Waste Water Treatment Plant to the Green Belt, which is not desirable.

**Follow-up required by officers**

None

**Event name: Webinar 2: Jobs and Homes****Event date and time**

12-1pm, 10 November 2021

**Event location**

Zoom [Webinar video](#), [slides from the webinar](#) and the [webinar Q&A](#).

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Stephen Kelly, Joint Director of Planning and Economic Development

Paul Frainer, Assistant Director Strategy & Economy

Caroline Hunt, Strategy & Economy Manager

Jonathan Dixon, Planning Policy Manager

Stuart Morris, Principal Policy Planner

(Matt Kinghan, Icen Projects – consultant responsible for relevant evidence bases)

**Number of attendees**

45

**Issues discussed**

The webinar included presentation sections regarding the jobs and homes numbers included in the First Proposals and the evidence bases that informed these. Two interactive Mentimeter sessions were included allowing attendees to share their brief views on jobs and homes numbers.

A range of questions were asked, and were responded to within the webinar, regarding:

- The data on which jobs and homes evidence was based
- Whether the plan takes into account the needs of specific sectors
- The impact of COVID-19 on people's working and travel patterns
- The balance of jobs and homes being planned for

- Whether it was possible to limit the amount of employment land available, so that jobs are diverted to other areas (levelling up)
- The approach taken to planning for a buffer of housing over and above the identified 'need' for homes
- Relationship of housing numbers with OxCam aspirations
- The existing employment land supply
- Unemployment and entry level requirements, in relation to providing jobs for local residents
- The impact of water supply constraints and associated environmental impacts on the proposed jobs and homes numbers

### **Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Webinar 3: Sites and strategy**

**Event date and time**

12-1pm, 10 November 2021

**Event location**

Zoom [Webinar video](#), [slides from the webinar](#) and the [webinar Q&A](#).

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Paul Frainer, Assistant Director Strategy & Economy

Caroline Hunt, Strategy & Economy Manager

Hana Loftus, Communications lead

Stuart Morris, Principal Policy Planner

**Number of attendees**

45

**Issues discussed**

The webinar included presentation sections regarding how the strategy was developed, the resulting overarching strategy, and the sites supporting this. Two interactive Mentimeter sessions were included allowing attendees to share their brief views on the strategy.

A range of questions were asked, and were responded to within the webinar, regarding:

- The approach taken to identifying the sites included within the strategy
- The location of proposed development sites in relation to flooding and infrastructure
- Provision of water and its impact on the chalk aquifer
- Provision of transport infrastructure

- Transport infrastructure capacity, commuting patterns
- The impact of COVID-19 on people's working and travel patterns
- The impact of new development on existing communities
- The need for affordable housing
- Specific locations, including Cambridge Biomedical Campus and Cambourne
- planned levels of development, water supply and responses to comments made through previous consultations.

Webinar recorded and available on Greater Cambridge Shared Planning website.

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Clay Farm drop-in session****Event date and time**

4-7pm, Thursday 11 November 2021

**Event location**

Clay Farm Centre, Trumpington (public space in the library)

**Event organiser**

Greater Cambridge Planning Service officers:

**Council members/officers in attendance**

Hana Loftus (Communications lead)

Johanna Davies (Principal Policy Planner)

Mark Deas (Senior Policy Planner)

Julia Briggs (Planning Officer)

Cambridge City Cllrs Hauk and Lee, and County Cllr Slatter dropped in for part of the session

**Number of attendees**

Approx. 25-30

Mix of parents with children visiting library and (generally older) people specifically visiting to attend the public consultation

**Issues discussed**

Shops and services

- Commercial rents too high and are discouraging local businesses – there are still empty units
- Need more flexibility - both in terms of physical space (need to be able to merge units to create larger premises) and uses (support for positive approach to meanwhile uses)
- Is there a need for pub in Clay Farm?

- Need more nursery (childcare) facilities – difficult to get kids into childcare as they are all full
- Residents generally very positive about living in Trumpington/Gt Kneighton – praising the amount of community facilities, the quality of the spaces, neighbourhood feel, safety etc.

#### Cambridge Biomedical Campus

- Should finish uncompleted parts of existing masterplan before being allocated more land
- Too big – no case for further agglomeration
- Can't CBC develop satellite sites e.g. in city centre or on other brownfield sites rather than expanding where it is?
- Why do private companies get to locate on CBC – can't they be elsewhere?
- Re 'levelling up' agenda why aren't these companies encouraged to set up campuses in other parts of the country

#### Brownfield/site strategy

- Should always develop brownfield land first
- Was support for developing at high densities to limit greenfield land take
- Support for using some greenbelt areas where they are not 'useful' or particularly accessible/beautiful but not the 'beautiful' bits.
- There was support for the greenbelt CBC site at least to the point where people did feel it was the less 'beautiful' part if you had to choose, apart from some people whose amenity/view was going to be directly affected.

#### Play areas

- More play areas/ space, especially for older children. Should look at examples of good practice from abroad such as Sweden and Netherlands

#### Transport

- More support for cycling. There was support for local initiatives and the more strategic concept of a cycleway from Cambridge to Oxford
- Again, we should look to Europe for examples of good practice
- Parking is an issue around Clay Farm/ Trumpington. No parking enforcement in place as roads not adopted. However, there will be issues when enforcement commences. Parking spaces heavily limited but there are not suitable alternative travelling options. For example, how will 'white van' tradesmen be able to operate in these areas? Need to look at car clubs

- Concern about Cambridge South station and EWR eating into countryside and the Country Park
- Concern about lack of direct bus from Clay Farm area to Cambridge Station (bus goes via CBC and therefore takes a long time) plus lack of bus stops meaning bus stops get very crowded.
- Concern about cycling to station due to cycle theft at the Cycle Point facility
- Support for Cambridge South station in principle but concerns about the design and land take

#### Affordable housing

- Affordable housing is not affordable in Cambridge!
- Need more development in south Cambridge where houses will be more affordable than in the city/fringes.
- Some residents were talking about how it was difficult to buy property in Trumpington/Gt Kneighton if they needed a bigger house (e.g. family growing) as it was unaffordable, they were looking to e.g. Marleigh for a slightly more affordable offer but with a similar level of community facilities and neighbourhood feel.

#### Residential development next to Ninewells

- Don't want more housing on greenbelt land
- With new south station proposal development out of the city will be sustainable and more affordable.

#### Community gardens and allotments

- The lack of private gardens means that communal open space is very important
- Allotments are more useful than community gardens as it is easier to manage them. Residents get more direct benefits and it is clearer who is responsible for maintaining them
- There is good practice from Trumpington that could be applied to other strategic sites

#### Water/related issues

- Concern about chalk streams etc – mention of Fergal Sharkey and his campaign
- Concern about flash flooding and building on water meadows



**Follow-up required by officers**

Photos sent to Cllrs Slatter and Hauk (with permission of resident in the photo) - completed

**Event name: Melbourn Hub drop-in session**

**Event date and time**

10-1pm, Saturday 13 November 2021

**Event location**

Melbourn Hub (marquee outside)

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner), Julia Briggs (Planning Officer), Jon Dixon (Planning Policy Manager)

South Cambridgeshire Cllrs Hales, Hart and Roberts dropped in for part of the session

**Number of attendees**

Approx. 50-60

**Issues discussed**

There were a mixed range of issues and views expressed.

The Moor:

A number of attendees visited to specifically comment on the proposed allocation at The Moor, largely to express opposition.

The main concern was access/ traffic, in particular congestion on the street at the start and end of the school day and the width of the road.

There was also concern about the impact on the environment and biodiversity. It was commented that the site is one of the last remaining green spaces along the road and that there has also recently been another development along the road. It was

noted that this field breaks up the edge of the village, which adds to the semi-rural character of the area.

Residents visit horses on the field, there is a value to the community.

More general comments were made about the impact on already overloaded services such as schools and GP's

It was argued that the scheme could be a 'trojan horse' leading to further development on the large field to the rear of the site

#### Over-development of Melbourn:

- There was criticism both from those opposed to The Moor allocation and the larger allocation adjacent to the science park that the overall proposals amounted to over-development of Melbourn
- It was argued that further development would place unacceptable strains on infrastructure (including water, traffic, schools and health facilities)
- Previous development (including the New Road 'five year land supply' site) has been detrimental to the rural character of the village
- There was disagreement that Melbourn is a sustainable location for further development

#### Housing:

- Although those opposed to the proposed allocations did not want to see further growth there was a recognition by others of the housing challenges faced in the area, particularly younger and lower income households who could not afford local prices
- Some attendees felt that the proposals were 'about right'.

#### Overall Strategy:

- There was some support for the overall approach to development, focusing on brownfield sites and accessible locations.
- Need to address transport issues, and deliver public transport improvements.
- Acknowledgement of housing needs by some, and also concern about levels of development by others.

#### Consultation

- There was scepticism by some who suggested that the consultation was a 'done deal'.

**Follow-up required by officers**

None.

**Event name: North West and West Cambridge Community Forum**

**Event date and time**

6-7.30pm, 17 November 2021

**Event location**

Zoom - [North West and West Community Forum - Cambridge City Council](#)

**Event organiser**

Cambridge City Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:  
Caroline Hunt, Strategy & Economy Manager

**Number of attendees**

46

**Issues discussed**

- Do you have plans for enough water to serve the proposed development?
- Where does the number of 49,000 new homes to be built come from?
- How will affordability be defined, will it be by ratio to income or to private rent, will they actually be affordable to key workers?
- How will the really limited space in the city centre cope with increased numbers of people that will be using the city centre?
- Given growth of jobs since last local plan generated by local activities what does the local plan say about attracting jobs from other parts of the UK?
- As we bring in more local residents are there plans to help deal with tourists?

**Follow-up required by officers**

None

**Event name: Gypsy & Traveller focused drop in event**

**Event date and time**

17 November 2021

**Event location**

Cottenham

**Event organiser**

South Cambridgeshire District Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner)

Stevie Kuch (G&T Liaison Officer)

**Number of attendees**

There were about 10 attendees to the general drop in event.

**Issues discussed**

These points are based on a discussion with two people from the G&T community who live in Fenland. (One has experience of working with the G&T community across Cambridgeshire)

- The G&T community faces significant discrimination both generally and within housing related issues
- Delivery organisations can identify traveller homes from their address and refuse to make deliveries to them. (This was particularly problematic during Covid related lockdowns)
- It was suggested that this is through the type of planning permission granted and Local Planning Authorities should therefore amend their planning permissions to counter 'red -lining'.

- Restriction on G&T planning permissions can make it difficult to get a mortgage as the financial institution may not be able to recover the full value of their loan.
- Most of the G&T community would prefer to buy their own site/ property rather than rent privately or from a local authority.
- Whilst they do not want to live on large sites they generally want to be near other G&T sites to be close to friends and family. This supports expanding existing sites.
- There is much less seasonal work about which means many of the G&T community won't meet the PPTS definition.
- Self and custom build plots could potentially provide scope for the G&T population. However, cost is likely to be an issue.

In terms of the Local Plan, one traveller discussed the plan and took some leaflets to give to her neighbours.

**Follow-up required by officers**

None

## **Event name: Webinar 4: Climate Change and Water**

### **Event date and time**

5 – 6 pm, 17 November 2021

### **Event location**

Zoom [Webinar video](#), [slides from the webinar](#) and the [webinar Q&A](#).

### **Event organiser**

Greater Cambridge Shared Planning

### **Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Paul Frainer, Assistant Director Strategy & Economy

Jonathan Dixon, Planning Policy Manager

Nancy Kimberley, Principal Policy Planner

Emma Davies, Principal Sustainability Officer

(Anna Makenzie - Etude, Marina Goodyear – Bioregional,

Elliot Gill - Stantec – consultants responsible for relevant evidence bases)

### **Number of attendees**

25

### **Issues discussed**

The webinar included presentation sections regarding the climate change, net zero carbon building standards, and water supply issues. Two interactive Mentimeter sessions were included allowing attendees to share their views.

A range of questions were asked, and were responded to within the webinar, regarding:

- Application of net zero carbon standards;
- Retrofitting of buildings;



- Levels of development;
- Approaches to water efficiency, including water neutrality.

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: North Area Committee****Event date and time**

6.30-9.30pm, 18 November 2021

**Event location**

Zoom - [Agenda for North Area Committee on Thursday, 18th November, 2021, 6.30 pm - Cambridge Council](#)

**Event organiser**

Cambridge City Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers: Caroline Hunt, Strategy & Economy Manager

Terry de Sousa, Principal Planning Policy Officer

North Area Committee Members

**Number of attendees**

Approximately 20 people in attendance.

**Issues discussed**

The committee included a number of agenda items. The Local Plan agenda item included a presentation by officers of the First Proposals and how to comment, including a focus on proposals in and around North Cambridge.

Public questions raised in writing and answered in the meeting were:

- with a drop in birth rate, migration and young people not being able to get mortgages as rates rise – who will buy these houses?
- Is there not a need to address the fact that people who were born in Cambridge cannot afford to live in the town they grew up in – should these not be the immediate focus?
- How can you define and guarantee affordable housing?

- With businesses choosing to incorporate more working from home, it makes sense that less office spaces will be needed. Is this shift being built into the plan through future proofing?

**Follow-up required by officers**

None

**Event name: Cambourne Hub drop-in****Event date and time**

4-7.30pm, 18 November 2021

**Event location**

Cambourne Hub

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner), Johanna Davies (Principal Policy Planner),  
Charlotte Morgan-Shelbourne (Admin Officer)

South Cambridgeshire Cllr Hawkins dropped in for a few minutes on way to another meeting

**Number of attendees**

Approx. 5 in room and 11 engaged outside

**Issues discussed**

One person thought that people in Cambourne were largely accepting of new development. Cambourne Town Council had been very successful in securing new facilities through s106 agreements and hence residents saw the benefits of new development. (They had also moved to a new settlement and therefore were perhaps implicitly more accepting of change) Interestingly, the few attendees we did get were from neighbouring villages.

Attendees were generally interested in finding out more about the proposals rather than coming with any specific points they wanted to make.

**Follow-up required by officers**

None

**Event name: Abbey People coffee morning, Barnwell Hub**

**Event date and time**

10-1pm, 13 November 2021

**Event location**

Barnwell Hub (inside and outside)

**Event organiser**

Abbey People

**Council members/officers in attendance**

Greater Cambridge Planning Service officers: Mark Deas (Senior Policy Planner), Leonie Walker (Urban Designer)

**Number of attendees**

4 members of public plus 2 members of staff from Abbey People  
Footfall was very low. A few people visited the pharmacy but there was little other passing custom.

**Issues discussed**

Despite the low numbers, discussions were prolonged and hence a wide range of issues were covered.

Affordable housing

- There was support for a significant proportion of any new development being affordable housing. The unaffordability of local prices was highlighted.

Quality of housing

- Much of the local housing stock is old and inefficient. This makes it expensive to heat and causes fuel poverty.
- Is there scope for district heating or other community led heating opportunities?

Social enterprise and community facilities

- New development should include new community facilities (e.g. better provision for existing hub) and opportunities for social enterprise.

- There needs to be more provision aimed at young people.
- Infrastructure
- Do the new developments include improvements to existing infrastructure?  
Two mothers with children at primary school were particularly concerned about the lack of a local secondary school.
- The phasing of infrastructure provision is important to ensure it is delivered when needed.
- There was also support for the idea of meanwhile uses to maximise the use of buildings during long term development proposals.

#### Cambridge United FC

- There was concern about any potential re-development of the Abbey stadium and re-location of Cambridge United FC. CUFC are seen as an important benefactor to the local community with lots of local initiatives. If they moved away this could have a significant negative local impact.

#### Waste water treatment works

- One attendee strongly objected to the re-location of the WWTC to a green field site accommodate more housing.

#### **Follow-up required by officers**

None

**Event name: Barnwell Hub drop-in****Event date and time**

11am - 1pm, 20 November 2021

**Event location**

Barnwell Hub

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Hana Loftus (Communications lead)

Nancy Kimberley (Principal Policy Planner)

Bruce Waller (Principal Policy Planner)

**Number of attendees**

25

**Issues discussed**

- Need for more council housing raised by most people
- Affordable housing is not actually affordable
- System for housing allocations doesn't work to address those most in need
- Overcrowding a problem – several generations living together in crowded accommodation because younger generations can't afford somewhere of their own
- Airport is 'wasted land' and fine to develop
- More school places needed
- One person spoke out against the CWWTP relocation until they understood it was not south of the A14 at which point they changed their mind and were fine with it
- Support for climate change agenda in the plan

- Abbey stadium relocation was raised – person was supportive of it moving, the stadium creates traffic and parking issues locally (this was raised by some other people too)
- Concern about water pressure in tall buildings – that current water pressure is not adequate in some council homes
- Desire for open spaces to be useable – dislike of the ‘no ball games’ approach to open spaces in the area’s estates
- Consultation fatigue – sense that their views were ignored

**Follow-up required by officers**

None.



**Event name: Parish Forum - Area 1**

**Event date and time**

4.30-6pm, 22 November 2021

**Event location**

Zoom

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Jonathan Dixon, Planning Policy Manager

Hana Loftus, Communications Lead

Stuart Morris, Principal Policy Planner

South Cambridgeshire Cllr Tumi Hawkins, Lead Member for Planning

**Number of attendees**

24

**Issues discussed**

The webinar included a presentation of the First Proposals and how to comment.

A range of questions were asked, and were responded to within the webinar, regarding:

- How to comment
- The length of the consultation
- The connection of the First Proposals consultation to other consultations such as OxCam Arc and Greater Cambridge Partnership travel schemes
- The Green Infrastructure Opportunity Mapping evidence base and call for green space sites

- Development site submissions
- Demand on electricity infrastructure and proposals for renewable energy
- Housing numbers
- The definition of new settlements in the First Proposals
- The relationship of the Thakeham new settlement proposal with the First Proposals plans
- The approach taken to site identification in relation to existing and future transport
- The proposal to only provide electric connections for homes, noting the future potential of hydrogen fuel connection
- Challenge of the plan relying on uncertain delivery of East West Rail
- Affordable housing definition and challenges
- Employment land provision in relation to need, and the different types of employment land
- Transport impacts on local roads

#### **Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Webinar 5: Biodiversity and green spaces**

**Event date and time**

12-1pm, 24 November 2021

**Event location**

Zoom [Webinar video](#), slides from the webinar and the [webinar Q&A](#).

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Paul Frainer, Assistant Director Strategy & Economy

Jonathan Dixon, Planning Policy Manager

John Cornell, Team Leader – Natural Environment Team Leader

Bruce Waller, Principal Policy Planner

Stuart Morris, Principal Policy Planner

Diana Manson, LUC (Consultant responsible for green infrastructure evidence base)

**Number of attendees**

29

**Issues discussed**

The webinar included presentation sections regarding the biodiversity and green spaces proposals included in the First Proposals and the evidence bases that informed these. Two interactive Mentimeter sessions were included allowing attendees to share their brief views on biodiversity and green spaces issues.

A range of questions and issues were asked, and were responded to within the webinar, regarding:

- The need for draft plan biodiversity policy to include provision for nest and bat boxes

- The relationship of the proposed green infrastructure initiatives with the proposed Green Belt policy
- The need to prioritise onsite biodiversity net gain
- Maintenance and funding of green spaces
- Relationship of green infrastructure proposals with Future Parks project
- Relationship of green spaces policies with water abstraction challenges
- Noting that the first priority should be to protect existing sites from the adverse effects of development, alongside biodiversity net gain
- Whether the green infrastructure initiatives were too focused on biodiversity such that they did not sufficiently address the full range of potential benefits

**Follow-up required by officers**

None

**Event name: A428 Cluster Meeting****Event date and time**

6-8pm, 24 November 2021

**Event location**

Zoom

**Event organiser**

South Cambridgeshire District Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Stephen Kelly, Joint Director of Planning and Economic Development

Caroline Hunt, Strategy & Economy Manager

South Cambridgeshire Cllr Tumi Hawkins, Lead Member for Planning

**Number of attendees**

23

**Issues discussed**

Officers made a presentation regarding the First Proposals Local Plan including a focus on proposals in and around the A428 in the parishes of Bourn, Boxworth, Caldecote, Cambourne, Caxton, Elsworth, Eltisley, Hardwick, Knapwell and Papworth.

Issues raised by attendees included:

- If East West Rail does not go ahead would Cambourne be removed from the Local Plan?
- If the 1,950 dwellings is based on build rate assumptions by 2041, does that mean that there could be more development in total?

**Follow-up required by officers**

None

**Event name: Gypsy & Traveller focused drop in**

**Event date and time**

24 November 2021

**Event location**

Cottenham

**Event organiser**

South Cambridgeshire District Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner)

Stevie Kuch, G&T Liaison Officer

**Number of attendees**

Part drop in event with various staff from the county council. Numbers of attendees apparently vary considerably. On 24/11/21 there were no attendees. Staff suggested this was due to people being encouraged to make an appointment before attending and a couple of key staff being absent.

**Issues discussed**

N/A

**Follow-up required by officers**

None

**Event name: Gypsy & Traveller focused drop in**

**Event date and time**

11-12pm, 25 November 2021

**Event location**

Milton

**Event organiser**

Stevie Kuch, G&T Liaison Officer, SCDC

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner)

Stevie Kuch, G&T Liaison Officer

**Number of attendees**

1

**Issues discussed**

The discussion focused on potential new G&T sites.

- It was considered there was very little scope for expending existing SCDC sites as they both have 16 pitches which is considered to be a good size in terms of management.
- A couple of redundant old sites were mentioned:
  - Metal Hill, Meldreth – this is owned by the parish council who do not want to see the site developed as a G&T site again
  - Meadow Road, Willingham

**Follow-up required by officers**

None.



**Event name: Webinar 6: North East Cambridge – the Local Plan and the Area Action Plan**

**Event date and time**

12-1pm, 25 November 2021

**Event location**

Zoom [Webinar video](#), slides from the webinar and [the webinar Q&A](#).

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Stephen Kelly, Joint Director of Planning and Economic Development

Paul Frainer, Assistant Director Strategy & Economy

Caroline Hunt, Strategy & Economy Manager

**Number of attendees**

33

**Issues discussed**

- Stage of the AAP process
- Explaining the distinct process between the AAP, Local Plan and the Waste Water treatment Plant DCO
- NEC spatial strategy
- What has changed since we last consulted
- Water supply
- Fen road crossing
- Key benefits and opportunities for the new city district

**Follow-up required by officers**

A number of follow up questions were added to Q&A, which were followed up in writing

**Event name: Arbury Community Centre drop-in****Event date and time**

3-7pm, 25 November 2021

**Event location**

Arbury Community Centre

**Event organiser**

Greater Cambridge Shared Planning

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner), Nancy Kimberley (Principal Policy Planner),  
Bruce Waller (Principal Policy Planner)

**Number of attendees**

4 people attended the exhibition specifically. Also engaged with people attending other events in the community centre and handed out some leaflets (footfall was very low).

**Issues discussed**

Issues highlighted included that there had been some issues with Gypsies and Travellers staying on unauthorised sites adjacent to the centre. The local centre (Arbury Court) was well used with high occupancy rates. (The community centre was also very well used with 70 community groups booking space)

There was interest in how the Local Plan would deal with a range of issues including parking, trees and Gypsy & Traveller site provision. They also commented on the North East Cambridge Area Action Plan and were happy that the Councils had listened following a previous consultation and made changes with regards to increasing the amount of open space and reducing building heights. They also had

positive comments about the webinars that had been held for the Local Plan First Proposals.

One attendee was interested in how the housing numbers had been calculated and the relationship with the OxCam Arc. There was also discussion about how promoting high growth in this area did not tie up with the Government's proposals to 'level up' the country.

One attendee discussed broader issues around the overall level of growth proposed and was concerned about the transport impacts of the level of housing proposed and whether these had been modelled.

**Follow-up required by officers**

None

**Event name: Cambridge City Council West Central Area Committee**

**Event date and time**

7-8.30pm, 25 November 2021

**Event location**

Online

**Event organiser**

Cambridge City Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Jonathan Dixon, Planning Policy Manager

Jenny Nuttycombe, Principal Policy Planner

West Central Area Committee members

**Number of attendees**

20

**Issues discussed**

The committee included a number of agenda items. The Local Plan agenda item included a presentation of the First Proposals and how to comment.

Public questions raised issues regarding cultural infrastructure provision, in particular in relation to concert halls.

**Follow-up required by officers**

None

**Event name: Parish Forum Areas 2 and 3**

**Event date and time**

4.30-6pm, Thursday 25 November 2021

**Event location**

Zoom

**Event organiser**

Greater Cambridge Shared Planning

**Council members/ officers in attendance**

Greater Cambridge Planning Service officers:  
Caroline Hunt, Strategy and Economy Manager

South Cambridgeshire Cllr Tumi Hawkins, Lead Member for Planning

**Number of attendees**

24

**Issues discussed**

The webinar included a presentation of the First Proposals and how to comment.

A range of questions were asked, and were responded to within the webinar, regarding:

- The approach taken to the 10% buffer applied on top of the objectively assessed need for housing
- Strategic Green Infrastructure Initiative 8: Western Gateway GI Corridors
- Energy supply, including electricity infrastructure and energy policy requirements
- S/RRP/L East of bypass Longstanton, policy area
- The policy approach to Gypsy and Traveller sites

**Follow-up required by officers**

The above questions were added to Q&A and were also followed up in writing.

**Event name: Great Shelford drop-in****Event date and time**

9-12pm, 27 November 2021

**Event location**

Great Shelford farmer's market (Memorial Hall) and the adjacent Scout Hall  
We ran a stand in the farmer's market with one officer fielding questions and signposting those interested to the adjacent scout hall where other officers and councillors set up a small exhibition area

**Event organiser**

Greater Cambridge Shared Planning Service

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Mark Deas (Senior Policy Planner), Stuart Morris (Principal Policy Planner) and Julia Briggs (Planning Officer)

South Cambridgeshire Cllrs Peter Fane and Nick Sample

**Number of attendees**

About 30-40 although difficult to be precise as some people will have visited both halls

**Issues discussed**

Hinton Way/Mingle Lane

A number of people felt that this site was unsuitable for housing:

- It's in the green belt
- Concern that allocating this site would provide a precedent for further in this location, reducing gaps between Gt Shelford and Stapleford
- Concern that more housing will be included on site if additional access provided
- Access would be better on Mingle Lane? Access from Hinton Way will add pressure on the level crossing. Also, need to take account of potential future development of Waverley Park opposite proposed Hinton Way access

Cambridge Biomedical Campus

- Concern that CBC is encroaching too far towards Great Shelford

Sites near Shelford Rugby Club

- There was support for the plan not proposing further development sites near to Shelford Rugby Club

Overall impact of development on Great Shelford

- Gt Shelford does not have the infrastructure to cope with further development – GP's, schools, shops
- Congestion will increase
- There will be detrimental impacts on the character and appearance of the village

#### Green Belt

- There is opposition to development in the Green Belt in principle

#### Level of growth proposed in the plan

- The plan should be targeting the minimum level of development it can, i.e. Government housing figure
- Some distrust of the local housing evidence.

#### Relationship between housing and employment

- There was scepticism that new housing would be occupied by local people. Could lead to an increase in London commuting. Therefore, spatial strategy of locating housing in rural Southern cluster close to employment centres not sound
- However, there was support for the concept of key worker housing

#### Employment trends

- Are the projected employment growth levels still likely to occur post Coronavirus?
- Will we still need projected level of employment space or will different work patterns limit this demand?

#### General

- Concern about pressure on water supply/infrastructure and the effect of growth on the natural environment.

#### **Follow-up required by officers**

Officers provided email follow-ups sharing with specific residents and local members information regarding:

- The Statement of Consultation
- Site assessments in the Housing and Economic Land Availability Assessment



**Event name: Cambridge City Council South Area Committee**

**Event date and time**

7-8.30pm, 29 November 2021

**Event location**

Online

**Event organiser**

Cambridge City Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Jonathan Dixon, Planning Policy Manager

Stuart Morris, Principal Policy Planner

South Area Committee members

**Number of attendees**

15

**Issues discussed**

The committee included a number of agenda items. The Local Plan agenda item included a presentation of the First Proposals and how to comment.

A range of questions and comments were made, which were responded to within the committee, regarding:

- Coldham's Lane and transport impacts
- Learning from previous plans, including residents' satisfaction regarding quality of life
- Cambridge Biomedical Campus proposed allocation, including impacts on agricultural land, landscape, Green Belt and employment land supply.
- Transport impacts at Land North of Cherry Hinton

- Whether the plan will support jobs and homes for local people
- Water supply
- The approach to consultation
- Opportunity to use evidence from new developments in the south of Cambridge, such as energy and water use
- Noting that new development in the south of Cambridge is still ongoing and can be learnt from
- Flexibility of non-residential uses
- The affordable housing register
- The need for local business space to meet community needs
- The potential for leisure facilities to be provided at the Cambridge Airport site
- Cambridge Great Park proposal

**Follow-up required by officers**

None

**Event name: Milton youth club****Event date and time**

30 November 2021

**Event location**

Milton youth club, The Sycamores

**Event organiser**

Connections Bus Project

**Council members/officers in attendance**

Greater Cambridge Planning Service officers:

Hana Loftus (Communications Lead)

**Number of attendees**

6 young people (13-16), 3 adult youth workers

**Issues discussed**

What the young people wanted to see in/around Milton:

- Go karting, paintballing i.e. energetic outdoor activities, not just 'going for a walk' – something to think about re. Milton Country Park etc?
- Swimming pool
- 'cool stuff like a dinosaur museum' – when we drilled into this, it was about things that are unique and memorable
- Some desire for landmark buildings including a skyscraper – the group certainly wanted to see things that were new, modern, different, put them on the map
- Affordable shopping options – wanting a choice of shops, not just Tesco

Generally the young people were positive about living in Milton. Had complaint about the management of the recreation ground – why were the football goals taken away in the summer when they still wanted to play football.

Discussion about living without a car:

- Some young people felt a car was totally unnecessary for life in Milton – they bike and take the bus all the time
- Others had concerns about e.g. getting to hospital in an emergency, visiting family outside the area
- Comment that the Jane Coston bridge is really windswept and doesn't feel safe
- Adult youth workers more sceptical about life without the private car – e.g. accessing employment.

Quality of design and build was talked about – young people wanted modern looking buildings that were 'different'. One of the adult youth workers lived in Orchard Park and felt the quality of build there was not high at all.

**Follow-up required by officers**

None.

**Event name: Gypsy & Traveller focused drop in**

**Event date and time**

11-12pm, 2 December 2021

**Event location**

Whaddon

**Event organiser**

South Cambridgeshire District Council

**Council members/officers in attendance**

Greater Cambridge Planning Service officers: Mark Deas (Senior Policy Planner)

Stevie Kuch, G&T Liaison Officer

**Number of attendees**

2

**Issues discussed**

The discussions focused on potential new G&T sites.

- New sites always seem to be poor locations such as rubbish dumps and sewage works
- Whaddon is a good site and acts as a model of good practice:
  - A good size – 16 pitches
  - Green space in middle of site
  - Close enough to village to provide access to services such as schools and local employment opportunities
  - Well screened
- Prospective tenants should be carefully vetted to avoid future management issues

These points were supported by the discussion with another individual after the drop-in where the following points were made:

- Lovely site, well run, pitches are a perfect size with a nice community feel

- We need more sites in the area as we have family that need housing, 1 or 2 in the district just isn't enough.
- South Cambridgeshire District Council and other services are supportive of GRT community

**Follow-up required by officers**

None.

## **8. Event records for other events facilitated independently by elected members**

**Event name: Caldecote Ward GCLP 1**

### **Event date and time**

15 November 2021, 6PM

### **Event location**

Zoom

### **Event organiser**

South Cambridgeshire Cllr Dr Tumi Hawkins

### **Council members/officers in attendance**

Cllr Dr Tumi Hawkins

### **Number of attendees**

2

### **Issues discussed**

Policy S/RRA/H

The reason given for allocating was not acceptable (lapsed planning) because it was only achieved at appeal, and the reason for that permission no longer exists.

Drainage is still an issue with the site

Effect of EWR if preferred route comes through Highfields

The area in the redline includes Phase 1 which is already being built out, so boundary should be redrawn for phase 2 only

Why is allocation 64 which is 10 less than the Phase 2 number (140 – 66 phase 1).

Policy S/RRA/SNR

Employment land seems out of place at that location

Policy CC/FM

Not much info on how fluvial flooding will be dealt with, especially in areas with clay sub soil

Policy BG/GI

Lack of detail on what those identified corridors mean or will contain, or which sites from the call for sites is associated with them.

### **Follow-up required by officers**

**Event name: Caldecote Ward GCLP 2**

**Event date and time**

2 December 2021, 7PM

**Event location**

Zoom

**Event organiser**

South Cambridgeshire Cllr Tumi Hawkins

**Council members/officers in attendance**

Tumi Hawkins

**Number of attendees**

6

**Issues discussed**

Policy S/RRA/H

Effect of EWR if preferred route comes through Highfields



The area in the redline includes Phase 1 which is already being built out, so boundary should be corrected for what is actually being proposed.

Why is allocation 64 which is 10 less than the Phase 2 number (140 – 66 phase 1).

What would happen if the current planning application for Phase 2 is approved before the new local plan is adopted? Will this site fall out then? Then what happens to the deficit?

Policy S/RRA/SNR

Employment land seems out of place at that location. Why is the employment not confined to Bourn Airfield?

Will there be enough space for the Cambourne to Cambridge busway on it?

Even though it is in Dry Drayton parish, the effect will be on Caldecote. So what benefits will there be for Caldecote from this site to mitigate the impact, especially traffic?

Policy S/DS

Good that Bourn Airfield is not being densified or expanded.

But what about EWR effect if it comes through Highfields – it is going to take out 150+ units off Bourn Airfield. Does that make it unviable? If so, what are the alternatives?

What about Cambourne to Cambridge busway – if EWR or S/RRA/SNR compromise it and cannot be delivered?

Thakeham – how will that affect the overall strategy if it is submitted between now and the local plan being submitted for inspection?

Policy S/SB

How will the new developments built outside the current boundaries be dealt with?

Will boundaries be reviewed or can revisions be submitted by PCs or anyone?

**Follow-up required by officers**

## Appendix A: Number of responses received to each Theme

<b>THEMES</b>	<b>COMMENTS</b>
Climate change	<b>75</b>
CC/NZ: Net zero carbon new buildings	<b>82</b>
CC/WE: Water efficiency in new developments	<b>68</b>
CC/DC: Designing for a changing climate	<b>39</b>
CC/FM: Flooding and integrated water management	<b>48</b>
CC/RE: Renewable energy projects and infrastructure	<b>30</b>
CC/CE: Reducing waste and supporting the circular economy	<b>31</b>
CC/CS: Supporting land-based carbon sequestration	<b>39</b>
Biodiversity and green spaces	<b>69</b>
BG/BG: Biodiversity and geodiversity	<b>85</b>
BG/GI: Green infrastructure	<b>87</b>
BG/TC: Improving Tree Canopy Cover and the Tree Population	<b>43</b>
BG/RC: River Corridors	<b>39</b>
BG/PO: Protecting open spaces	<b>54</b>
BG/EO: Providing and enhancing open spaces	<b>52</b>
Wellbeing and inclusion	<b>43</b>
WS/HD: Creating healthy new developments	<b>43</b>
WS/CF: Community, sports and leisure facilities	<b>32</b>
WS/MU: Meanwhile uses during long term redevelopments	<b>17</b>
WS/IO: Creating inclusive employment and business opportunities through new developments	<b>20</b>
WS/HS: Pollution, health and safety	<b>21</b>
Great places	<b>35</b>
GP/PP: People and place responsive design	<b>40</b>
GP/LC: Protection and enhancement of landscape character	<b>45</b>
GP/GB: Protection and enhancement of the Cambridge green belt	<b>65</b>
GP/QD: Achieving high quality development	<b>46</b>
GP/QP: Establishing high quality landscape and public realm	<b>28</b>
GP/HA: Conservation and enhancement of heritage assets	<b>36</b>
GP/CC: Adapting heritage assets to climate change	<b>14</b>

GP/PH: Protection of public houses	<b>15</b>
Jobs	<b>27</b>
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J/AL: Pro	<b>29</b>
J/PB: Pro	<b>13</b>
J/RW: En	<b>20</b>
J/AW: Aff	<b>16</b>
J/EP: Sup	<b>5</b>
J/RC: Ret	<b>20</b>
J/VA: Visi	<b>14</b>
J/FD: Fac	<b>12</b>
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H/AH: Aff	<b>62</b>
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H/HM: Ho	<b>23</b>
H/HD: Housing density	<b>31</b>
H/GL: Garden land and subdivision of existing plots	<b>19</b>
H/SS: Residential space standards and accessible homes	<b>21</b>
H/SH: Specialist housing and homes for older people	<b>18</b>
H/CB: Self and custom build homes	<b>28</b>
H/BR: Build to rent homes	<b>19</b>
H/MO: Houses in multiple occupation (HMOs)	<b>8</b>
H/SA: Student accommodation	<b>13</b>
H/DC: Dwellings in the countryside	<b>14</b>
H/RM: Residential moorings	<b>2</b>
H/RC: Residential caravan sites	<b>6</b>
H/GT: Gypsy and traveller and travelling showpeople sites	<b>11</b>
H/CH: Community led housing	<b>8</b>
Infrastructure	<b>33</b>
I/ST: Sustainable transport and connectivity	<b>62</b>
I/EV: Parking and electric vehicles	<b>37</b>
I/FD: Freight and delivery consolidation	<b>13</b>
I/SI: Safeguarding important infrastructure	<b>13</b>

I/AD: Aviation development	<b>8</b>
I/EI: Energy infrastructure masterplanning	<b>17</b>
I/ID: Infrastructure and delivery	<b>20</b>
I/DI: Digital infrastructure	<b>22</b>
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How much development and where?	<b>93</b>
S/JH: New jobs and homes	<b>189</b>
S/DS: Development strategy	<b>246</b>
S/SH: Settlement hierarchy	<b>98</b>
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	<b>28</b>
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S/WC: West Cambridge	<b>13</b>
S/AMC: Areas of major change	<b>21</b>
S/OA: Opportunity areas in Cambridge	<b>38</b>
S/LAC: Land allocations in Cambridge	<b>48</b>
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S/CE: Cambridge east	<b>37</b>
S/NWC: North west Cambridge	<b>13</b>
S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)	<b>83</b>
S/EOC: Other existing allocations on the edge of Cambridge	<b>30</b>
New settlements	<b>26</b>
S/CB: Cambourne	<b>49</b>
S/NS: Existing new settlements	<b>31</b>
The rural southern cluster	<b>25</b>
S/GC: Genome Campus, Hinxton	<b>10</b>
S/BRC: Babraham Research Campus	<b>21</b>
S/RSC: Village allocations in the rural southern cluster	<b>120</b>
S/SCP: Policy areas in the rural southern cluster	<b>21</b>
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S/RRA: Allocations in the rest of the rural area	<b>224</b>
S/RRP: Policy areas in the rest of the rural area	<b>23</b>
<b>SUPPORTING DOCUMENTS</b>	
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Habitats Regulation	<b>5</b>

# Appendix B: Published Public Notice

<p><b>VICES</b></p>	<p><b>PUBLIC NOTICES</b></p>	
<p><b>ITER SERVICES</b></p>	<p><b>PUBLIC NOTICES</b></p>	
<p><b>MPUTER BLENES !!!</b> Laptop Repairs s 7 / 10 upgrades covery / Outlook Wireless / Security on Same Day FIX - NO FEE ☎ <b>15 582510</b></p>	<div style="display: flex; justify-content: space-between; align-items: center;">   </div> <p style="text-align: center;"><b>Greater Cambridge Local Plan – First Proposals Public Consultation</b></p> <p style="text-align: center;"><b>Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for their combined districts – which we are referring to as Greater Cambridge.</b></p> <p>The Councils are inviting comments, via public consultation, on the Greater Cambridge Local Plan First Proposals (Regulation 18: Preferred Options 2021). The Councils are also consulting on the accompanying Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment) and Habitats Directive Assessment. This is part of the Regulation 18 Consultation under the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>The consultation documents can be viewed:</p> <ul style="list-style-type: none"> <li>• on the Greater Cambridge Shared Planning Service website <a href="http://www.greatercambridgeplanning.org/localplan">www.greatercambridgeplanning.org/localplan</a></li> <li>• by appointment at Cambridge City Council's Customer Service Centre: Mandela House, 4 Regent Street, Cambridge, CB2 1BY (phone 01223 457000);</li> <li>• by appointment at South Cambridgeshire District Council Reception: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA (phone 01954 713000);</li> <li>• at Cambridge Central Library (7 Lion Yard Cambridge CB2 3DD) and Cambourne Library (Sackville House, Sackville Way, Cambourne, Cambridge CB23 6HD) during normal opening hours.</li> </ul> <p>Hard copies may be obtained at a charge by contacting the Greater Cambridge Shared Planning Service using the contact details below. If you need assistance to view the documents, or wish to discuss the consultation, please contact us using the details below.</p> <p>The Councils are also holding a number of online and in-person events during the consultation period, where planning officers will be available to answer questions. These may be subject to change in light of the ongoing COVID-19 pandemic. Please consult our website for full event details.</p> <p><b>How to make comments</b></p> <p>You are encouraged to comment online – full details are available on our website at <a href="http://www.greatercambridgeplanning.org/localplan">www.greatercambridgeplanning.org/localplan</a></p> <p>If you have difficulty commenting online, please contact the Greater Cambridge Shared Planning Policy Team on 01954 713694 or email us at <a href="mailto:localplan@greatercambridgeplanning.org">localplan@greatercambridgeplanning.org</a></p> <p>Alternatively, you can make comments in writing using response forms available on the Councils' websites or on request. Completed response forms should be emailed to <a href="mailto:localplan@greatercambridgeplanning.org">localplan@greatercambridgeplanning.org</a> or posted to: Greater Cambridge Shared Planning Service, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH</p> <p>Comments can be made on these documents between 9am on Monday 1 November and 5pm on Monday 13 December 2021.</p> <p>All comments received during the consultation period will be published. Please refer to our privacy notice for further details, which can be found on our website.</p> <div style="text-align: center;">  <p><b>GREATER CAMBRIDGE SHARED PLANNING</b></p> </div>	
<p><b>PETS</b></p>	<p><b>CAMBRIDGE TOWN AND COUNTRY THE TOWN AND COUNTRY MANAGEMENT PROCEDURE PUBLICITY UNDER ARTICLE 15 AN ENVIRONMENTAL DEVELOPMENT LIKELY TO BE MAJOR DEVELOPMENT</b></p> <p><b>Cambridge Airport, Newmarket</b> existing runways and the construction works. Ref:21/03224/FUL</p> <p>You may view the information and applications.greatercambridgeplanning.org or email <a href="mailto:PlanningComments@greatercambridgeplanning.org">PlanningComments@greatercambridgeplanning.org</a> on 26th November 2021.</p> <p><b>IMPORTANT: COVID-19</b> Copies of documents associated with applications are unavailable for inspection in person due to COVID-19. Copies of the documents are available on the Greater Cambridge Shared Planning Service website: <a href="https://applications.greatercambridgeplanning.org">https://applications.greatercambridgeplanning.org</a></p> <p>Should you have any difficulties in then please contact the case officer: <a href="mailto:greatercambridgeplanning.org">greatercambridgeplanning.org</a> or 01223 457000</p> <p><b>TOWN AND COUNTRY MANAGEMENT PROCEDURE PUBLICITY UNDER ARTICLE 15 - PLAN/MAJOR DEVELOPMENT/ DEVELOPMENT LIKELY TO BE MAJOR DEVELOPMENT</b></p> <p><b>Romsey Labour Club, Mill Road.</b> Labour Club building with rear extension of 44sqm, serviced apartment, a cafe, gymnasium, community spa, landscaping. Ref:21/04659/FUL</p> <p><b>PLANNING (LISTED BUILDINGS AND/OR LISTED BUILDINGS IN THE CURB OF APPRAISAL)</b></p> <p><b>Roger Ascham Library Depot, Ascham</b> 2 (approved plans) of listed building to entrance including new doors, a new entrance canopy, a new entrance canopy to change the layout of ducting. Ref:21/04416/FUL</p> <p><b>The Seven Stars Public House, 21 High Street, Trumpington.</b> 2 (approved plans) of listed building to entrance including new doors, a new entrance canopy, a new entrance canopy to change the layout of ducting. Ref:21/04416/FUL</p> <p><b>113 High Street, Trumpington.</b> 2 (approved plans) of listed building to entrance including new doors, a new entrance canopy, a new entrance canopy to change the layout of ducting. Ref:21/04416/FUL</p> <p><b>39 River Lane.</b> Rear roof extension single storey rear extension. Ref:21/04659/FUL</p> <p><b>Romsey Labour Club, Mill Road.</b> Labour Club building with rear extension of 44sqm, serviced apartment, a cafe, gymnasium, community spa, landscaping. Ref:21/04659/FUL</p> <p><b>6 - 18 King Street.</b> Submission of 3 (Method of fixing) of listed building Ref:20/03626/CONDA</p> <p><b>University Of Cambridge Library.</b> required by conditions 4 (Fall Rest) (Lantern Lights) and 8 (Re-painting consent) 20/04541/LBC. Ref:20/04541/LBC</p> <p><b>Clare College, Trinity Lane.</b> Subm 7 (Precise Details) of listed building Ref:20/03626/CONDA</p>	
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<p><b>Sony DSC-F52</b> or repair (faulty c/w charger and card. £5. 01223</p>		
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# Greater Cambridge Local Development Scheme



**July 2022**

**Cambridge City Council**

PO Box 700,  
Cambridge, CB1 0JH

**South Cambridgeshire District Council**

South Cambridgeshire Hall, Cambourne  
Business Park, Cambridge, CB23 6EA

This updated Greater Cambridge Local Development Scheme was approved by:

**Cambridge City Council**

The Executive Councillor, Planning and Transport, following debate by the Planning and Transport Scrutiny Committee – 28 June 2022

**South Cambridgeshire District Council**

Cabinet – 11 July 2022

It took effect from XX July 2022.

# Greater Cambridge Local Development Scheme 2022

## Introduction

1. The Planning and Compulsory Purchase Act 2004 (as amended) requires that Local Planning Authorities must prepare and maintain a Local Development Scheme (LDS). This LDS provides information on the development plan documents that the Councils intend to produce to form their planning policy framework and sets out the timetable for their production.
2. The LDS is designed to help the local community and all our partners interested in development and the use of land and buildings in Greater Cambridge to understand what plans the Councils have and intend to produce.
3. Cambridge City Council and South Cambridgeshire District Council (“the Councils”) have committed to work together to prepare a new Local Plan for Greater Cambridge. They have also committed to prepare jointly an Area Action Plan for North East Cambridge.
4. This LDS is therefore prepared and agreed jointly by both Local Planning Authorities. As work has progressed on the two plans being prepared jointly by the Councils, issues and changes in circumstances have arisen that make it necessary to review the plan -making timetable for both plans. This LDS therefore updates and replaces the LDS adopted in 2020.

## What are the current adopted Development Plan Documents?

5. The Councils have prepared a number of Development Plan Documents (DPDs) jointly or in parallel in recent years. The Development Plan for both authorities currently consists of the documents set out below:

### **Cambridge City Council**

- Cambridge Local Plan (October 2018)

### **South Cambridgeshire District Council**

- South Cambridgeshire Local Plan (September 2018)
- The Northstowe Area Action Plan (2007) (excluding Policy NS/3 (1g))
- Cambridge Southern Fringe Area Action Plan (2008)

### **Jointly prepared Area Action Plans**

- Cambridge East Area Action Plan (February 2008) (excluding Policies CE/3 and CE/35)
- North West Cambridge Area Action Plan (October 2009)

### **Documents prepared by Cambridgeshire County Council which apply to the Greater Cambridge area**

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021)

### **Neighbourhood plans**

- Cottenham Neighbourhood Plan (2020)
- Great Abington Former Land Settlement Association Estate Neighbourhood Plan (2019)
- Histon and Impington Neighbourhood Plan (2021)
- Foxton Neighbourhood Plan (2021)
- Waterbeach Neighbourhood Plan (2022)

6. Decisions on planning applications are to be taken in line with the policies of the above development plan documents unless there are significant matters ('material considerations') that indicate otherwise.

## **What new Development Plan Documents are to be prepared?**

### **Context**

7. The plans and timetables addressed in this version of the Local Development Scheme are based on the current plan-making system. The Government published the Levelling Up and Regeneration Bill in May 2022, which proposes changes to the plan-making system. These proposals may have implications for the emerging plans, subject to the provisions of any final Act, including transitional arrangements. The Local Planning Authorities continue to prepare planning policies under the current system whilst monitoring the progress of these proposed changes.
8. The LDS uses seasons in the timetables for plan making. These are using standard definition as used by the Meteorological Office as set out below. Where a key stage falls in Winter of a particular year, it will be followed by brackets saying 'late' for December and 'early' for January to February to avoid confusion about the part of the year involved.

<b>Spring</b>	<b>Summer</b>	<b>Autumn</b>	<b>Winter</b>
March to May	June to August	September to November	December to February

## Greater Cambridge Local Plan

9. The Councils previously committed to start work on a joint Local Plan in 2019 as part of the City Deal agreement with Government established in 2013. The Councils' adopted 2018 Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge and South Cambridgeshire Councils for their combined districts (Greater Cambridge) and they include a timetable for this review, to commence before the end of 2019 and with submission to the Secretary of State for Examination anticipated at that time by the end of summer 2022.
10. The National Planning Policy Framework (NPPF) updated in July 2021 continues to include a strong expectation that Local Planning Authorities will prepare plans that positively seek opportunities to meet the development needs of their area. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for a number of key land uses. These are housing (including affordable housing), employment, retail, leisure and other commercial development, infrastructure for transport and other key utilities, community facilities, and the conservation and enhancement of the natural, built and historic environment including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
11. There has been a clear desire from the Councils and key stakeholders to have an inclusive and engaging plan making process, particularly at the formative stages of the new local plan, when the development strategy and proposed sites are being identified. The Councils have completed a number of formal consultation and informal engagement stages in preparing the Greater Cambridge Local Plan to date that seek to support this approach, including:
  - Summer 2019: stakeholder workshops prior to the formal inception of the plan
  - January to February 2020: Issues and Options public consultation
  - November to December 2020: strategic options evidence publication and stakeholder engagement
  - November to December 2021: First Proposals (Preferred Options) public consultation - this additional stage sought feedback on the emerging preferred approach to be taken by the plan to key strategic issues, and for those views to be considered before detailed policies were drafted.
12. The First Proposals (Preferred Options) for the Greater Cambridge Local Plan, and the substantial suite of evidence that supports it, identified that issues facing the Greater Cambridge area are particularly complex for the new Local Plan, most significantly regarding water resource issues, and the confidence

in delivery of solutions to ensure an adequate supply of water over the new plan period 2020 to 2041 that will not cause unacceptable adverse environmental harm. As such, the Preferred Options were explicitly contingent on there being evidence forthcoming that demonstrates that a sustainable water supply will be available to support the development identified. Water Resources East is due to consult on its draft regional Water Resources Plan for Eastern England to 2050 in autumn 2022; Cambridge Water and Anglian Water will also consult around the same time on their draft 25-year Water Resources Management Plans. The final plans are expected to be published in autumn 2023. Given the significance of these water resource plans in providing evidence to support the Local Plan, the LDS timetable needs revising to account for the anticipated timings of those plans.

13. The development strategy set out in the Preferred Options includes a substantial existing supply of land for homes and jobs to contribute towards meeting needs for the new plan period to 2041. It also identifies a limited number of new strategic sites focused in the most sustainable locations, in order to limit the number of trips that must be made by the private car as a key part of the objective to respond to the climate emergency and support new development that achieves net zero carbon emissions. These are: North East Cambridge, Cambridge East, Cambridge Biomedical Campus and Cambourne. The strategy also includes a limited number of smaller sites, focused on the most sustainable rural locations in Greater Cambridge to provide a flexible range of types and sizes of sites for new jobs and homes.
14. The Preferred Options identifies that key major infrastructure proposals being developed by other organisations are significant in the opportunities they provide for some of the new strategic sites identified to respond to identified needs for jobs and homes. The evidence available in terms of the timing, and certainty over delivery of these major infrastructure projects, is also important in the revised timetable for the new Local Plan. Taking each of these in turn:

#### North East Cambridge and Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO)

15. North East Cambridge has been identified in the evidence supporting the new Local Plan as the most sustainable location for development identified in Greater Cambridge Local Plan First Proposals (Preferred Options), in terms of its location within the urban area, and its excellent existing and proposed sustainable and active travel opportunities, recognising that that location is the biggest factor impacting on carbon emissions.
16. The 2018 adopted Local Plans both include policies supporting the principle of a mixed use, employment-led redevelopment at North East Cambridge, with amount, capacity, viability, timescales and phasing of development to be established via a joint Area Action Plan for the area. Given the unresolved (at the time) position on relocating the CWWTP, the adopted plans did not rely on any development on the North East Cambridge site to meet development needs up to 2031. The planning benefits of regeneration of the wider area around and

including the Cambridge Waste Water Treatment Plant (CWWTP) have long been recognised by the Councils. The efficient and effective development of this strategic brownfield site is nevertheless dependent on the relocation of the CWWTP, both to release the land on which the CWWTP is located and also due to the odour constraints associated with the CWWTP and their impact on potential housing and employment development in the area around the existing plant.

17. The relocation of the CWWTP is now, however, being taken forward via a separate Development Consent Order (DCO) process being undertaken by Anglian Water. This is possible with the benefit of a substantial agreed Housing Infrastructure Fund allocation from government, announced in 2019 and formally awarded in 2020. This will enable the efficient and effective redevelopment of North East Cambridge, and the long recognised planning benefits of redevelopment of the area to be realised. The DCO has now completed its consultation stages and the next stage is submission of the DCO to the Planning Inspectorate for the formal stages of the process, including public examination. The submission is now anticipated to be made in Autumn 2022 rather than Summer 2022 as anticipated at the time of the 2020 LDS.
18. In the knowledge that the efficient and effective redevelopment of the North East Cambridge area can now be realised, through national funding and a viable DCO process to relocate the CWWTP, the Councils have prepared a North East Cambridge Area Action Plan that identifies the area for 8,350 homes (with around 4,000 to be provided in the plan period), 15,000 jobs (some of which would be provided in the plan period) and new physical, social and environmental infrastructure that meets the needs of new and existing residents and workers as well as delivering tangible benefits for surrounding communities. The plan has progressed to an advanced stage. A Proposed Submission (Regulation 19) Area Action Plan was agreed by the Councils in January 2022 as being ready for publication and consultation, to take place upon the DCO for the new CWWTP being approved, given that the AAP is dependent on the relocation of the CWWTP.
19. In parallel with the latest stages of the Area Action Plan, the Greater Cambridge Local Plan has been progressing. As indicated above, the First Proposals (Preferred Options) for the new Local Plan and the evidence supporting it, including the Strategy Topic Paper, Transport evidence and Sustainability Appraisal, have identified North East Cambridge as the most sustainable location for development in Greater Cambridge. The Climate Change evidence confirms that where development is located is the most significant factor in reducing carbon emissions; as set out above North East Cambridge provides significant opportunities to access jobs and services by non-car modes. The emerging Local Plan therefore progresses the strategy and confirms the significant planning merits of the North East Cambridge area established in the policies contained in the 2018 Local Plans. The Area Action Plan process and evidence has defined the development potential of the area, which is reflected in the proposals for the site in the Local Plan Preferred Options. The strategy of the Local Plan, so far as North East Cambridge is

concerned, is also predicated on the relocation of the CWWTP taking place and the vacated site being available for housing development from 2028, such that publication of the Proposed Submission (Regulation 19) version of the Local Plan is dependent upon the DCO approval.

20. The timetable for the CWWTP relocation DCO has been amended since the assumptions underpinning the 2020 LDS, with the outcome of the DCO process now anticipated in Winter (early) 2024 rather than Autumn 2023. Anglian Water is preparing a more detailed design of the proposed facility in the DCO than had originally been intended, which means submission of the DCO is later but will enable quicker delivery of the new plant on completion of the DCO process. Given the Local Plan outcomes are predicated on evidence of the whole site being available for redevelopment following relocation of the CWWTP, the LDS timetable has been amended to account of the revised DCO timetable.
21. The 2020 LDS included two options for the timetable for the GCLP, one that relied on North East Cambridge as part of the strategy for the plan (Option 2) and an alternative option that did not rely on North East Cambridge and could be progressed ahead of a decision on the DCO (Option 1). Given the central role of North East Cambridge identified in the Preferred Options and the supporting evidence, the Councils need to align the Local Plan timetable to follow the outcome of the DCO (an update to the Option 2 timetable).
22. Officers are mindful of the role that the emerging Local Plan and Area Action Plan will play in the Development Consent Order process to relocate the CWWTP, by indicating the substantial planning benefits that relocation of the WWTP will enable. This is acknowledged in the 2020 LDS (paragraph 10). From officers' consideration thus far of the representations received to the Local Plan Preferred Options consultation, it does not appear that any new substantive issues have been raised that the Councils were not aware of in making the decision to agree the Proposed Submission Area Action Plan (Regulation 19) that go to the principle of the planning merits of the site and the soundness of the reliance placed on it to meeting development needs, although there are representations addressing the details of the proposed development, some of which propose further development within the North East Cambridge area. These will be given further consideration as the plan progresses. As such, it is not anticipated that the results of consultation would impact on the LDS timetable for the Local Plan and Area Action Plan, or indeed the role that North East Cambridge can play as a strategic site at the heart of the development strategy, reflecting the evidence supporting the emerging Local Plan that North East Cambridge is the most sustainable location for development in Greater Cambridge. This is subject to a full consideration of the representations as part of the Local Plan process, plus updating of relevant evidence including reviewing and as necessary updating the Sustainability Appraisal. However, at this point, officers take the view that from the review of the representations so far carried out, there is no material risk to progressing the Area Action Plan as set out in the updated LDS, or including North East Cambridge as a key part of the development strategy in



the Local Plan to make an important contribution to meeting development needs, subject to the DCO being approved.

### Cambridge East and Cambridge Airport relocation

23. The Local Plan Preferred Options propose allocating Cambridge Airport for strategic scale development. This reflects the vision for a new sustainable urban quarter to Cambridge originally planned in the joint Cambridge East Area Action Plan 2008, but unable to come forward in the 2018 Local Plans because Marshall advised at that time that the Airport site would not be available for development in the period covered by the adopted plans to 2031. The earlier allocation was therefore converted in the 2018 Local Plans to safeguarded land for future development if the site became available, that could only come forward through a review of the Local Plans. The proposed allocation in the Preferred Options comprises the safeguarded land and reflects advice from Marshall that it intends relocating its aerospace and defence business to a preferred site at Cranfield Airport. Marshall supports the proposed allocation and has advised that it is confident that the proposed allocation can be delivered as envisaged in the First Proposals, noting that it aims to submit a planning application at Cranfield in autumn 2022. This issue has not affected the dates in the revised LDS.

### Cambourne Expansion and East West Rail

24. The Local Plan Preferred Options identifies Cambourne as a broad location for future growth in the 2030's to respond to the opportunity that would be provided by the proposed East West Rail Bedford to Cambridge line that includes a station at Cambourne. Noting the uncertainty about the exact station location and timing of delivery, the First Proposals says that future work would need to be completed to confirm the exact location, scale and type of development. The consultation assumed that 1,950 homes would be delivered here to 2041.

25. The Councils will monitor progress with the EWR project and will need to keep under review implications for any potential uncertainty around EWR on the Preferred Options development strategy as we progress the plan. This issue has not affected the dates in the revised LDS.

### North East Cambridge Area Action Plan

26. The adopted 2018 Local Plans include a policy allocating an area of land on the northern fringe of Cambridge to enable the creation of a revitalised, employment focussed area centred on the new transport interchange created by Cambridge North Station. The policies, covering the area around the Cambridge North Station and east of Milton Road, say that "the amount of development, site capacity, viability, timescales and phasing of development will be established through the preparation of an Area Action Plan (AAP) for

the site”. They also say that “The final boundaries of land that the joint AAP will consider will be determined by the AAP”.

27. The Councils have completed the following consultation and plan-making stages in preparing the North East Cambridge Area Action Plan:

- December 2014 - February 2015: Issues and Options consultation – this asked a series of questions about how best the Councils should plan for development on land to east of Milton Road. At this time the site was known as Cambridge Northern Fringe East.
- February 2019 - March 2019: second Issues and Options consultation - the Councils completed this stage to reflect proposed changes in the site boundary, in particular to include Cambridge Science Park to the west of Milton Road, opening up the area for more comprehensive regeneration. Following consultation on Issues and Options in 2019, the Councils confirmed that the plan would be renamed the North East Cambridge Area Action Plan and that the geographical coverage would be enlarged to include the Cambridge Science Park. A map of the area is included at Appendix 1.
- July – October 2020: Draft Area Action Plan (Regulation 18) consultation
- January 2022: Councils agreed the Proposed Submission AAP for future Regulation 19 publication, having considered representations received to the previous Regulation 18 stage. However, as the proposals contained in the Area Action Plan are predicated on the relocation of the CWWTP taking place, actually carrying out the Regulation 19 publication and consultation will be subject to the successful completion of the DCO process.

28. The Area Action Plan process is now awaiting the conclusion of the DCO process. See also the North East Cambridge sub-section of the Greater Cambridge Local Plan section at paragraphs 15 – 22 above. If the DCO is approved, the Councils would then proceed with the publication of the Proposed Submission Area Action Plan for the making of representations (Regulation 19), subject to a health check to confirm if any updates to the Area Action Plan are required to reflect any material changes in circumstances given the lengthy pause, following which the Area Action Plan would progress to Submission and independent Examination.

### **Revisions to the LDS timetable**

29. As identified in the Greater Cambridge Local Plan and North East Cambridge Area Action Plan sections above, there is a need to revise the 2020 Local Development Scheme timetables to account in particular for changes in circumstances in relation to: evidence to demonstrate an appropriate water supply, change to the timetable of the CWWTP DCO, and allow for appropriate time in the process to deal with the stages following each consultation, noting the complexity of issues and the volume of comments raised by Preferred Options consultation. The changes are as follows:

- a. An additional stage is proposed to bring a report to members in January 2023 to confirm the Preferred Options for the Greater Cambridge Local Plan strategy and sites – this will include consideration of the representations on those issues received to the 2021 Preferred Options consultation, evidence provided by the draft water resource plans, an update to the evidence of needs for jobs and homes, more detailed work on capacity and design principles for the new strategic sites, and an update to other key evidence including the Sustainability Appraisal. This provides the opportunity for the Councils to confirm their preferred options for the strategy and sites before the full draft Greater Cambridge Local Plan is prepared and brought to Members.
- b. Draft Greater Cambridge Local Plan (Regulation 18) consultation will take place in Autumn 2023 (rather than Summer 2022) – this would follow the confirmation of the preferred strategy and sites in January 2023 and will be a full draft plan, and in addition to the strategy and sites, would include all the themes covered in the Preferred Options: climate change, biodiversity & green spaces, wellbeing & social inclusion, great places, homes, jobs and infrastructure. A report will be considered by each Councils decision-making processes in Summer 2023 with public consultation taking place in Autumn 2023.
- c. As both the Greater Cambridge Local Plan and the North East Cambridge Area Action Plan are predicated on the relocation of the CWWTP, the timing of both Proposed Submission plans must be amended to follow the anticipated date of the outcome of the DCO. If the DCO is approved in Winter (early) 2024, rather than Autumn 2023 as informed the 2020 LDS, it is anticipated that the Proposed Submission Greater Cambridge Local Plan and the North East Cambridge Area Action Plan will be published for consultation in Autumn 2024. This allows for undertaking the Member process in Summer 2024, preparing for publication, and avoiding the summer holiday period with consultation starting in Autumn 2024. This would also follow the anticipated publication of the final Water Resources East Plan and the local water companies' Water Resources Management Plans in Autumn 2023, which is key evidence necessary to demonstrate delivery of the plan.
- d. Following the Proposed Submission plan publications and consultations, the formal representations received will be registered and considered. Assuming no new issues are raised in representations that would require material changes to be made, the plans would then be Submitted for Examination in Summer/Autumn 2025. Note: The Councils have already indicated in the 2020 LDS the intention to keep under review whether it is appropriate to merge the North East Cambridge Area Action Plan into the Local Plan at the Proposed Submission stage.
- e. Following submission of the plans, the timing of the remainder of the plan-making processes are in the hands of the Inspectors, including how the examinations for the separate plans would be sequenced. Officers propose to seek discussions with the Planning Inspectorate in due course to explore

a number of key procedural issues relating to the examination of both plans, including this issue. The changes to the national plan making system may also result in changes to the approach, process and timetable.

30. The key stages in the plan making process for both Greater Cambridge Local Plan and the North East Cambridge Area Action Plan are contained in the tables below.

## Development Plan Documents to be produced

Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD
Greater Cambridge Local Plan	Includes the Vision, Objectives and Spatial Development Strategy and policies for Greater Cambridge  Prepared for the whole of the administrative areas covered by Cambridge City Council and South Cambridgeshire District Council	Conformity with the NPPF	Issues and Options (Reg 18)  <b>January 2020</b>  Preferred Option Consultation (Reg 18)  <b>Autumn 2021</b>  Draft Plan Consultation (Reg 18)  <b>Autumn 2023</b>	Proposed Submission Consultation (Reg 19)  <b>Autumn 2024</b>  Note: to follow the outcome of Cambridge WWTP DCO	Submission to Secretary of State for independent Examination (Reg 22)  <b>Summer/ Autumn 2025</b>  Note: subject to the outcome of Cambridge WWTP DCO	Subject to progress of independent Examination

Document title	Subject matter and geographical area	Chain of Conformity	Consultation	Publication of Proposed Submission DPD and public consultation	Submission and Examination of DPD	Adoption and publication of DPD
North East Cambridge Area Action Plan	Vision and planning framework to ensure the coordination of development in the Cambridge Northern Fringe East development site and the Cambridge Science Park (see map at Appendix 1)	Conformity with the NPPF  Compatibility with the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021	Issues and Options 1 (Reg 18)  <b>Winter 2014/2015</b>  Issues and Options 2 (Reg 18)  <b>Spring 2019</b>  Draft Area Action Plan (Reg 18)  <b>Summer 2020</b>	Proposed Submission Consultation (Reg 19)  <b>Autumn 2024</b>  Note: Proposed Submission plan agreed in January 2022 for consultation to follow the outcome of Cambridge WWTP DCO	Submission to Secretary of State for independent Examination (Reg 22)  <b>Summer/ Autumn 2025</b>  Note: subject to the outcome of Cambridge WWTP DCO	Subject to progress of independent Examination

## Neighbourhood Planning

31. Local communities have the power to influence the future of the places they live and work by preparing neighbourhood plans. Neighbourhood plans are led and prepared by the community, not the Council, although the Council has a statutory role to provide advice and support to those producing a plan and at prescribed stages in the plan making process. When a neighbourhood plan has been successful at examination which is carried out by an independent examiner and a local referendum voted in support of the plan, the Council must adopt it as a 'made' neighbourhood plan as part of its development plan framework, and take it into account when it makes decisions on planning applications in the area, alongside other adopted development plan documents.
32. As neighbourhood plans are not prepared by the Council and their timetables are dependent on the progress made by the community, timetables for their preparation are not included in the LDS. However, the section below provides the status of neighbourhood plans in Greater Cambridge as at June 2022.

### Cambridge

33. Within Cambridge City there is one designated neighbourhood area and its associated neighbourhood forum:
- South Newnham – approved in March 2017 – National legislation states that a neighbourhood forum ceases to have effect after 5 years. The South Newnham forum has been in existence for 5 years and has applied to be redesignated. A public consultation on their application ends on 21 June 2022.
34. There is a [neighbourhood planning](#) page on the Cambridge City website.

### South Cambridgeshire

35. There are a total of nineteen designated neighbourhood areas in South Cambridgeshire. This includes those parishes where the neighbourhood plans have been 'made' (adopted), which are also listed separately underneath. In chronological order the designated neighbourhood areas are:
- Linton and Hildersham (designated jointly) – these two parishes have joined together to form a single neighbourhood area that was approved in May 2014
  - Histon and Impington (part of the parish excluded) – this covers the area of the two parishes to the north of the A14 and was approved in September 2014
  - Gamlingay – this covers the parish and was approved in February 2015

- Waterbeach – this covers the parish and was approved in August 2015
- Cottenham - this covers the parish and was approved in November 2015
- Foxton - this covers the parish and was approved in November 2015.
- West Wickham - this covers the parish and was approved in November 2015
- Melbourn – this covers the parish and was approved in May 2016
- Whittlesford – this covers the parish and was approved in August 2016
- Great Abington Former Land Settlement Association Estate – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington and was approved in September 2016
- Stapleford and Great Shelford – these two parishes have joined together to form a single neighbourhood area that was approved in November 2016
- Swavesey – this covers the parish and was approved in November 2016
- Thriplow – this covers the parish and was approved in August 2017
- Bassingbourn-cum-Kneesworth – this covers the parish and was approved in December 2017
- Pampisford – this covers the parish and was approved in March 2018
- Sawston – this covers the parish and was approved in June 2018
- Babraham – this covers the parish and was approved in June 2018
- Fulbourn – this covers the parish and was approved in August 2018.

36. The following neighbourhood plans have been made (adopted) by South Cambridgeshire District Council (SCDC) as at the end of May 2022:

- Great Abington Former Land Settlement Association Neighbourhood Plan was made in February 2019.
- Cottenham Neighbourhood Plan was made in May 2021
- Histon & Impington Neighbourhood Plan was made in May 2021.
- Foxton Neighbourhood Plan was made in August 2021
- Waterbeach Neighbourhood Plan was made in March 2022.

37. Gamlingay Neighbourhood Plan has had an examination carried out by an independent examiner and the examiner's report published. SCDC is currently working with the parish council to prepare a Referendum version of the neighbourhood plan before formally deciding whether the plan can proceed to referendum.

38. West Wickham Neighbourhood Plan is at a similar stage to the Gamlingay Neighbourhood Plan where the examiner's report has been completed but no formal decision has been made by SCDC for the plan to proceed to referendum.

39. Fulbourn Neighbourhood Plan is currently going through an examination and the examiner has requested that a hearing be held on some matters. A hearing date has been set for 4 July 2022.

40. The remainder of parish councils with designated neighbourhood areas



are working towards the consultation required by Regulation 14.

41. For further information on Neighbourhood Planning, including the current status of the neighbourhood forums and plans being prepared, there are [neighbourhood planning](#) pages on the Greater Cambridge website which provide more information about the progress of each neighbourhood plan.

## Supporting evidence and other planning documents

42. The Councils produce other supporting documents to aid in the preparation or implementation of development plan policies:

- Evidence base
- Statement of Community Involvement
- Sustainability Appraisal & Strategic Environmental Assessment
- Policies Map
- Supplementary Planning Documents and Guidance
- Authority Monitoring Reports

43. Further details can be found on [Greater Cambridge Shared Planning \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

### Evidence Base

44. In order to carry out the preparation of the new joint Greater Cambridge Local Plan, the councils continue to develop and maintain a sound evidence base. Necessary research and studies are being conducted and are supplemented by research undertaken by others as appropriate. Providing a sound and comprehensive evidence base is fundamental to developing sound planning documents. The key evidence base documents completed to date are available to view and download from the relevant Local Plan webpage.

45. A full evidence base has also been prepared to support the Proposed Submission North East Cambridge Area Action Plan and can also be found on the website.

### Statement of Community Involvement (SCI)

46. A significant concern of planning is to improve community and stakeholder engagement from the outset, ensuring people's views can be taken into account. This commitment is reinforced by the requirement for all LPAs to produce a Statement of Community Involvement (SCI). The SCI is not a DPD, and is not subject to public Examination.

47. A Greater Cambridge Statement of Community Involvement was adopted

by both councils in June 2019. It details how the community and stakeholders will be involved in the preparation, alteration and review of all local plan documents as well as the consideration of minor and major planning applications. An Addendum and Updated Addendum were published to the SCI in May and December 2020 respectively, in light of changing COVID-19 restrictions. The need for these temporary measures will be kept under review. The updated addendum should be read alongside the original documentation.

48. To ensure the SCI remains relevant and has regard to new methods of engagement, the councils will keep this under review, updating it as necessary.

### **Sustainability Appraisal (SA)**

49. Sustainability Appraisal (SA) is required for all DPDs. It is an integral component of all stages of plan-making. The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The SA embraces economic, environmental and social objectives, including equalities and health impacts, the therefore has a wider scope than Strategic Environment Assessment (SEA) which is primarily concerned with environmental impacts.

50. Work on producing a DPD cannot proceed without corresponding work on the SA. Therefore, each DPD will be accompanied by a supporting SA. Both the draft document and the SA will be made available for consultation at the same time and comments invited. The findings of the SA, will inform the DPD and will be a material consideration in determining soundness of the document at the Examination.

### **Policies Map**

51. The Policies Map identifies sites allocations and areas of planning constraint, such as Green Belt and other local and national designations. The policies map is updated as new DPDs are prepared or revised so as to provide a clear visual illustration of the application of policies across the area.

### **Supplementary Planning Documents**

52. Supplementary Planning Documents (SPDs) provide further information and guidance on the implementation of Local Plan policies and can be given substantial weight in planning decisions. A list of adopted SPDs, as well as those the councils are intending to review or prepare, are set out on the councils' websites.

## **Authority Monitoring Reports (AMR)**

53. The AMR is a 'state of the environment' report published at least annually. It assesses the effectiveness of the Local Plan policies in managing development and achieving the outcomes and strategic objectives of the planning framework. It also monitors the implementation of the LDS, highlighting whether revisions are necessary.
54. AMRs are particularly useful in identifying development trends, patterns of land use, as well as reporting on transport, housing and population/socio-economic trends in order to provide a 'baseline' context for reviewing and amending existing policies.
55. The latest versions of the AMRs are available to view on the [Greater Cambridge Shared Planning website](#).

## **Community Infrastructure Levy**

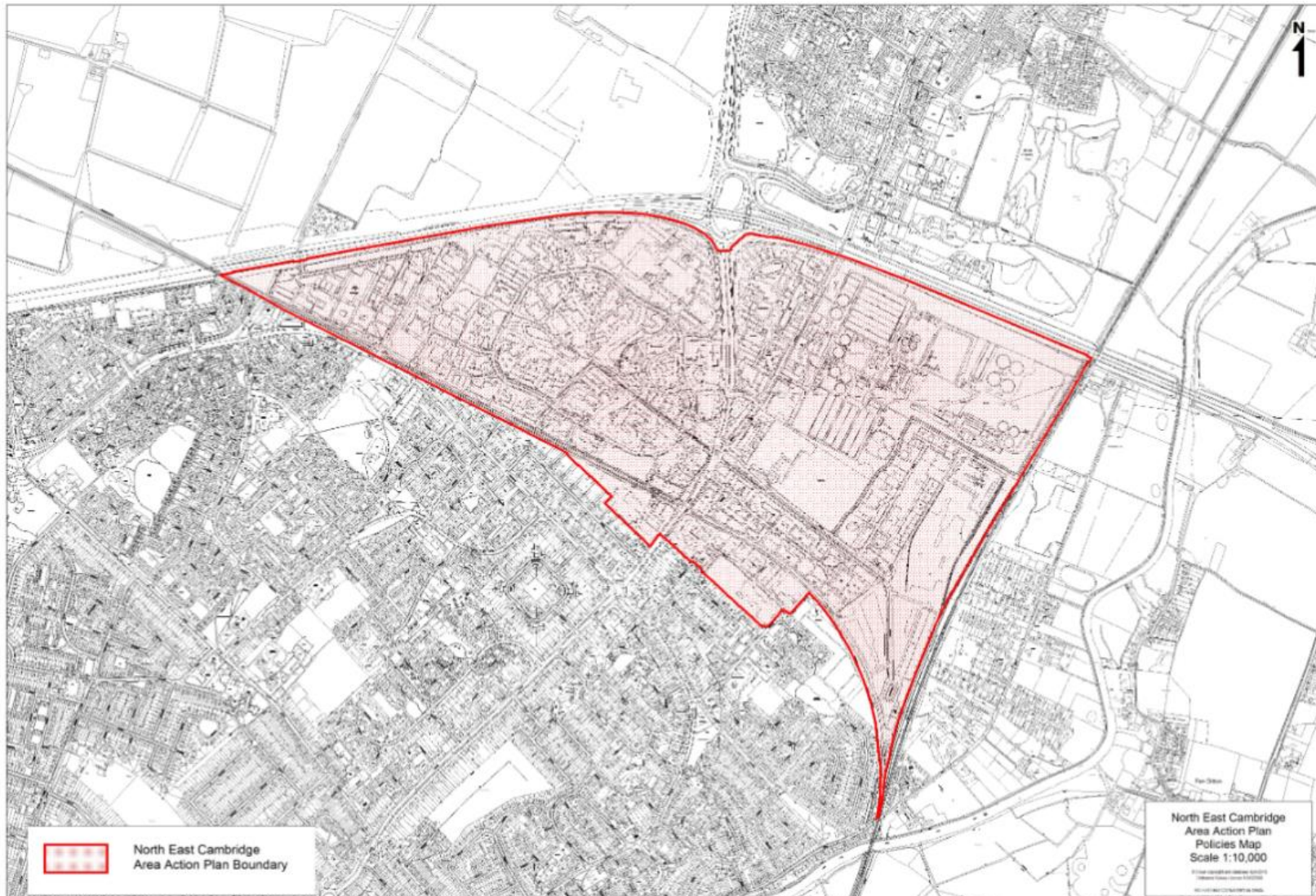
56. The Community Infrastructure Levy (CIL) is a tax on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft charging schedules for Examination in 2014. The intention was for these to be Examined following the conclusion of the Examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.
57. The Councils will update this Local Development Scheme if they intend to commence preparation of a CIL scheme.

## **Monitoring and Review**

58. The councils will monitor the progress of the work set out in this LDS and will publish the results as part of the annual AMR.
59. The LDS will be updated or reviewed where the need to do so is identified.

# Appendix 1:

## Geographic extent of North East Cambridge Area Action Plan



# Agenda Item 13



**South  
Cambridgeshire  
District Council**

<b>Report to:</b>	Cabinet – Monday, 11 July 2022
<b>Lead Cabinet Member:</b>	Councillor Bill Handley, Lead Cabinet Member for Communities
<b>Lead Officer:</b>	Anne Ainsworth, Chief Operating Officer

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## Northstowe – Update and Recommendations

### Executive Summary

1. This report provides an update on a range of issues related to Northstowe and makes a number of recommendations related to provision of community buildings; development of the Enterprise Zone; and funding, including the Section 106 (s106) shortfalls.
2. The report recommends that the Council invest more than £12 million in funding and move forward on its commitment to deliver high-quality community facilities for Northstowe residents.
3. This would include the growing new town's Sports Pavilion and Community Centre on phase one, and Civic Hub and additional Sports Pavilion on phase two.
4. The report also recommends pausing further development work on the Enterprise Zone, to allow time to focus on the community facilities; and proposes the creation of a Member Governance Board to oversee progress on the buildings the Council is responsible for delivering.

### Key Decision

1. Yes

The key decision was first published in the June 2022 Forward Plan.

### Recommendations

2. The report asks that Cabinet makes the following recommendations to Council:
  - i. Approve additional funding for the Phase 1 community buildings of:
    - a. £1.53m for the Sports Pavilion (including an allocation of £300k from the Renewable Energy Reserve)

- b. £6.5m for the Community Building funded from Capital Receipts.
- ii. Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.
- iii. Approve an additional £2.82 allocated to the Civic Hub programme funded from Capital Receipts.
- iv. Note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this project.
- v. Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall.
- vi. Create a provision for Phase 2 Section 106 commitments of £1.6m
- vii. Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration.
- viii. Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.
- ix. Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 months.
- x. Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report

Cabinet is also recommended to:

- xi. Establish a Member Governance Board for Northstowe

### **Reasons for Recommendations**

- 3. The Council has an obligation as set out in Appendix A to deliver community facilities at Northstowe. These recommendations would enable the Council to move forward with the development of these buildings.

### **Details**

- 4. Please see attached Appendix A

## **Implications**

5. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

### **Financial**

6. The report recommends increasing the Capital Programme allocation for Northstowe to £34.6m of which £12.85m to come from Council Capital receipts and £21.75m from existing s106 agreements.

### **Staffing**

7. Any additional staffing resources or skill-sets that may be required in the next phase of delivery at Northstowe, will be discussed with the Member Governance Board.

### **Risks/Opportunities**

8. There is a comprehensive risk register which is updated and monitored weekly by the project manager. The risk register is shared with the Senior Responsible Officer and project board weekly. The risk register reflects the risks detailed in the report to include, but not limited to, the rising increase in costs and the mitigation for these. The risk register also highlights the opportunities such as place making, adherence to the Council's Section 106 obligations and the achievement of the Council's goal of making Northstowe a Healthy New Town.

### **Equality and Diversity**

9. The community buildings specifications have been altered to include disabled-adapted facilities now required by law. This ensures access for all and encourages inclusivity. The cost of this is included in the project budget.

### **Climate Change**

10. SCDC are committed to tackling the climate crisis. Some of the increased costs associated with the delivery of the Community Buildings are as a result of design decisions made with regard to the heating, cooling, and ventilation of these buildings. Buildings have been designed to include renewable technologies, including air-source heating, solar pv, waste-water heat recovery and increased air-tightness levels. A decision not to fund the full request, would likely impact the renewable technologies that could be included.



## **Health & Wellbeing**

11. As with any new development, many people moving to the town will be forming new social circles and creating links that will support positive health and wellbeing outcomes. Good quality community spaces play a key role to ensure a sense of community and a place to meet. The plans also include statutory services, such as primary care, which are essential to the success of any new town.

## **Consultation responses**

12. Building-specific community and stakeholder consultations have been undertaken in relation to the Phase 1 sports pavilion and the Phase 2 Civic Hub. Consultation on the Phase 1 Community Centre has formed part of the wider consultation on the draft masterplan for the EZ and Local Centre.

13. Pre-planning consultations for the Phase 1 sports pavilion were carried out with Cambridgeshire FA, Cambridgeshire RFU, Longstanton Parish Council and Meridian Trust. Early designs were presented at the Northstowe Community Forum and Drop-in.

14. Full statutory consultation on the Phase 1 sports pavilion was undertaken as part of the planning process.

15. The Phase 2 Civic Hub has also been subject to stakeholder consultation. Consultants Civic have carried-out extensive consultation across a wide range of stakeholders, including dedicated session with Cambridgeshire County Council and Cambridgeshire and Peterborough Care Commissioning Group who will provide statutory services from the building. Subject to approvals regarding the proposed delivery of this facility, community consultation on the proposals will follow.

16. As part of the work in developing the draft Masterplan into its current state we have held several consultation events.

17. The phase 1 Consultation took place between June-August 2021 with the main aim to introduce the project to the public, uncover local aspirations and needs, and gain insights into stakeholders' views about the masterplan opportunities for the area.

18. Phase 2 consultation took place between September – November 2021, with the main objective being to provide a project update, present outcomes from phase 1 consultation, present key objectives for the masterplan and gather feedback for the masterplan.



## **Alignment with Council Priority Areas**

### **Growing local businesses and economies**

19. The Community Centre, Local Centre, and wider Enterprise Zone (employment area) development is vital to support and catalyse commercial growth in Northstowe. The complementary aspects of a Local and Community Centre integrated within the wider EZ will serve as a best-in-class example of modern, green and integrated placemaking. With employment land scarce across our District, it is important to develop this site into an exciting place where people want to work and play and where businesses want to be seen.

### **Housing that is truly affordable for everyone to live in**

20. SCDC's Asset Management Strategy recognises that as a housing provider we are about more than just bricks and mortar – that we look to build communities that can thrive and grow. Our Business Plan 2020-25 reflects this and commits to delivering in Northstowe the community facilities that will support housing delivery, including the phase 1 sports pavilion and community centre, and the phase 2 civic hub and pavilion.

### **Being green to our core**

21. SCDC'S Business Plan 2020-25 commits to identifying and delivering opportunities to reduce carbon emissions from our estate. The designs for the Community Buildings account for the use of renewable technologies.

## **Background Papers**

- Report to Cabinet: Northstowe Phase 1 – Section 106 Funding: February 2014
- Report to Cabinet: Northstowe Phase 2 – Community Infrastructure Delivery & Requirements: July 2015
- Report to Cabinet: Property Acquisition – Northstowe Enterprise Zone: November 2019
- Report to Cabinet: Town Centre Development – Northstowe Phases 1 and 2: March 2020
- Report to Cabinet: Northstowe EZ & LC: September 2020
- Report to Cabinet: Northstowe EZ & LC Procurement: December 2020
- Report to Cabinet: Acquisition 60 Affordable Homes and Commercial Unit at Northstowe 2 B – Restricted Item: February 2022
- Report to Council: Northstowe Acquisition of Interim Community Facilities - Restricted Item: March 2022

## **Appendices**

Appendix A: Northstowe Report – Update and Recommendations

Appendix B: Community Development  
Appendix C: Revised EZ Masterplan  
Appendix D: Development of the EZ – History and the Current Masterplan Process  
Appendix E: Market Conditions and Market Engagement

Restricted Papers

**Report Author:**

Anne Ainsworth – Chief Operating Officer  
Telephone: (01954) 712920

**PUBLIC APPENDICES**

**Appendix A**

**Northstowe – Update and Recommendations**

**Key sections of the report are identified below:**

- 1. Recommendations to Cabinet and Council ..... 1
- 2. Background ..... 2
- 3. Milestones ..... 2
- 4. The role(s) of the District Council..... 4
- 5. Community buildings – funding shortfall ..... 9
- 6. Section 106 funding..... 13
- 7. Enterprise Zone (EZ) Development ..... 15
- 8. Household Waste Recycling Centre (Parcel 5) ..... 22
- 9. Member Governance Board..... 22

The report asks Cabinet to make the following recommendations to Council:

- i. Approve additional funding for the Phase 1 community buildings of:
  - a.£1.53m for the Sports Pavilion (including an allocation of £300k from the Renewable Energy Reserve)
  - b.£6.5m for the Community Building funded from Capital Receipts.
- ii. Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.
- iii. Approve an additional £2.82m allocated to the Civic Hub programme funded from Capital receipts.
- iv. Note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this project.
- v. Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall.

- vi. Create a provision for Phase 2 Section 106 commitments of £1.6m
- vii. Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration.
- viii. Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.
- ix. Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 months.
- x. Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report

And in addition:

Cabinet is recommended to:

- xi. Establish a Member Governance Board for Northstowe

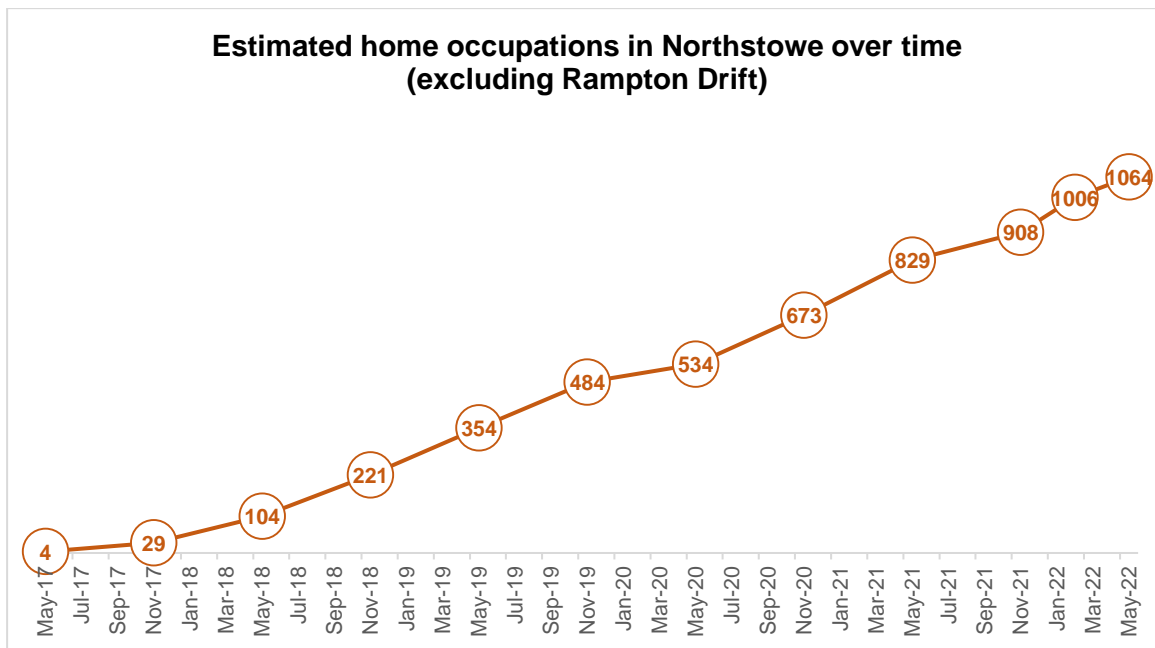
## **Background**

1. Northstowe is a new town based around the former RAF Oakington Barracks and airfield which, prior to the establishment of a Town Council in 2021, formed part of the Parishes of Longstanton and Oakington. Once completed, the town will have around 10,000 homes, with an anticipated population of around 25,000.
2. The site has been in development for around 15 years, and it is likely to take another 20 years until the development is completed.
3. Much of the land was acquired by English Partnerships in 2006 (English Partnerships later became the Homes and Communities Agency and are now known as Homes England). The other main landowners are Gallagher Estates (which is now part of L&Q). Both Homes England and L&Q are the lead developers of the site.

## **Milestones**

4. Northstowe has an extensive planning history, including applications in 2005 and 2007 that for various reasons did not result in permission being granted. In addition to the adoption of an Area Action Plan in 2007, the following are considered key milestones:
  - February 2012 - A Development Framework Document was adopted by the District Council as Local Planning Authority.
  - April 2014 – Outline planning permission granted for Phase 1 (Ref: S/0388/12/OL). The approved development includes 1,500 homes, a primary school, road improvements, a local centre and a community centre.

- April 2016 – Residential construction begins in Phase 1.
- 2016 – Northstowe was announced as a Healthy New Town, and a Healthy Living Strategy adopted for the town in December 2017.
- January 2017 - Outline planning permission granted for Phase 2 (Ref: S/2011/14/OL). The approved development includes a further 3,500 homes, a town centre, 3 more schools including a secondary school education campus and a link road to the A14, plus a road linking the town to the Guided Busway. The homes in Phase 2 could not be occupied until a major upgrade to the A14 was completed which started in 2016 and was completed in early 2020.
- May 2017 – First new homes in Northstowe occupied.
- 2018 – Homes England invested £55m to provide the link road to the A14 and other infrastructure to allow more homes to be built – Expected completion 2022
- 2020 - Homes England submitted a Town Centre Strategy (approved under application reference S/2423/19/DC), setting out the principles for a new town centre to be developed for Northstowe. The Strategy proposes a shift away from a reliance on retail on its high street and instead focuses on the potential of creative industries, leisure, education, high-quality food, and small-scale manufacturing.
- May 2021 – First Town Council is elected.
- February 2022 – Outline planning permission granted for Phase 3A (Ref: 20/02171/OUT). The approved development includes up to 4,000 homes, two primary schools, a local centre, mixed use zones, sports pitches and open spaces.
- March 2022 – Outline planning permission granted for Phase 3B (Ref: 20/02142/OUT). The approved development includes up to 1,000 homes, a primary school, mixed use zone and open space.



Of these homes 1050 are from Phase 1 and 14 are Phase 2.

## The role(s) of the District Council

5. SCDC is a major stakeholder in the development of Northstowe and is involved in a number of ways with the overall project. These include:

- The role of the Local Planning Authority
- Landowner
- The deliverer of a number of Community Buildings and facilities
- Arrangements for the Interim Community Space
- Community Development work
- The establishment of a Market
- Purchaser of Social Housing
- Social Housing Innovations

### Local Planning Authority

6. The District Council is, of course, the local planning authority for Northstowe.
7. The Strategic Sites team leads on dealing with development proposals for Northstowe (as well as other growth sites within the District). This role includes offering pre-application advice to developers, through to determination of planning applications and monitoring implementation.
8. The service encourages applicants to enter into a Planning Performance Agreement (PPA), which is a project management tool allowing all parties to agree timescales, actions and resources for handling planning applications. The

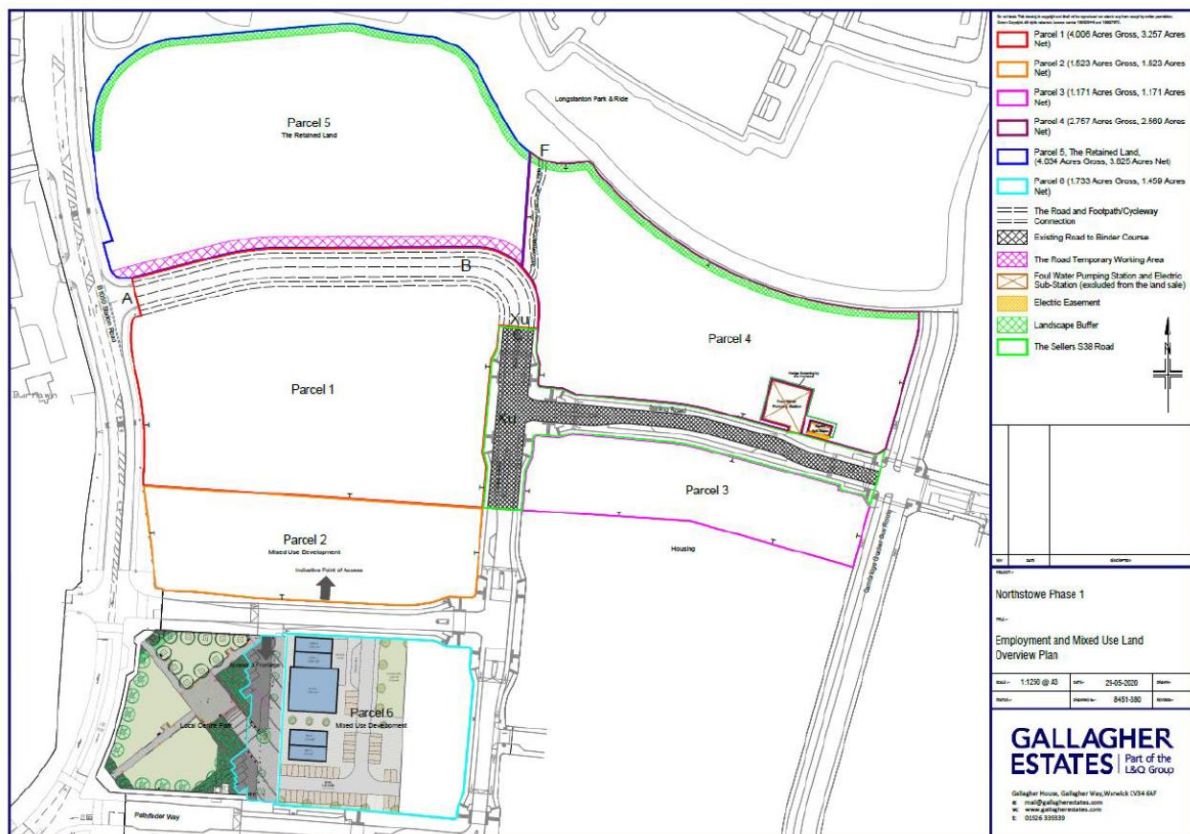
Council had a PPA with Homes England for Phases 3A and 3B, covering up until the planning decisions were issued.

9. The Council is currently in discussion with Homes England about further PPAs to cover continuing work across Phases 2, 3A and 3B.
10. The Council was also responsible for writing and monitoring the Section 106 (S106) Agreements for Northstowe. These are legal agreements between Local Authorities and developers when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision; these are linked to planning permissions and can also be known as planning obligations.

### **Landowner**

11. In March 2021 the Council purchased an area of land in Phase 1 of Northstowe that was designated as employment land, together with the adjacent land allocated for the local centre and the option to buy another parcel of land if this is not needed by the County Council, for a Household Waste Recycling Centre. (HWRC).
12. The purchased area is around 11.19 acres, divided into parcels 1, 2, 3, 4 & 6, with an option to purchase parcel 5 should a decision be made by Cambridgeshire County Council not to locate the HWRC here. Parcel 5 totals 4.03 acres.
13. Parcels 1,3,4 & 5 sit within a designated Enterprise Zone and have been ear marked for employment land. The local centre sits on parcel 6 and parcel 2 is designated as mixed use. The Council is obliged to build a community centre on Parcel 6 and would require a new application to deliver the Community Centre on Parcel 2.
14. The parcels are shown on the following plan:

## Enterprise Zone Land Parcels



## Delivery of Community Buildings

15. The s106 agreements for Phase 1 and Phase 2 allowed the developer, subject to specific payments, to pass the responsibility for delivery of four community buildings to the District Council, and this work is now being led by the New Build Team within the Housing Service.

16. The buildings that the Council has responsibility to deliver are:

- **Phase 1 Sports Pavilion** – based close to the sports pitches. This is a facility that provides changing facilities for teams and officials using the adjacent sporting facilities together with a multi-use club room and catering facilities. This also includes a car park.
- **Phase 1 Community Centre** – based in or close to the local centre in Phase one, this is intended to be a multi-use facility for community use.
- **Phase 2 Civic Hub.** The Civic Hub is intended to be the landmark building within the Town Centre. This will be a building of around 5 or 6 floors and will offer space for community activity and development, a library service, a GP surgery and other similar services.
- **Phase 2 Sports Pavilion.** This is likely to be similar to the Phase 1 Sports Pavilion, but details have not yet been finalised.



17. There are funding arrangements within the s106 agreements that were intended to cover the construction costs of these facilities, along with a detailed specification for each one. However, it is clear that the s106 funding is inadequate to cover the full costs of construction. Section 6 of this reports deals with this shortfall.

### **Interim Community Buildings**

18. The permanent community facilities have been delayed for several reasons, including the Covid-19 pandemic when many public services were diverted to the crisis.

19. An area of Pathfinder Primary School, known as the Wing, has been used as an interim community space since early in the town's development. This was always planned. As the number of pupils at the school has grown, the Wing is now needed for educational purposes.

20. The Council has already agreed to invest in an alternative interim space and have announced the purchase of two show homes and the marketing office near the heart of the development. Subject to planning permission, this will be converted for community use. This facility is expected to be available in early 2023 and agreement has been reached with the secondary and primary school for community groups to utilise space at the schools until the new interim facility is ready for use.

### **Community Development**

21. SCDC's Communities Team provide a generalist community development support function at Northstowe, facilitating the formation of the social networks and community groups that assist new arrivals to integrate with the new community and overcome the challenges of relocating to a new town that, at five years old, is still at a very early stage in its development.

22. Historically, this early community development support has been shown to be vital to establish a flourishing and cohesive new community. For more information on the work of the Team, please see Appendix A

### **Northstowe Market Development**

23. For Northstowe, where there is no current retail provision, SCDC has been working with the Town Council to devise and implement a short-medium term markets programme.

24. This has included developing and providing our Markets Toolkit (now available on our website) and securing £8000 of Cambridgeshire and Peterborough Combined Authority CPCA Enterprise Zones Programme funding to help the Town Council with the initial costs of setting up a market. This will be used to fund outlay of gazebos, storage, insurance, NAMBA membership etc.

25. SCDC have supported on a community survey to establish if a local market would be utilised in Northstowe. The survey had a good response with 555 responders and 96% of those wanting to see a regular market in Northstowe.
26. The Northstowe Town Council Events and Markets Committee have drawn up an Action Plan which outlines next steps for the market. The Town Council are keen to start a pilot market this Summer, though a firm date has not been set.

### **Purchaser of Social Housing**

27. Planning obligations on the Northstowe Developments mean that developers must ensure that a percentage of the properties are affordable. This can include rented properties, shared ownership properties and discounted market sales. The developer delivers these properties by procuring a Registered Social Landlord (RSL) through a competitive process.
28. The Council is actively seeking such opportunities to purchase more, much needed, affordable homes at Northstowe. The Council has agreed, but are not yet in contract, to purchase 60 affordable homes from Keepmoat (Phase 2B).
29. In addition to the affordable homes on Phase 2B, the Council have agreed with Keepmoat (subject to contract) to purchase the commercial space which forms the ground floor of a proportion of the apartments. This will deliver c.200sqm of retail space with benefit to the community. The indicative timeframe for the retail space to be delivered is 2024.

### **Housing Innovations**

30. Within Northstowe, Phase 2 planning permission means that 40% of new homes in that phase will be classed as starter homes. This decision was based on the proposals set out within the Housing & Planning Act 2016 which introduced the concept of starter homes. However, this was subject to secondary legislation which was never produced. As a consequence, although starter homes were not implemented nationally it was agreed between the Council and Homes England to develop a bespoke Northstowe 'Starter Homes' model that ensures monies deriving from the discount are reinvested locally for affordable housing, rather than lost to the market.
31. The Northstowe Starter Homes are a discounted market home that are aimed at First Time Buyers. To qualify households must not have owned a property previously and have a household income of less than £80,000. The properties are sold with at least a 20% discount of the open market value and capped at £250,000 (subject to indexation). For example, a home valued at £312,500, will be discounted by 20%, meaning the purchaser would need to obtain a mortgage for £225,000 assuming a 10% deposit.
32. The First Time Buyer criteria and discount only applies for the first 5 years, after which the property can be sold at 100% open market value or the owner may wish to 'staircase up' (ie make a payment to increase the owned share of the property). At that point, the Council and Homes England will receive the capital equity of the discount to reinvest into affordable housing in the District. In the

example above, if the property value of £312,500 is sold on the open market after 5 years at a 5% increase, the home will be sold for £328,135, with 20% (£65,625) return to the Council and Homes England.

33. In total, there is the potential for 1400 Northstowe 'Starter Homes', with a review mechanism after the delivery of the first 700. For every 100 homes sold at open market value, the capital realised could be in the region of between £5m - £6.5m to be reinvested locally for affordable housing provision in the District. A steering group will be established for the administration of the funding, comprising two representatives from SCDC and two from Homes England.

## Community buildings – funding shortfall

34. The s106 Agreements for Phase 1 and Phase 2 of Northstowe gave the option for the developers to pass the obligation for delivery of the community buildings to the Council.
35. Since the s106 agreements were signed (which was 2014 for Phase 1) the costs associated with building have risen exponentially owing to a number of national and global factors: Brexit, the Covid-19 pandemic, rising inflation, the fuel crisis and its repercussions on global material production exacerbated more recently by Russian sanctions.
36. As a result of the above factors, a significant funding shortfall has been identified in the Community Buildings.
37. For clarity this applies to four buildings.
1. **Phase 1 Sports Pavilion** – The amount in the s.106 agreement was £1.1m. Allowing for indexation the cost of this is now £1,469,518.
  2. **Phase 1 Community Centre** – The amount in the s106 agreement was £1,522,500. Allowing for indexation the value of the contribution is now £2,047,666.
  3. **Phase 2 Civic Hub** – The amount in the s106 agreement was £14,548,805. In March 2020 the Council accepted a payment of £16,460,261 from Homes England which represented the value with indexation at that time. The amount available is therefore £16,460,261.
  4. **Phase 2 Sports Pavilion** – The amount allocated in the s106 agreement is £1,500,000. The specification is yet to be confirmed but based on the tender returns from the Phase 1 Sports Pavilion there is likely to be a shortfall.
38. The costs within the s106 agreement cover not only construction costs, but whole project costs inclusive of all professional fees (design, planning, legal, etc).

## **A The Phase 1 Sports Pavilion**

39. This will be the first community building to be delivered in Northstowe and is the most advanced in terms of delivery. Planning permission was granted in November 2021 but work has been ongoing since 2018. Activity to date includes:
- a. The Design Contract was awarded in November 2018;
  - b. During the specification, design, and tender process, extensive consultation was undertaken with stakeholder organisations, including Sport England, Cambridgeshire FA, Cambridgeshire RFU, and Longstanton Parish Council (Northstowe Town Council had not been established);
  - c. Community consultation was also undertaken, with the Design Team attending meetings of the Northstowe Community Forum and Drop-in sessions;
  - d. SCDC's Cabinet were also consulted, the result of which was a request that the design should be as environmentally sustainable as possible, while acknowledging the need to manage costs;
  - e. During the design process, and prior to the submission of the planning application, considerable value-engineering of this project was undertaken, within the constraints of the design specification included within the S106 Agreement;
  - f. Some gains made in reducing space were offset by the legal requirement to include a "Changing Places" fully-accessible WC and changing area;
  - g. Some flexibility with space was retained in order to safeguard the opportunity for additional funding/ cost recovery to be recouped from S106 monies for offsite sports contributions from adjacent developments, including Northstowe Phase 3B, the "Endurance Estates" site (REF:20/03598/OUT), and potentially any future applications consented within the boundary of Northstowe;
  - h. The final design approved at Planning Committee on 10 November 2021 is for an internal space of c.870m<sup>2</sup>;
  - i. In January 2022 SCDC launched the tender for a construction partner on a design and build basis to deliver the Northstowe Phase One Sports pavilion;
  - j. On 28 February 2022 this tender closed and 6 valid bids were returned, with contracts assessed on the basis of 60% quality and 40% price;
  - k. Clarification interviews with bidders were held on 17 March 2022;
  - l. Moderation of scoring took place on 17 March 2022, and the highest scoring bidder was identified;
  - m. The contract sum of the highest scoring bidder returned a construction cost significantly in excess of the s106 budget.

### **Costs**

40. With an indicative cost of £3m against a cost cap of £1,469,518 there is a shortfall of £1.53m needed to build the Sports Pavilion.
41. There are a range of reasons why the costs are higher than allowed in the Section 106 agreement. Some factors are industry wide, and others related to the site. These include:
- a. The costs within the agreement seem optimistically low and were not independently reviewed by a quantity/cost surveyor. Nor do the costs reflect changes in standards, and expectations of the past 8 years.

- b. There has been significant cost increase in construction costs over recent years, these include shortages of both materials and labour that have been made worse by external factors such as Brexit and more recently the war in Ukraine and the weakness of sterling. For example, in March 2022 British Steel increased prices by 25% overnight, citing the increased cost of electricity.
- c. Groundwork surveys by the Council's Structural Engineers suggest that piled foundations are needed rather than traditional strip foundations for the Pavilion. This is owing to the site being "made ground" which is necessary for the drainage of the adjacent sports pitches. The requirement to use piling in this project has increased the cost significantly.
- d. The building design is for a steel-framed building with traditional blockwork construction. Modern Methods of Construction (MMC) were explored, however given the considerable restraints on the site (the building location is somewhat predetermined by the location of the existing footpath, bowling green and artificial 4G pitch), there was little scope for repetitive design elements that have the potential to lower costs/increase delivery speed.

### **Renewable Energy Reserve**

42. At the request of members, and reflecting the Council's Carbon reduction policy, the final design of the Pavilion includes a number of energy-saving measures that were not considered when the s106 agreement was signed in 2014.
43. These measures include:
- a) Air source heat pump system for heating and hot water
  - b) Photo-voltaic array
  - c) EV chargers and ducting including to future points
  - d) Waste-water heat recovery
  - e) LED lighting costs (fittings)
  - f) The cost of the SUDS draining system
  - g) The costs for permeable paving
  - h) The costs of any LED light fittings to the car park
44. The Council holds a renewable energy reserve with a current balance of £4.6million. It is proposed that £0.3m is used from this reserve to fund the energy saving measures at the Pavilion.

### **Recommendation to Cabinet and Council; Approve additional funding for the Phase 1 Community Buildings of £1.53m for the Sports Pavilion.**

This funding would come from the Council's existing approved Capital Programme.

## **B The Phase 1 Community Centre**

45. The Community Centre is intended to be a community facility for Phase 1 and will be based on or close to the local centre, which is land now owned by the District Council.
46. The Initial Specification for the Community Centre includes a large and small hall, meeting rooms and a café space. The centre is intended to be multi-functional and adaptable to the needs of the community, which have changed considerably since the s106 was signed. A detailed specification is yet to be developed but will look to reflect the needs of the community as they are now, and the Town Council and wider community will be engaged in this process.
47. The Council's purchase of the local centre and Enterprise Zone in 2021 has afforded opportunities to explore alternative delivery options with the potential to improve the relationship of parcels and functions to one another. For instance, officers and consultants have been looking at options for the preferred location of the community centre and the degree to which it is integrated into the surrounding EZ and/or other facilities within the local centre. The community have been engaged in this process through dedicated sessions and presentations at the Northstowe Community Forum and further engagement will take place. Further information can be found in paragraphs 85-93 of this report.

### **Recommendation to Cabinet and Council; Approve additional funding for the Phase 1 Community Buildings of £6.5m for the Community Building.**

This would be funded from Capital Receipts from the recent sale of an asset.

## **C The Phase 2 Civic Hub**

48. The Civic Hub is intended to be a landmark building located in Northstowe town centre and accommodating a range of services including a library and health facilities.
49. The amount in the s106 agreement was £14,548,805. In March 2020 the Council accepted a payment of £16,460,261 from Homes England which represented the value with indexation at that time.
50. The Council have been working with Civic to produce a blueprint for the Civic Hub and a range of operational and management models. Following receipt of the blueprint, SCDC will engage with formal stakeholders (Homes England, Cambridgeshire County Council, and CCG) via the Civic Hub Steering Group. Community engagement and feedback will also be sought by SCDC's Communities Team; this will include the Town Council and utilise existing community engagement structures, including the Community Forum.
51. Civic has priced their draft proposal at £17.3m (but this is based on assumptions for build costs and has not been tested) which is around £0.9m more than the payment received.



52. The final version of the blueprint is now overdue, but this should contain more accurate costing. [THIS SECTION TO BE UPDATED ONCE INFORMATION IS RECEIVED]

**Recommendation to Cabinet and Council; Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.**

**AND**

**Approve an additional £2.82 allocated to the Civic Hub programme funded from Capital receipts.**

## **D The Phase 2 Sports Pavilion**

53. The amount allocated in the s106 agreement is £1,500,000. Specification yet to be confirmed but based on the tender returns from the Phase 1 Sports Pavilion there is likely to be a shortfall

**Recommendation to Cabinet and Council; note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this.**

## **Section 106 funding**

### **Phase 1**

54. As part of the planning permission from Phase 1 of Northstowe, granted in April 2014 (Ref: S/0388/12/OL), there were a number of obligations placed on the developer to provide the infrastructure required for a development the size of Northstowe. Note that while there was an expectation that Northstowe would become a town of circa 10,000 homes, the success of any future application could not be predetermined, and for that reason the Phase 1 s106 agreement only addressed the requirement of the 1,500 homes permitted in that phase.

55. The delivery obligations for Northstowe Phase 1 are set out in the s106 Agreement, signed by all parties in April 2014. In some cases there was a requirement for the master-developer (Gallagher Estates) to carry out the work, and in others the developer made a financial contribution for the work to be carried out by a third party, in this case either the County Council or the District Council.

56. When these obligations were passed to the County or District Councils the payments were made based on estimated costs of provision not actual costs. If the actual costs were greater than these estimates the designated councils needed to cover this difference from within their own resources. It was agreed that the Councils would apportion the costs between them through an agreed percentage split.

57. Within Phase 1, it was also agreed that the Council and County Council would cover a shortfall between the contribution made by the developer and the overall

cost of provision. SCDC committed to contribute and set up a reserve to cover an amount of £726, 095.

58. Since then the Developer have provided some funding to Anglian Water to take on and maintain the Sustainable Urban Drainage System. As this sat outside of the cost cap there is now a further shortfall for the items the councils are responsible for under the terms of the s106 agreement.
59. Using the agreed percentage split between SCDC and Cambridgeshire County Council, SCDC will need to provide an additional £432,870 (£219,449 plus indexation) to ensure all items can be provided. This will need to be added to the established reserve.

## **Phase 2**

60. There is also a funding shortfall for Phase 2 S106. This is a scheme of up to 3,500 homes, where Homes England is the master developer. The level of infrastructure contributions is £80,315,499 plus off-site flood mitigation works and sustainable drainage contingencies, with a cap on contributions at £73m (as above, all figures exclude indexation).
61. The requirement of the s106 is that once the cap is reached the Local Planning Authority (the District Council) or County Council would have to find alternative funding to ensure the obligations are met or to seek a deed of variation to change the obligation. The Council is not considering a deed of variation at this stage.
62. As in Phase 1 when these obligations were passed to the County or District Councils the payments were made based on estimated costs of provision not actual costs. For the schemes that were contained within the cost cap, if the actual costs were greater than these estimates the designated councils needed to cover this difference from within their own resources or identify alternative funding sources. For SCDC this applies to the Civic Hub and the Sports Pavilion.
63. There are a number of unfunded commitments that are the responsibility of the District Council. The Planning Committee resolved at its meeting on 22 July 2020 to reorder some of the existing obligations. This had the effect of potentially increasing contributions by SCDC towards infrastructure and revenue in Phase 2.
64. However, unlike Phase 1 there is no agreement to 'apportion' costs and savings between the District and County Councils. Each would be responsible to their own obligations:
  - For funded obligations – any cost over the original sum would be met by the responsible council, and
  - For unfunded obligations - the responsible council will need to identify alternative funding to meet their obligation, or to seek a deed of variation to remove the liability. It should be noted that the latter would involve submitting an application, which would be assessed impartially by the planning authority.



65. It is also relevant that many of the obligations that fall outside the cost cap and are therefore unfunded, are revenue contributions towards projects where the capital costs were met from within the cost caps. This will impact on the District Council as some of the revenue shortfalls will impact on services that are currently planned to be offered from the community buildings.
66. In contrast to Phase 1, where a report was presented to members who agreed to establish a Northstowe Reserve, the Phase 2 report was agreed only by Planning Committee and no reserve was established.
67. There is therefore a need to establish a reserve for Northstowe Phase 2, of £1.6m. There is some urgency to this because the Council is obliged to make some payments that are unfunded during the current financial year.

**Recommendation to Cabinet and Council: Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration, and;**

**Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall and;  
Create a provision for Phase 2 Section 106 commitments of £1.6m**

## **Enterprise Zone (EZ) Development**

68. In September 2020, Cabinet approved the purchase of EZ land at a cost of £5.4m, acquiring 11.19 gross acres, which includes the future site of the Phase 1 local centre, community centre and employment land<sup>1</sup>.
69. The 2020 financial appraisals suggested a total EZ build cost of £55.3m and a developer profit of £3m (5.53% return).
70. Since then, a number of factors have contributed to an increase in estimated costs, not least inflation, increased borrowing and macro-economic matters affecting global construction supply chains.
71. Furthermore the masterplan (see Appendix B) has almost doubled the developable space (from 201,000 ft<sup>2</sup> – as reported to Cabinet in September 2020 - to 393,000 ft<sup>2</sup> - as proposed in the proposed masterplan).
72. The impact of SCDC's ambition to build an exciting, environmental friendly and exemplar EZ, befitting of Northstowe's healthy new town ambition, alongside the increase in scheme square footage and the external factors outside of SCDC's

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<sup>1</sup> Cabinet also approved the recommendation contained in the September 2020 report of the Option Agreement to purchase an additional 4.03 acres of land for £2.0m should the County Council decline the S106 option on the land for the construction of a Household Waste and Recycling Centre (HWRC). The HWRC is discussed later in this report.

control means the updated financial appraisal to develop this scheme in its entirety has increased the projected costs significantly.

73. Different financial models and routes to market for this site bring varying degrees of risk and opportunity for the Council. These are presented in the attached exempt appendices.

## **Strategic Aims for the EZ and the Masterplan Process**

74. The development of a contemporary masterplan initiated in May 2021 re-examined the strategic aims for Northstowe referenced in Appendix C resulting in a need to restate them as follows (not presented in order of any particular priority):
- a. A new net zero sustainable enterprise community.
  - b. Providing space that can act as an incubator of talent, ideas, and enterprise.
  - c. Provide transitional space that provides amenities for the EZ and this part of Northstowe to support placemaking, activation and vibrancy but without detracting or competing with the proposed Northstowe Town Centre.
  - d. Targeting quality business space in an integrated, connected, and sustainable environment but not being overly prescriptive on the exact use or types of business that locate within the EZ.
  - e. Ensuring that a delivery structure enables SCDC to support the delivery of the community centre given the estimated funding gap of estimated through this process to be circa £3.2m for the delivery of the building itself, plus £760k for the delivery of the shared surface community street and the pressing need to deliver this.
  - f. Ensuring that the EZ is realising its potential, can attract investment, occupier interest and development, and that investment can be mobilised quickly.
  - g. Creating a legacy at the EZ where interventions and actions can be measured.
  - h. To provide a coherent and comprehensive masterplan for the long-term delivery of the EZ, including consideration of the impact of the Household Waste Recycling Centre (HWRC) which is subject to an active option arrangement in favour of SCDC at a sum of £2.0m.
75. The revised masterplan process has resulted in several important masterplan 'fundamentals' that should be considered a 'red-line' for future development and placemaking activities. These can be summarised as:

- a. Prioritise connectivity to the wider Northstowe community and the Guided Busway.
  - b. Green and blue infrastructure.
  - c. Sustainable performance of buildings targeting net zero sustainable performance.
  - d. High quality public realm and connections.
  - e. Successful integration with the wider Northstowe community.
76. To ensure masterplan principles are realised in any resulting delivery structure, that structure, should, as a minimum, be capable of meeting the above strategic priorities and enshrining the masterplan fundamentals through the Planning process. This is to ensure they are protected and observed for the benefit of SCDC and the wider Northstowe development by any delivery party or partner and that SCDC can retain suitable oversight through the chosen delivery structure.

## **Delivery of the EZ**

### **Allowing the market to shape the future uses at the EZ**

77. Since the September 2020 Cabinet report there have been three significant shifts in delivery approach, the reasons for which will be explored in more detail throughout this section:
- a. The Council should no longer work on the assumption that SCDC will deliver the development directly. This is in part on the basis that the perceived market failure which led to SCDC establishing a case to acquire the EZ land no longer exists (i.e. Covid impact was creating market inertia at the time). Furthermore, there are considerable financial and reputation led risks associated with this model including the absence of a council team/department expert in large-scale infrastructure development.
  - b. Targeted soft market engagement undertaken with a variety of investors, developers alongside the development of the masterplan has established that many of the fundamentals of the EZ would in fact be attractive to the investors, developers, and operators. There is now evidence that significant pent-up demand exists from investors and developers who are looking to secure strategic space within the complex Cambridge market.
  - c. Further scrutiny of the strength of the cleantech sector proposition for the EZ and the market demand for space within this sector provides too narrow a focus. The focus should instead shift to achieving the more expansive strategic and economic objectives for the EZ.

78. The departure from cleantech to a less prescriptive approach, relying instead on meeting the strategic objectives and masterplan fundamentals, will give the site broader market appeal and will accelerate delivery.

79. Accordingly, the masterplan has looked at two likely scenarios:

- **Business Park office space**, which is considered a base level demand requirement from the market given the lack of supply. There is a market requirement for space that is more affordable and can potentially provide support services to occupiers within the more prominent research and science parks. The specific potential occupiers of this space are numerous and have not been pre-determined; rather it is expected that any investor / developer who takes the scheme forward will be targeting a specific sector or have a key anchor tenant who will drive demand within the EZ, thus avoiding some of the pitfalls that have seen other business parks become less successful.
- **Mid-Tech**, which is hybrid industrial accommodation that offers some of the comforts and higher specification seen within an office building. The aim of a mid-tech building is to provide amenable space for occupiers who require manufacturing areas but also want the higher quality of an office building, and the ability to flex the configuration of office and manufacturing space. Noting the frequent reference to mid-tech within recent reports for Northstowe and its increasing requirement amongst occupiers and investors, it is suggested that the EZ has the space and layout to accommodate mid-tech buildings and that this space is not always available at existing and emerging parks within the Greater Cambridge area. We have therefore run a mixed-use office and mid-tech scenario as one of the options.

80. While detailed financial appraisal models are available for both of the above scenarios, scenario b is the least cost intensive and more befitting of commercial requirements post covid i.e. arguably significant risks associated with 100% office proposition with home/remote/hybrid working likely here to stay.

81. Ultimately, we can't predict what the market will want near time of construction and with, for example, a recently reported £20bn in uninvested life sciences<sup>2</sup> investment regionally due to a lack of available land, it will be for the market to lead on how the site will develop in detail, whilst adhering to any red line parameters SCDC set down.

82. While costs for building the site overall are significant, it is important to emphasise that different delivery models have different degrees of risk including capital/outlay requirements on SCDC's part. If, for example a development partner model is used, there would be lesser upfront costs required on SCDC's part vs. for example a direct delivery model where SCDC would have to find all funds for all build stages. Please see the exempt appendices of this report.

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<sup>2</sup> <https://www.growthbusiness.co.uk/investors-have-20bn-to-invest-in-much-needed-lab-spaces-2560247/>

83. Focusing on achieving SCDC's strategic objectives and in particular embedding enhanced environmental sustainability into EZ development is now a core focus of the new masterplan and embodies itself as part of SCDC's strategic objectives and masterplan fundamentals i.e. striving for exemplary sustainable performance of the EZ, regardless of the ultimate users.
84. For information regarding market conditions and our recent market engagement, please see Appendix D.

## **Build Out and Delivery Options**

85. Taking all of the above EZ context into account, Cabinet input and approval is requested for significant decisions which are explained in an exempt Appendix to this report; firstly the approach to the build out, and secondly, the delivery vehicle/method. There are 4 potential build out options to consider in the context of the approach and delivery method.

- Option 1: Agreement to build out **Community Centre only on parcel 6 (current masterplan)** and agree delivery model (Development Manager option recommendation)
- Option 2: Build out **Community Centre and Local Centre only**, agree parcel location and delivery model (Development Manager option recommended)
- Option 3: Build **Community Centre, Local Centre and EZ concurrently**, agreeing locations and delivery model (ODA model option recommended)
- Option 4: **Sell EZ land parcels 1-4 retaining parcel 6 only for Community Centre and Local Centre build purposes**

86. For location details and further information, see draft masterplan at Appendix B.

There are **four delivery mechanisms**:

- i. **Direct Development** by the Council
- ii. Council acquires a **Development Manager**
- iii. Council enters into a **Joint Venture**
- iv. **Overarching Development Agreement**

## **Next Steps and Recommendations related to Development and Build Sequencing**

87. Given the current financial climate is daily increasing build costs, we recommend the build of the Community Centre as a priority. This will fulfil the S106 obligation and respond to the needs of the local community in Northstowe.
88. In order to proceed with this recommendation, we seek Cabinet's preference on whether to:

- A. Build only the Community Centre (subject to wider consideration being given as to whether it is built on parcel 2 as contained in the evolving draft masterplan, or parcel 6 per current consent. The latter, on balance, is most preferable)
- B. Build the Community Centre and Local Centre concurrently/contiguously (subject to wider considerations being given on where best to site – parcel 2 or 6. Per above, the latter, on balance, is most preferable)

89. The decision as to where to site the community centre has the following broad implications:

Location of Community Centre	Advantage	Disadvantage
Parcel 2	<p>Placemaking Flagship building for entry into Northstowe from B1050. Forms a cohesive relationship between EZ &amp; Community of Northstowe.</p> <p>Larger site so can encompass outside space within footprint.</p>	<p>Lose some of the potential economic value of parcel 2 (adjoining parcel 1) which could impact the value of return for the Council (the difference in values is set out in the overall costing tables above). More expensive to build out a stand- alone building vs. interpolated with local centre.</p> <p>New planning consent required.</p>
Parcel 6	<p>Economies of scale by developing at the same time as the local centre. Parcel has current consent for locating the community centre and local centre</p>	<p>Requires the local centre to be built out by SCDC concurrently, or, via procurement of a development vehicle whereby the local centre is built in partnership with SCDC building out the community centre. Potentially less outside space available. Lose flagship &amp; placemaking status.</p>

*Note: While there are valid placemaking considerations for locating the Community Centre on Parcel 2, building it alongside a Local Centre on Parcel 6 could deliver greater economies of scale whilst minimising land value erosion/loss of commercial opportunities on Parcel 2 more broadly. Overall, our recommendation is to build on parcel 6.*

90. Whilst Cabinet is presented with costings for building out the EZ in its entirety, we recommend pausing next steps for the wider development of the employment zone (for at least 6 months) given recent 20-30% inflation rises (materials) coupled with current land and property value inflation as investors divest from



stock markets and seek perceived 'safer' investments and of course increased borrowing costs. In the meantime, we seek Cabinet approval to continue to explore all further partnership options to bring the site to fruition, including the potential sale of EZ parcels 1,2, 3 and 4, where the Community Centre/Local centre are not located etc.

## **Recommended Option**

Option B: Build out the Community Centre and the Local Centre on Parcel 6.

91. Through this approach we will we jump start the place-making vision for the EZ as a whole, whilst also supporting early commercial development befitting of wider resident needs. There are no current retail/food & beverage amenities at Northstowe despite being frequently requested by current residents. Although we have interim market- based provision in development, building a cohesive narrative around community facilities and commercial amenities, indeed, building them contiguously and/or adjoining will further serve to accelerate business growth and start to attract future potential anchor tenants and/or development partners for the commercial aspect of EZ development.
92. Revised masterplan work (Appendix B) has been developed to demonstrate a clear vision and framework for the evolution of the EZ but without being overly prescriptive on the types of uses that will be delivered on the plots but whilst respecting the strategic aims of SCDC and the masterplan fundamentals.
93. The Masterplan in its evolving guise has been shared at a high level with local members and the community as part of 2021 Northstowe Community forums. It has also been discussed informally with planning colleagues and is ready to go for a formal outline planning application for the Principle of Development stage. The recommendation is that aside from this preparatory work, no further activity is undertaken with respect of the Enterprise Zone but the focus is initially on building the Community Centre and Local Centre.

**Recommendation to Cabinet and Council: Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.**

**Recommendation to Cabinet and Council; Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 month.**

This will allow time for the procurement/early build stages of the Community and Local Centre to start to catalyse the place making vision for the Enterprise Zone more broadly. During the next 12 months, officers will continue to investigate the most appropriate development routes for the Enterprise Zone in its entirety. Whether or not Parcel 5 is required for County Household Waste Recycling Centre purposes will also have a direct bearing on overall Enterprise Zone development (further detail in the exempt appendices of this report).

## Household Waste Recycling Centre (Parcel 5)

**94. Recommendation to Cabinet and Council: Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report**

## Member Governance Board

**95. Recommendation to Cabinet: Establish a Member Governance Board for Northstowe.** The purpose of this Board would be to oversee the delivery of the projects the Council is responsible for. It would also help to direct the workplan, including milestones and required resources; a Communications plan; and community and stakeholder relationships.

## Public Appendices

- Appendix B – Community Development
- Appendix C – Revised EZ Masterplan
- Appendix D – Development of the EZ – History and the current masterplan process
- Appendix E – Market Conditions and Market Engagements

## Restricted Papers



## **PUBLIC APPENDICES**

### **Appendix B**

#### **Community Development**

1. SCDC's Communities Team provide a generalist community development support function at Northstowe, with two full time community development officers employed (via s106 funding from Phase 1 and Phase 2 respectively), facilitating the formation of the social networks and community groups that assist new arrivals to integrate with the new community and overcome the challenges of relocating to a new town that, at five years old, is still at a very early stage in its development. Historically, this early community development support has been shown to be vital to establish a flourishing and cohesive new community.
2. The Communities Team has provided day to day management of the Community Wing, the key venue for community activity within Northstowe and are currently engaged in transition planning to secure and relocate to the interim community facility recently secured by the Council.
3. The team conducted the Community Governance Review for Longstanton and Oakington & Westwick Civil Parishes and facilitated the establishment of the resultant new Town Council.
4. Governance arrangements for all community assets, including sports provision, open spaces and all forthcoming community buildings across Northstowe will also be part of the team's remit.
5. The Communities Team has liaised with the planning service and developers to ensure provision of appropriate community infrastructure throughout the planning process and that these requirements are embedded within s106 agreements.
6. The service also had responsibility for programme management for the Healthy New Town initiative and continues to facilitate its legacy projects, and to ensure that the Healthy Living Strategy is delivered as the new town develops.

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Public Appendices

Appendix C

Revised EZ Masterplan

**DRAFT**

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# **Northstowe Local Centre & Enterprize Zone**

Masterplan and Design Guidance

# Team



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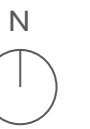
TO UPDATE

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Northstowe North aerial view



# 1. Introduction

## 1.1. About this report

The following report represents a masterplan and design guidance for the Local Centre and Employment Zone site in Northstowe (LCEZ Northstowe).

The Site is a 5.2ha empty plot in the north-eastern corner of Phase 1 of Northstowe Masterplan, and forms one of two intended local centre locations within the new town of Northstowe, supplementing a larger Town Centre envisaged at the heart of Phase 2. The site additionally includes allocation for a significant employment zone, with a focus on business and commercial uses.

South Cambridgeshire District Council (SCDC) purchased the site in 2021. This intervention by the Council, in an area where the market has so far failed to deliver the local centre and employment land anticipated in the outline planning consent, thus provides the opportunity to consider the employment zone and local centre in a holistic manner that have various interdependencies and to deliver the enhanced outcomes desired by the Council and local community.

The site consists of six parcels, of which four parcels to the north are identified as Employment Land and two parcels to the south as Mixed use/ Local Centre.

The Local Centre presents an opportunity for the Council to invest in a mixed retail/commercial development adjacent to an employment zone. The Local Centre incorporates a Community Building, and there is a need to take into account additional community infrastructure requirements that would be generated from future developments now coming forward in excess of original plans for Northstowe, including Northstowe Phase 3B, Digital Park and Endurance Estate parcels.

The co-ordination of the Local Centre and Employment Zone avoids piecemeal development, delivers economies of scale and helps deliver a comprehensive place with sustainable, high quality buildings, and public realm, in a key gateway location.

Adopting a holistic approach enables a clear brief for the project to be developed, to deliver on the Council’s and key stakeholders’ vision, and maximise the value of the Council’s investment.

The site occupies a central location within Phase 1 of the major settlement of Northstowe. Substantial residential development has already been completed around the site.

The delivery strategy is unknown and it is recommended to follow a 'market knows best' approach that unlocks the potential of the site by seeking a specialist partner to drive forward the delivery of the Employment Zone.

AR Urbanism and partners, including PRD, CZWG, Andrew Black Consulting, OKRA Landscape Architects, and Steer, have been commissioned by South Cambridgeshire District Council as a Client Advisory Team, to develop a vision and proposal for the Local Centre and Employment Zone, to an initial planning application.

This report builds on the baseline analysis of the site and articulates the vision and principles of development of the site, put together with input from the entire consultant team. This includes an exploration of:

- Masterplan Vision
- Illustrative Masterplan
- Design Guidance
- Character Areas

## 1.2. Brief

The vision for Northstowe is to create a 21<sup>st</sup> century town with a strong local identity that combines the best historic characteristics with a sustainable pattern of living and lifestyle choice. It is based on an urban grid form pattern, with excellent cycling and pedestrian connectivity, links to a dedicated busway connecting to Cambridge and having good access to green/blue infrastructure, that draws its inspiration from fen landscapes (waterbodies, drains and ditches).

The Employment Land is intended to become a positive and attractive northern gateway to the future town. It is located strategically to the north of Northstowe Phase 1 to take advantage of the guided busway which provided links to Cambridge City. The development must provide for sustainable travel and propose innovative approaches to car-parking provision. There is an opportunity to explore synergies between the Park and Ride and employment area in terms of promoting sustainable travel, parking provision, but also provide local, renewable energy.

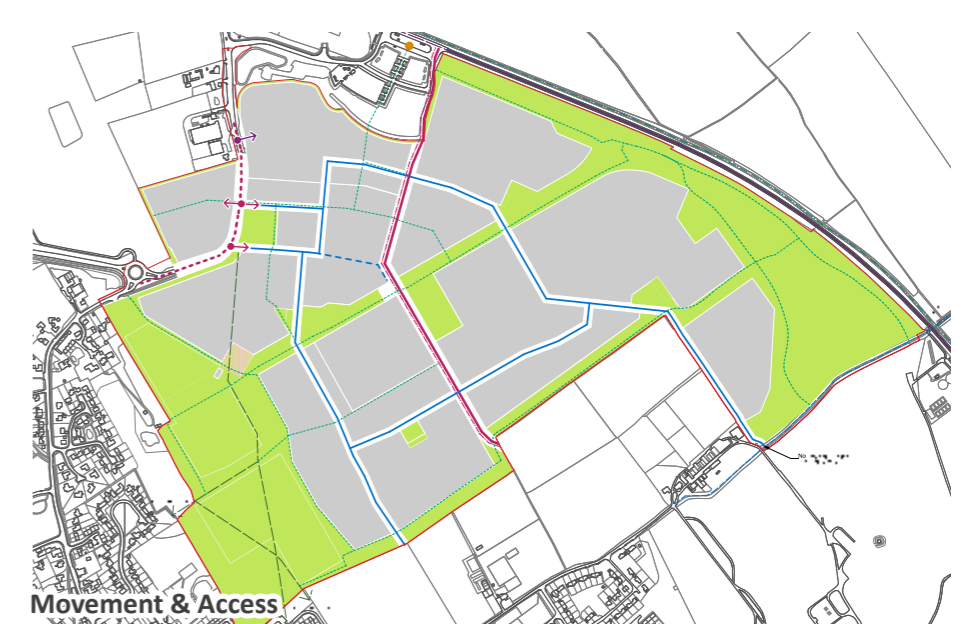
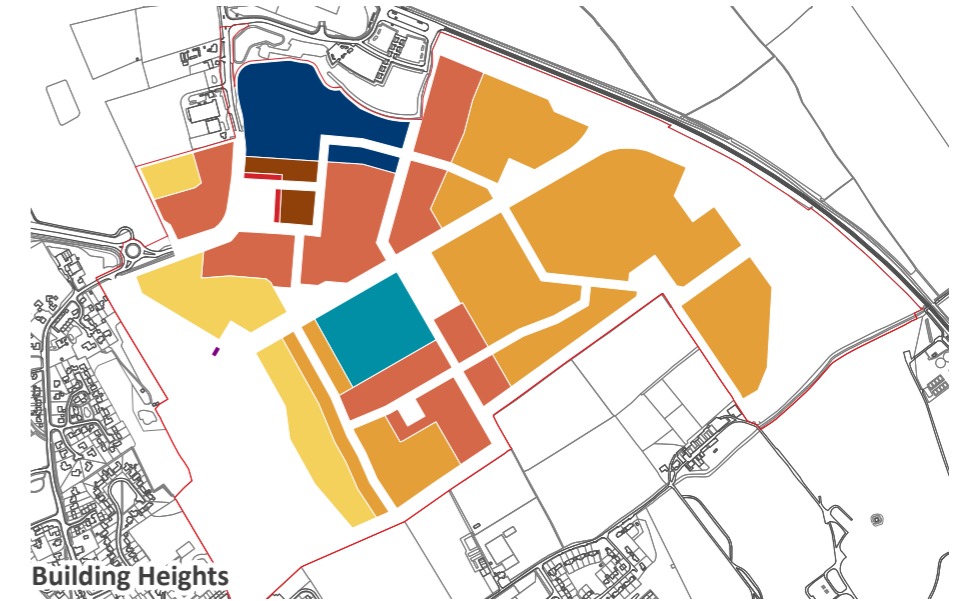
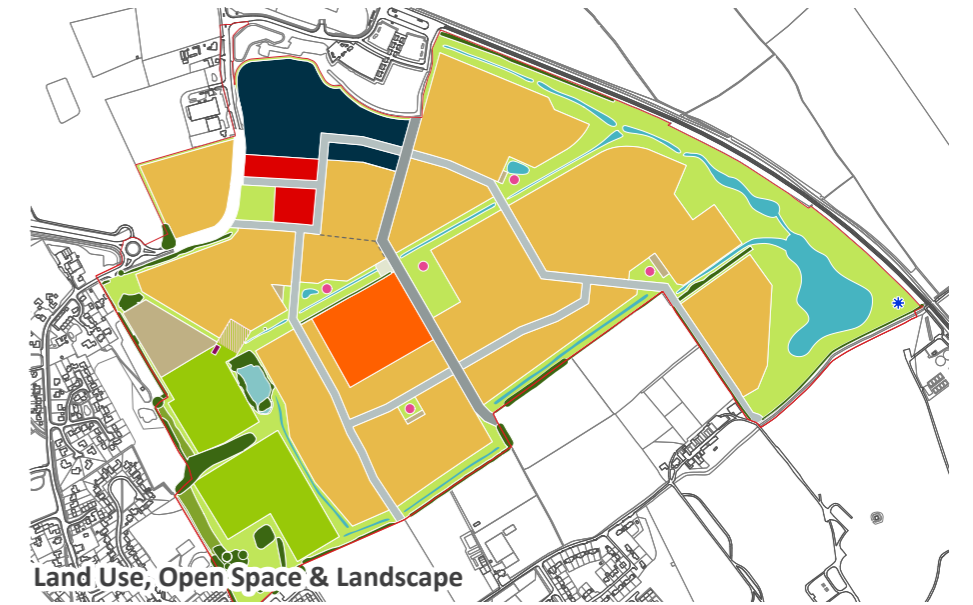
The mixed-use local centre is located directly to the south of the employment land, next to the B1050, to maximise on passing trade and help ensure that it stands the best chance of getting established early on. It will provide an important meeting place linking the employment and residential areas, visible from the B1050 and with a high level of enclosure. There is an opportunity to provide an integrated mixed-use area and buildings that are active, vibrant and safe. A landmark building is anticipated in the local centre.







Northstowe Masterplan - Development Framework Document



Approved Parameter Plans - Northstowe Phase 1



## 2. Context

**NOTE** Introduction to be added with list of relevant planning policies

- Northstowe Area Action Plan (2007)
- Development Framework (2012)
- Phase 1 Outline Planning Permission (2014)
- Northstowe Phase 1 Design Code (2017)
- South Cambridgeshire Local Plan (2018)

### 2.1. Northstowe Timeframe

**2003:** Northstowe new town allocated in Cambridgeshire & Peterborough Structure Plan.

**Jul 2007:** Northstowe Area Action Plan (NAAP) adopted

**Dec 2007:** Gallagher / Homes and Communities Agency (HCA) submit planning apps for entire Northstowe site.

**2010:** HCA inherits the MoD land at Oakington Airfield.

**Aug 2011:** Guided Bus-way opened.

**Oct 2012:** Northstowe Development Framework approved.

**Apr 2014:** Phase 1 outline planning consent granted.

**Jun 2014:** Phase 1 Design code approved.

**Mar 2016:** Selected by to be part of NHS 'Healthy New Town' initiative.

**Summer 2016:** Pathfinder Primary school complete, occupied temporarily by Hatton Park School.

**Jan 2017:** Phase 2 outline planning consent granted.

**Apr 2017:** First homes in Northstowe occupied.

**Oct 2017:** Phase 2 Design Code is approved

**Feb 2019:** Work starts on Phase 2 Education Campus

**Jun 2019:** Phase 1 Local Centre Square is completed

**Sep 2019:** Secondary School opens on Phase 2

**Nov 2019:** Pioneer Park started open March/April 2020

**Jan 2020:** Final Phase 1 residential parcel (H13) received (Taylor Wimpey)

**Feb 2020:** First Residential parcel of Phase 2 approved for 406 homes and commercial space (Urban Splash).

**May 2020:** Outline apps for phases 3A and 3B received.

**Jun 2020:** Northstowe Town Centre Strategy approved

**Aug 2020:** Work started on Inholm

### 2.2. Development Plan Documents

#### Northstowe Area Action Plan (2007)

The Northstowe AAP sets out the planning policies to guide the development of the new town of Northstowe, a proposed new town, north of Cambridge. The Northstowe AAP was formally adopted on 19 July 2007.

Critical policies of relevance to the Site include: policy D2 (local centres), and policy D4 (employment). Relevant points from each, regarding the development of the Site, have been included in the summary table at the end of this section.

#### Development Framework (2012)

The Northstowe Development Framework Document was approved in 2012 and refreshes the original plans and proposals for Northstowe as outlined originally in the Area Action Plan. This includes an indicative high-level masterplan for Northstowe, as well as overall principles for development. These are structured around a set of key themes which includes: community, climate, connectivity, and character.

#### South Cambridgeshire Local Plan (2018)

Policy SS/5 of the South Cambridgeshire Local Plan considers Northstowe a strategic site, and has set out new policies that refresh and update the relevant development plan documents. This policy specifically relates to Policy NS/3 (1g) of the Northstowe AAP relating to potential extension land (where phase 3b is now intended to be delivered).

Policy SS/5 states: 'the reserve land identified in the Northstowe Area Action Plan (AAP) is allocated as an extension to the site of the new town of Northstowe. It will provide the 10,000 homes allocated in the AAP at an appropriate density and design and will not increase the overall number of homes.'<sup>1</sup>

<sup>1</sup> p.64, South Cambridgeshire Local Plan (2018)

### 2.3. Emerging Policy

Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for the 2 areas – which they are referring to as Greater Cambridge. There will therefore be a joint Local Plan, and it will ensure that there is a consistent approach to planning and building across both areas over the next 20 years.

CCC will hold the next formal public consultation, on the preferred options for the Local Plan, in summer or autumn 2021.

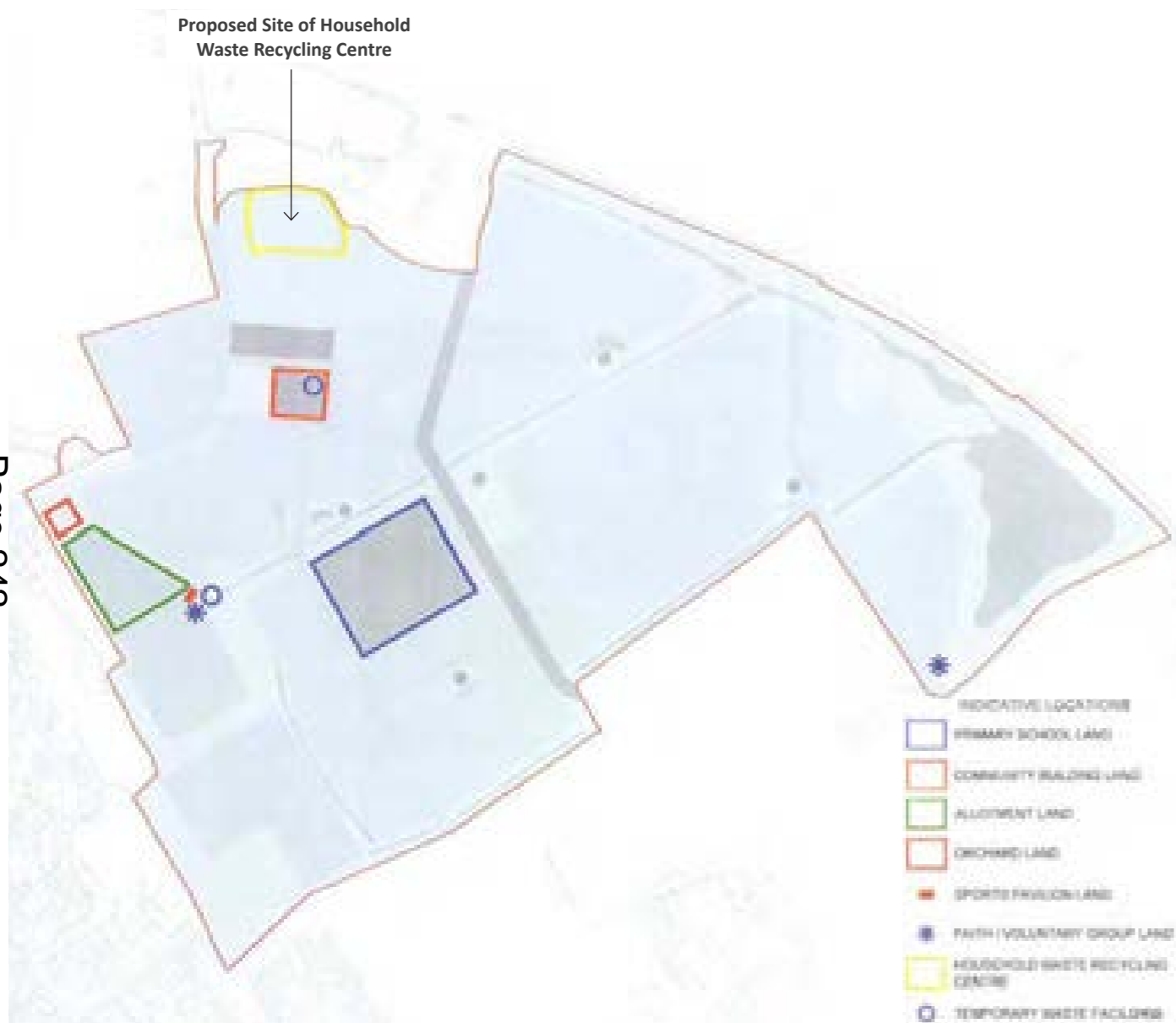
The current identified options for the emerging local plan consider: a Local Plan that runs ahead of the North-East Cambridge Area Action Plan (option 1), or to align the Local Plan and the North East Cambridge AAP processes (option 2).

#### Outline Application

The proposed Local Centre and Employment Zone sits at the heart of Phase 1 of Northstowe. This was the subject of an outline planning application following the adoption of Northstowe's Area Action Plan (AAP) and Development Framework Document (DFD).

The Phase 1 Outline Planning Permission reference is S/0388/12/OL, which was approved on the 22nd April 2014.

As part of the discharge of conditions for the outline application, a Design Code was required. This has been submitted and approved by the Council and sets out the approach for the Mixed Use Centre and Employment Zone.



Section 106 Agreement Plan, showing proposed location of Recycling Centre

## 2.4. NHS Healthy New Towns

Northstowe is one of 10 demonstrator sites within the Healthy New Towns programme, in which the NHS is exploring how the development of new places could create healthier and connected communities with integrated high-quality services<sup>1</sup>.

The Northstowe Healthy New Town was a joint bid led by Cambridge Uni. Hospitals NHS Foundation Trust, South Cambridgeshire DC and the Homes and Communities Agency. The programme will run for 20 years from first occupation in 2017, with priorities around coping with an ageing population, and addressing obesity.

### Vision

As a healthy new community Northstowe will aspire to: provide housing fit for an ageing population; to treat more people locally in the community; and to tackle obesity through providing inclusive neighbourhoods with good cycling / walking connections and excellent access to facilities and open space.

### What has Northstowe done so far?

- Developed a Healthy Living, Youth and Play strategy
- Co-location of non-medical advice (Citizen’s Advice Bureau) in Longstanton branch practice
- Produced research on older people’s housing needs

### What do Northstowe plan to do in the future?

- Demographic modelling of resident needs and health
- Co-location of health/community facilities and full transition plan for primary care.
- Scoping of contract for primary care at scale.
- Finalise design of health campus / community hub
- Develop individualised travel plans for new residents.

<sup>1</sup> [www.england.nhs.uk/ourwork/innovation/healthy-new-towns/demonstrator-sites/northstowe/](http://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/demonstrator-sites/northstowe/)

## 2.5. Recycling Centre

A section 106 Agreement requires the provision of a Household Waste Recycling Centre within Phase 1. This would be located broadly within the area to the north of the Site, as indicated within the figure provided attached to the completed agreement. The triggers and requirements of this clause, and others within the s106 require further scrutiny. A deed of variation to the s106 may be required dependent on the proposed development and phasing for the local centre.

The policy context for the recycling centre is contained within Policy CS16 of the Cambridgeshire and Peterborough - Minerals & Waste Core Strategy Development Plan Document (Adopted July 2011)<sup>1</sup>. This policy has outlined broad locations for a network of household recycling facilities easily accessible to local communities, and includes Northstowe. The policy expects new development to contribute to the provision of household recycling centres with contributions to be consistent with the RECAP Waste Management Design Guide<sup>2</sup>.

A consultation was held in June 2021 regarding a new household recycling centre in Milton. This may provide an alternative to the provision at Northstowe but further guidance is required to clarify this matter.

<sup>1</sup> [www.peterborough.gov.uk/council/planning-and-development/planning-policies/minerals-and-local-waste-plan/mwlp-examination](http://www.peterborough.gov.uk/council/planning-and-development/planning-policies/minerals-and-local-waste-plan/mwlp-examination)

<sup>2</sup> [www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/recap-waste-management-design-guide](http://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/recap-waste-management-design-guide)

## 2.6. Sustainability

As part of the development of the Northstowe masterplan, a number of key documents have been produced setting the vision and objectives and strategies for the proposed new town in regards to sustainability. In parallel, national and local policy have evolved since the inception of the project and define minimum requirements and objectives for development.

### Water Resources and Flood Resilience

The Northstowe Area Action Plan (2007) sets out the objectives for the development of the new town and includes policy NS/21 - Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal. The proposed drainage strategy included a series of channels within green corridors and use of balancing ponds to mitigate flood risk. The strategy incorporates water conservation including achieving between 33% and 50% reduction in water consumption from baseline.

Northstowe Development Framework Document Sustainability Appraisal (2012) sets the objectives relating to water consumption and ensuring environmental resilience to climate change relating to water. The strategy aims to reduce existing flood risk in Oakington and Longstanton by attenuating peak flood flows on the Longstanton Brook and Oakington Brook.

The Phase 1 FRA (2012) outlines the drainage strategy for Phase 1. This includes the use of a telemetry system to ensure that there is no discharge from the site when the nearby Beck Brook and Cottenham Lode are in flood condition. This strategy required significant storage, primarily provided by new balancing ponds by Hatton Road and the Water Park to the East of the site. The Utilities Strategy (2012) established that the capacity of the foul network had to be increased to cater for Northstowe as well as urban expansion at Cambourne. Foul drainage flows from the development are to be taken to Uttons Drove Sewage Treatment Works to the southwest of Longstanton. A pumping station is located at the northern end of the site.

The South Cambridgeshire Local Plan (2018) sets out the current requirements for the sustainable provision of water at a suitable quality, that does not negatively impact the local hydrology. Cambridgeshire Flood and Water SPD, adopted in 2018, and the Greater Cambridge sustainable Design and Construction SPD, 2020 give further guidance. The Northstowe Development Principles (2020) states a water efficiency requirement to achieve at least 3 Wat 01 BREEAM credits.

### Energy and Carbon

The Northstowe Area Action Plan (2007) sets out the development principles and policies for the development to be exemplar in energy efficiency and low carbon design, accommodating the impacts of climate change,

The Sustainability Appraisal (2012) sets out the objectives to promote sustainable energy use and reduce greenhouse gas emissions. The Energy Statement (2012), defines further aims to exceed sustainability standards. Proposals include 31% reduction in CO2 over 2006 building regulations, with 65% of Phase 1 being built to the Zero Carbon Homes standard. 11-15% low carbon/renewable energy generation was proposed, and in addition a viability study was undertaken for inclusion of wind turbines which could increase renewable energy generation by an additional 20% for Phase 1. A micro-generation strategy was developed for energy provision in residential buildings in preference to widespread district heating and a viability assessment was also undertaken for use of local district heating and Combined Heat and Power (CHP) for non-residential buildings.

The South Cambridgeshire Local Plan (2018), promotes sustainable developments and includes requirements for reduction of carbon emissions of at least 10% through for generation of renewable and low carbon energy. It is required to conserve and enhance the natural environment as part of any development

through use of green infrastructure. Guidance on meeting these requirements is outlined in The Greater Cambridge Sustainable Design and Construction SPD, 2020.

In 2019 South Cambridgeshire District Council Declared a climate emergency and in 2020 produced their Zero Carbon Strategy. Further policy is currently being developed to support the transition to net zero carbon emissions by 2050. A recent change to procurement is the requirement for monitoring of carbon emissions and submit plans to achieve net zero carbon. The councils' commitments include continuation of investments in renewable energy projects. The Northstowe Development Principles (2020) sets out proposals for non-residential buildings to achieve BREEAM excellent with at least 10% of the buildings regulated energy coming from on-site renewable or low carbon energy. Buildings are to be designed for resilience to climate change and be easily adapted for future uses or changes.

### Health & Wellbeing

The Sustainability Appraisal (2012) defines objectives to reduce emissions of pollutants, maintain and enhance human health, enhance public places. The South Cambridgeshire Local Plan 2018 requires the submission of a health impact assessment for development with over 1,000m<sup>2</sup> of floorspace. The Local Plan also sets out requirements for lighting, noise, air quality and emissions.

The Greater Cambridge Sustainable Design and Construction SPD 2020 gives guidance and support on the design of spaces to promote health and wellbeing, including public realm, views, air quality, daylight, sunlight, and thermal comfort. The Development Principles (2020) set out aspirations for the development to be designed to enhance health and wellbeing of users, including use of standards such as WELL.

### Waste & Circular Economy

The Northstowe Area Action Plan (2007) aims for the development to be exemplar in sustainability. Objectives and relevant policy include the reuse of existing materials on site and to recycle construction waste, requiring a re-use and recycling scheme. Construction spoil retained on site must benefit the development, such as for noise barriers, flood protection and ecology enhancement.

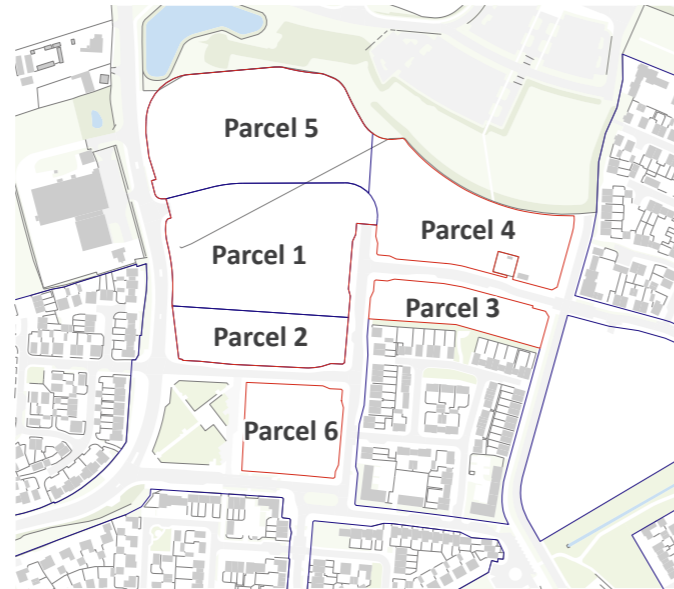
Objectives for making the best use of land resources are again set out in the Sustainability Appraisal (2012), including a household recycling facility. This is also included in the Construction Management Strategy (2012) as well as stockpiles for surplus material and topsoil. Measures include agreements with suppliers for recovery and disposal of products and regular toolbox talk to raise awareness and share best practice relating to waste. Where feasible, demolition material will be recycled for use as primary aggregate. The Development Principles (2020) identify Parcel 5 of the Enterprise Zone and Local Centre as designated for a household waste recycling centre, although we understand that the requirement for this facility is being reviewed.

South Cambridgeshire Local Plan 2018 sets out further policy to minimize waste and promote reuse and recycling. In 2019 South Cambridgeshire District Council Declared a climate emergency and in 2020 produced their Zero Carbon Strategy, including a commitment to reduce waste by improving recycling facilities.



# Northstowe Phase 1 Design Code - Specific Site Requirements

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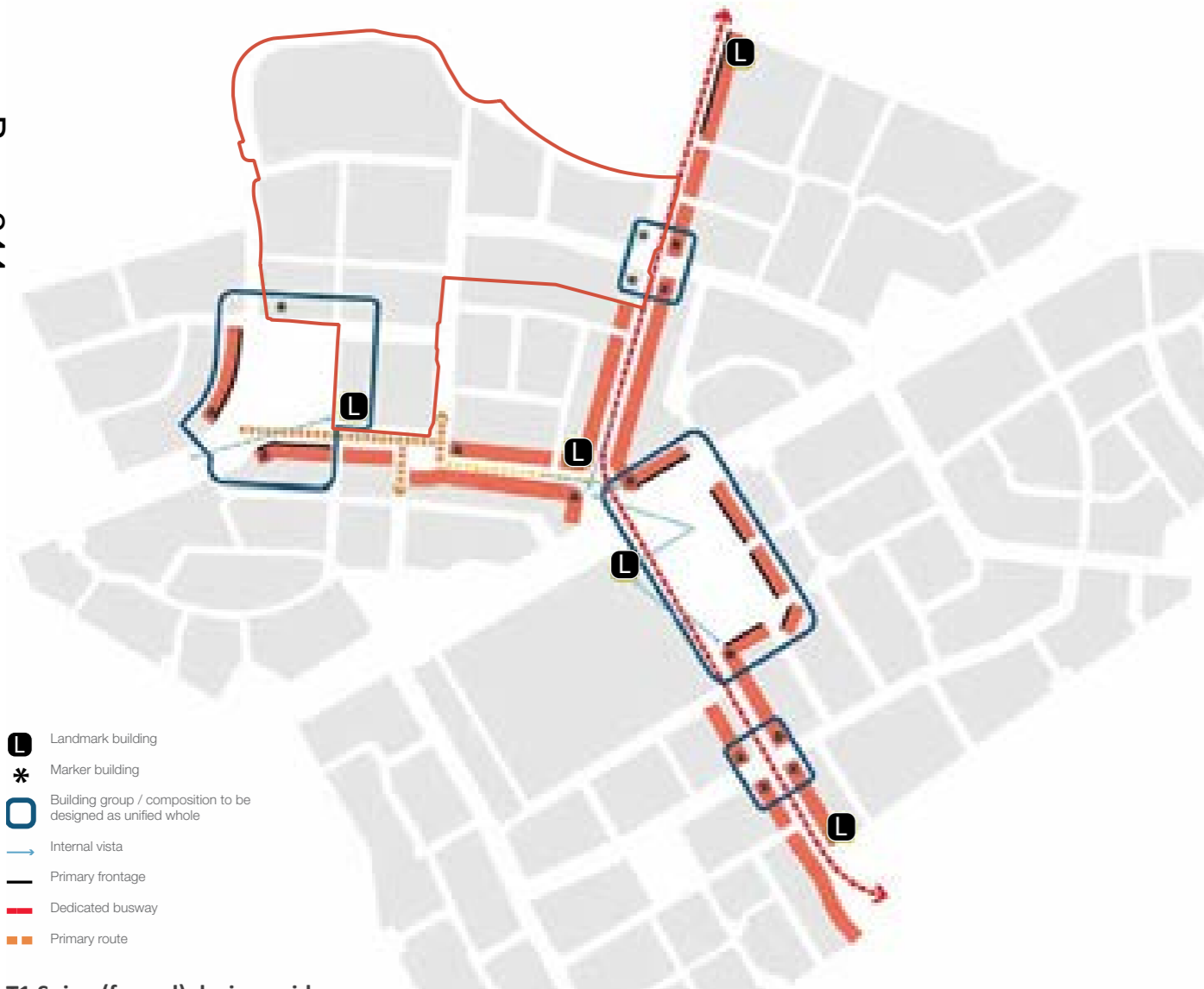


Employment Zone design guidance



Identity Areas defined within the Northstowe Phase 1 Design Code  
Design Code (2017) Phase 1 p.136

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T1 Spine (formal) design guidance

## 2.7. Phase 1 Design Code

### Design Code

The Phase 1 Northstowe Design Code outlines both general guidance for development throughout Northstowe, Phase 1-wide guidance, and specific guidance for sites and character areas highlighted within Phase 1.

In regards to the Local Centre, the Design Code emphasises the location of the Site by the B1050 for ‘maximising passing trade and helping to ensure that it stands the best chance of becoming established early on in Phase 1<sup>1</sup>. It should be noted that this has not been the case as the Local Centre would now be coming forward for delivery in the later stages of Phase 1. A significant number of residential units have already been delivered, together with new and improved pedestrian and cycling routes to Longstanton. This has created a large existing local catchment to better support the deliver of the Local Centre. Specific design guidance and objectives provided for the Local Centre within the Design Code are included in the table on the following page.

Regarding the Employment Zone, the guidance intends for this area ‘to become a positive and attractive northern commercial ‘gateway’ to the future town<sup>2</sup>. Specific design guidance and objectives provided for the Local Centre within the Design Code are included in the table on the following page.

Additional guidance has been provided for the ‘T1 Spine’, which is a formal spine along Pathfinder Way and the dedicated bus-way, which has adjacencies to the Site. Guidance for this route include the appropriate location of landmarks and marker buildings, as well as an outline of areas where buildings are to be designed as a unified whole. This guidance has been included within the table on the following page.

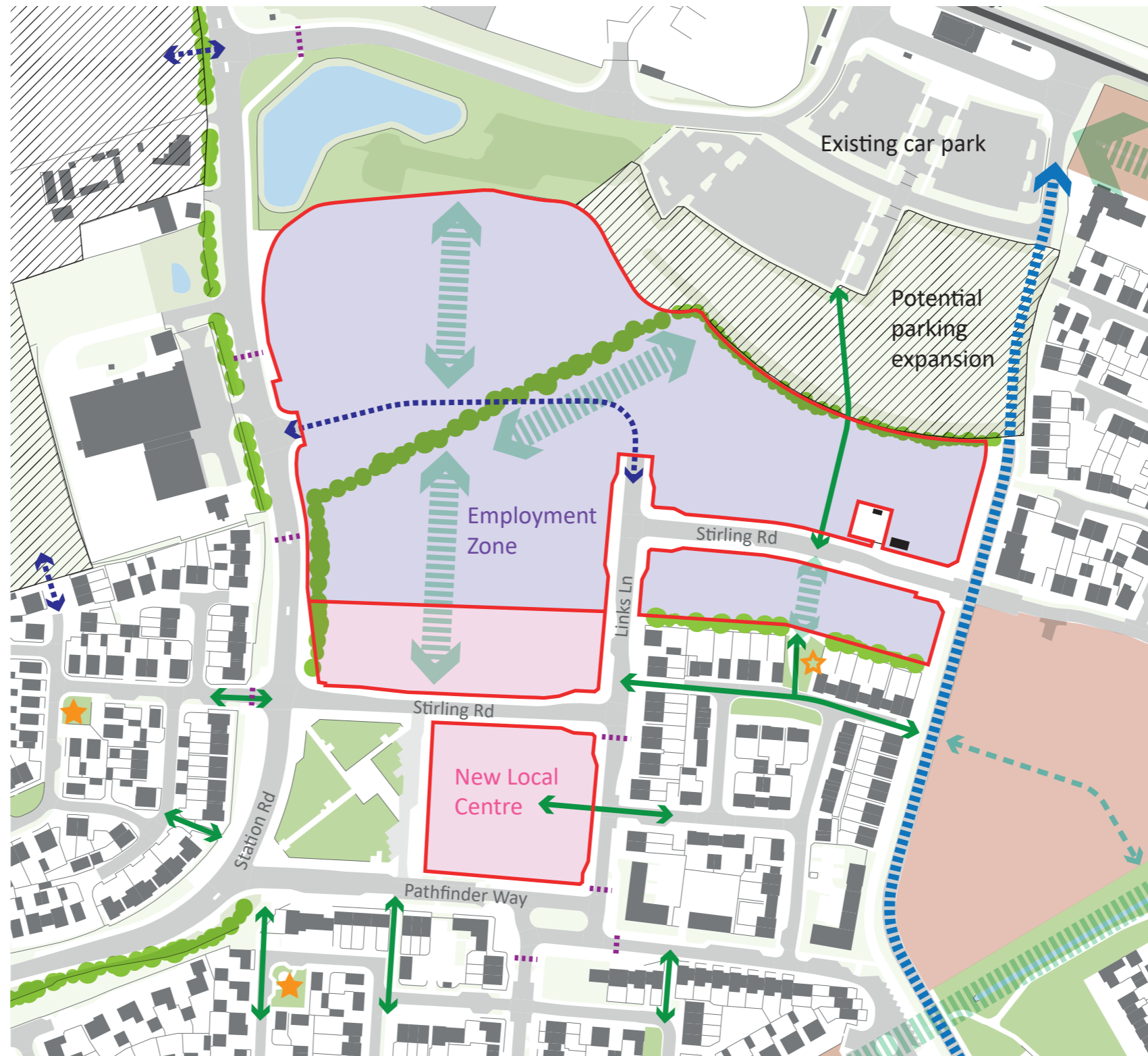
<sup>1</sup> 10.1, Northstowe Phase 1 Design Code  
<sup>2</sup> 10.4, Northstowe Phase 1 Design Code

Applicable Parcels	Design Code Requirements
Employment Zone	<ul style="list-style-type: none"> <li>• The Employment Zone sits within Identity Area ‘Employment’, with the eastern edges of parcels 4 and 3 also forming part of Identity Area ‘T1 Spine (formal);</li> <li>• Buildings along the eastern edges of parcels 4 and 3 should be ‘marker buildings’ and be designed as a unified whole with the corner buildings of parcels h5 and h6. Building heights of these marker buildings should ‘mirror’ those buildings on the other side of the spine road;</li> <li>• The Employment land of approximately 5ha is intended to become a positive and attractive northern commercial gateway to the future town;</li> <li>• The proposed mix of Employment comprise:                         <ul style="list-style-type: none"> <li>* B1 (office), B2 General Industrial: 3.28ha</li> <li>* B8 Storage and distribution: 0.36ha</li> <li>* Household Waste and Recycling centre: 1.25ha</li> </ul> </li> <li>• B1 employment must be located next to the southern residential edge (parcels 3 &amp; 4);</li> <li>• Along the interface with the employment and residential, these uses should back onto one another so that the rear gardens of the properties abut the rear parking for the employment. (parcel 4);</li> <li>• Covered and secure cycle parking must be provided;</li> <li>• In general terms, vehicle parking for this zone will be provided inside an outer ring of buildings defined in a perimeter block;</li> <li>• Any B2 ad B8 uses should be located next to the Household Waste Recycling Centre;</li> <li>• A landscape buffer should be provided for trees on the frontages of B2 and B8 uses;</li> <li>• Overall, it is anticipated that the buildings in the employment zone will be contemporary in design, using modern cladding materials such as steel and glass. Where employment buildings are located next to residential areas materials should be designed to match. Increased use of brick (buff/pale yellow) is envisaged in this situation;</li> <li>• Ancillary structures such as the substation and pumping station should consider appropriate landscape treatment/planting for screening;</li> <li>• Employment buildings can be up to 13m (to 3 storeys) and should explore the provision of green roofs/walls.</li> </ul>
Local Centre	<ul style="list-style-type: none"> <li>• The Local Centre sits within Identity Area ‘Mixed-use centre’, with those buildings that face directly onto the Green also sitting within Identity Area ‘T1 Spine (formal)’</li> <li>• Buildings fronting onto the green must be designed as a unified whole with buildings fronting parcels H1, H2 and H3. This includes a potential ‘marker’ building along the northern edge of the Green in parcel 2, and a ‘Landmark’ on the south-eastern corner of the Green (parcel 6) that responds to an internal view from those arriving to Northstowe from the south on the B1050.</li> <li>• The land identified for the Local Centre is 1.2ha</li> <li>• The local centre comprises of:                         <ul style="list-style-type: none"> <li>* Ground floor retail of up to 1500sqm (net) and should be visible from the B1050</li> <li>* In addition, there is potential for further 450sqm commercial retail/leisure/food&amp;drink/community/health and other appropriate uses</li> <li>* Suitable car parking for retail commercial. Additional on-street parking to be provided around the square</li> <li>* A potential informal MUGA (although one has now been provided in Pioneer Park)</li> </ul> </li> <li>• Opportunity for landmark feature, such as a clock tower associated with the community building, should be considered as part of the detailed design. The outline planning permission allows a structure up to 25m in height</li> <li>• A high-level enclosure should be achieved around public space</li> <li>• Civic buildings (such as the community building) must be distinctive buildings of architectural merit. The potential to increase scale and massing should be considered through interesting rood profiles or similar feature elements</li> </ul>


# Site Opportunities & Constraints

NTS

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Site opportunities and constraints summary - NTS

-  Site boundary
-  Green corridors
-  Pedestrian and cycle links
-  Vehicle link
-  Existing trees



## 2.8. Site Context

### Landscape & Environment

- The Site is relatively flat across all parcels, however there exists localised raising of land within the north-west corner of the Site, reflecting made ground on the site of a former factory;
- Parts of the site boundary are buffered to surrounding uses with existing mature vegetation, including along part of Station Road, and around the north-eastern boundary towards the Longstanton Park and Ride;
- A line of mature vegetation, a mix of hedges and trees of varying quality, cuts across the site, marking the boundary of the former golf course on site;
- Development within Parcel H4 (Bovis) has provided a 5m landscape buffer along its northern-edge;
- An attenuation pond lies to the immediate north-east of the Site, and could be integrated within the scheme as a landscape feature.

### Movement & Access

- The Site is lined along the western edge by Station Road/B1050, which is a busy vehicular route with little buffering to traffic provided by street trees;
- Major primary vehicular streets, serving the Northstowe Development, run on either side of parcel 6 of the site, and will accommodate a significant amount of the vehicular traffic serving Northstowe;
- Sterling Road, Link Lane and Wellington Road, running along the eastern edges of the site, also represent a key north-south route for Northstowe;
- The junction of Pathfinder Way/Link Lane, is a significant roundabout which creates severance between the site of the Local Centre and surrounding development, due to the use of a roundabout rather than four way junction arrangement;

- Proposals for a future connection between parcels 1 and 5 in the Site will contribute to the permeability of the site;
- Access to Longstanton Park and Ride is via a temporary path through Parcel 4 (to be integrated into development). A desire line across Parcel 3 to parcel H4 and can be integrated into forthcoming development;
- Pedestrian links south towards the Western Sports Hub is limited in terms of prominence and way-finding from the Local Centre site.
- Cycling provision is yet to be properly implemented around the site, and way-finding provision is similarly poor towards surrounding key uses such as the Park and Ride, Pathfinder Primary School, Longstanton, and Northstowe Secondary College;
- The dedicated busway is intended to run along the eastern edge of parcel, providing a key central pedestrian and cycle route through Northstowe.

### Public Spaces

- The Green is the major public space serving the site, and is well-used and activated by a program of temporary uses, but lacks amenity in the terms of shading, protection, and buffering from sun, wind and surrounding traffic;
- The junction of Pathfinder Way/Link Lane is designated a principal square, but its currently dominated by traffic;
- Streets already provided around the Site fail to provide significant street trees or landscaping that would help contribute to the creation of places;
- A small play-space along the northern edge of parcel H4 is incomplete, but could be integrated within forthcoming development in parcel 3;
- The Site and the Green does not currently integrate with the wider Northstowe landscape framework (including Green Link and Linear Park).

### Townscape & Frontage

- Completed buildings within parcels H1, H4, H3 and H2 provide frontage to the Site, including significant 4-storey apartment buildings to the south;
- The set-back of buildings within parcel H1 from Station Road contribute to the poor public realm on the western side of the street, and severance to the Green;
- All buildings fronting onto the Site are residential, but all benefit from parking provision to the rear, helping to create buildings that front directly onto the street.

# Site Analysis Summary

NTS

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# 3. Vision

## 3.1. Masterplan Concept

The Design Principles for Northstowe focus on three main principles: Health & Well-being, Integration with Nature and Community Prosperity. The following principles were strongly supported by the residents during Phase 2 of engagement. For a full report of the engagement process, please see Appendix xx.

**“Northstowe town centre will be the beating heart. Our award-shortlisted design code provides the framework for a high-quality, mixed-use town centre, laid out so people can find their way easily to excellent facilities within convenient walking distance.”**

**Mike Goulding, Head of strategic land, Homes England**



### HEALTH & WELL-BEING

- Enabling walking and cycling as major modes of movement and access;
- Promoting the integration of effective public transport;
- Reducing dependency on private cars;
- Encouraging physical activity with indoor and outdoor recreation options;
- Promoting safe access to connected green walking/ cycling routes;
- Creating inclusive public spaces that encourage social interaction and a sense of belonging;
- Enabling good access to healthy food and food growing options;
- Providing good social infrastructure and access to a wide range of community services including dedicated community spaces;
- Ensuring buildings, spaces and places are inclusive for all people.



### INTEGRATION WITH NATURE

- Connecting the site into the wider green network of Northstowe;
- Creating nature trails through the site, connecting to the surrounding area;
- Integrating SuDS and other water features into the new public realm;
- Building in flood resilience with integrated site infrastructure;
- Future-proofing for climate adaptation with opportunities for green/blue links and potential for food-growing in the public realm;
- Extending street tree planting throughout the area;
- Promoting biodiversity planting within landscaped spaces and in all new developments.



### COMMUNITY PROSPERITY

- Delivering jobs and attracting new businesses to Northstowe, through high-quality employment spaces supported by excellent amenities;
- Supporting independent local businesses with a range of flexible spaces, including retail, food and beverage, office and leisure uses;
- Encouraging a circular economy by supporting synergies between business and community;
- Creating an attractive local centre core, integrating residential and employment areas;
- Providing flexible, usable outdoor spaces that can be activated throughout the day and evening to support community events;
- Providing an inclusive local centre that caters for the needs of different age groups, abilities, new and existing residents;
- Creating synergies with Northstowe Town Centre by providing complementary uses.

# Illustrative Masterplan

100% Offices (Employment Zone)

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- Pathway
- Bicycle path
- Road
- SUDs/linear raingarden
- PV Roof
- Biodiversity roof
- Permeable car parking
- Rain garden
- Existing tree
- Design tree



# 4. Masterplan

Schedule of accommodation:

Employment Zone

Land use	sqm (GEA)
Office	53,859

Local Centre

Land use	sqm (GEA)
Community Centre	1,760
Retail	4,984
Office	3,154
Residential	14,783
<b>TOTAL</b>	<b>76,940</b>

**Note:** data about public green open space area to be added

## 4.1. Illustrative Masterplan

The preferred option has developed from in-depth discussions and extensive engagement with a range of key stakeholders.

This LCEZ Masterplan outlines a framework of delivering the first Local Centre in the north of Northstowe and an Employment Zone that acts as the northern commercial gateway to the new town.

### Masterplan strategic moves

Based on the brief, baseline analysis and the vision outlined earlier in this report, the following masterplan strategic moves were developed:

- provide a northern commercial gateway to Northstowe;
- capitalise on the key opportunities to create green corridors across the site with routes along them;
- activate pedestrian and cycle connections with existing neighbourhoods;
- provide much needed facilities for both residents and employees;
- create synergies across uses such as F&B, small retail, leisure and education, which can improve the quality of life of residents and the attractiveness of the Local Centre for local employees;
- connect the Longstaton Park & Ride to the existing Green open space to the south of the site;
- connect the Longstaton Park & Ride to the existing residential neighbourhoods;

The masterplan allows for building typology flexibility by focusing on the public realm and edges rather than being prescriptive of building forms. This approach allows for a variety of floorplates dimensions, or of placement of blocks within parcels. This enables a design that is responsive to the eventual delivery strategy and preferences of any future delivery partner.

The masterplan promotes a shift towards sustainable and active modes of travel, prioritising inclusive and comfortable streets in which it is safe and preferable to walk and cycle. Reduction of parking provision and through routes help address car dependency while the provision of public transport and micromobility is enhanced. By promoting a mix of uses and sustainable servicing strategies, LCEZ helps reduce travel need while accommodating the everyday needs of the local community.

The public realm and landscape strategies create an urban place in a landscape setting with high quality landscape and public green spaces. Minimising car movement and integrating cycle and pedestrian movement with green and blue infrastructure are priorities that drive the masterplan design. The masterplan sets out the principles for integrating blue, green and nature inclusive concepts in the public realm by creating synergies for a healthy place to live and work.

The integrated provision of the Employment Zone and Local Centre will bring economic activity, community infrastructure and a sense of place to Phase 1 Northstowe while also responding to the local context and following aspirations for Net Zero Carbon development, embedding circular economy principles and addressing challenges around water stress in the Cambridge area.

The framework is aligned with national and local policies to deal with the challenge of climate change, loss of biodiversity and bring opportunities to build social value, pathways into new careers and opportunity for the wider region.

The LCEZ site is envisioned to be the first local provision of amenity in Northstowe, which will be complemented by further provision in subsequent wider masterplan phases.



# Masterplan Option 2

Mix of Employment types: offices and light industrial/  
R&D (Employment Zone)



# Masterplan Options 1&2 Footprint Comparison



## 4.2. Adaptive Strategy

The masterplan was developed to demonstrate a clear vision and framework for the evolution of the LCEZ, but without being overly prescriptive on the types of uses that will be delivered on the plots in the Employment Zone and keeping in mind the strategic aims of SCC and the masterplan key design principles.

Following the 'market knows best' approach for the EZ rather than a prescriptive one curates the optimal types of uses and amenities required at the Local Centre. Any fixed requirement that the SCC may have around flexible workspace and alternative housing tenures would best be tested with potential partners to understand viability and deliverability and the extent to which they will integrate and contribute positively to the LCEZ and the wider area.

In developing the masterplan a stress testing exercise with different building types was included, done by PRD. The types tested two options, one for were commercial office use buildings and one for a mix of office uses with mid-tech light industrial, science and technology oriented use buildings.

The results illustrated that different use mixes are possible without compromising the overall masterplan structure and key design principles.

There are multiple permutations of occupational users that could theoretically locate within the EZ, so for this exercise the focus has been on these two options as the recommended options, that also align with the market engagement and market data collected by PRD. It can be assumed that alternative combinations of office and mid-tech uses (e.g. 90% office, 10% mid-tech) within the scheme could be delivered with predictably similar financial returns.

There is evidence within the literature review done by PRD that the demand for science/ R&D/tech space within the Greater Cambridge area remains high. Whilst these uses are a burgeoning area, particularly within Cambridge and around the OXCAM Arc, they are still considered to be a specialist market sector. There are risks in being prescriptive around this, or any other type of use, as it needs to be tested with the market, and so taking this use-type to masterplan level would require a clearer vision that can only derive from more comprehensive conversations with the investors and developers that are active in these sectors.

The masterplan key design principles allow for inbuilt block flexibility. This way, regardless of the use mix required by the delivery partner or tenants, the framework principles will remain valid.

The inbuilt block flexibility is especially focused in the Employment Zone, while the Local Centre built form is to be more prescribed, to ensure delivery of key local amenities and residential provision.



Multistorey parking option





LCEZ Northstowe Masterplan with HWRC option

### 4.3. Household Waste Recycling Centre (HWRC)

It is proposed that a Household Waste Recycling Centre (HWRC) will be located in Parcel 5, adjacent to the Northstowe Enterprise Zone (EZ). The EZ comprises of Parcels 1, 3 and 4 and is allocated for higher density employment uses, typically contained within office buildings.

PRD has been commissioned to assess the impact that the inclusion of the HWRC may have on the implementation and future success of the EZ. The EZ is yet to be developed and has historically had difficulty in progressing forward.

PRD have used this emerging masterplan to identify the buildings within Parcels 1 and 4 that are most likely to be impacted by the presence of the HWRC, and also to identify the accommodation potential of Parcel 5 if it was instead allocated to office use in line with the remainder of the EZ.

Estimated Northstowe Enterprise Zone capacity

Land use	Commercial Size (sqft)
Northstowe EZ with HWRC in Parcel 5	330,000
Northstowe EZ with Commercial in Parcel 5	515,000

source: PRD

Once complete, the Northstowe EZ will be a regionally significant driver of economic value for the region, providing capacity for 2,800 jobs and c.£242 GVA generation per annum.

Delivery on this scale will support aspirations for Northstowe to evolve as a sustainable and economically balanced community, providing a range of employment opportunities across the skills and occupational spectrum. The types of space provided will help to deliver against regional aspirations to grow the tech, scientific and creative economies.

Use of Parcel 5 for the HWRC will direct extinguish a significant amount of economic capacity.

The direct, onsite adverse impact is estimated to be in the region of c.900 jobs, and c.£70m GVA per annum (around one third of total economic capacity across the EZ). Loss of this level of economic capacity will also have an adverse multiplier impact - with reductions in the levels of local and regional supply chain and employee spending supported by the EZ.

Use of Parcel 5 for the HWRC will also erode the ability of the wider EZ to achieve its full economic potential.

A reduction of 35% in the amount of employment floorspace will impact on the ability to achieve critical mass which is a key ingredient of successful business parks of this nature. Blight impacts associated with the HWRC will also present a challenge to securing tenants and desired rent levels in a highly competitive regional market.

Given the historic stagnation in bringing forward the EZ, there is a strong argument that the EZ opportunity needs every advantage in order to secure interest from external parties and this report concludes that there is the potential for a strongly negative impact by retaining the HWRC in Parcel 5.

## 4.4. Phasing Strategy

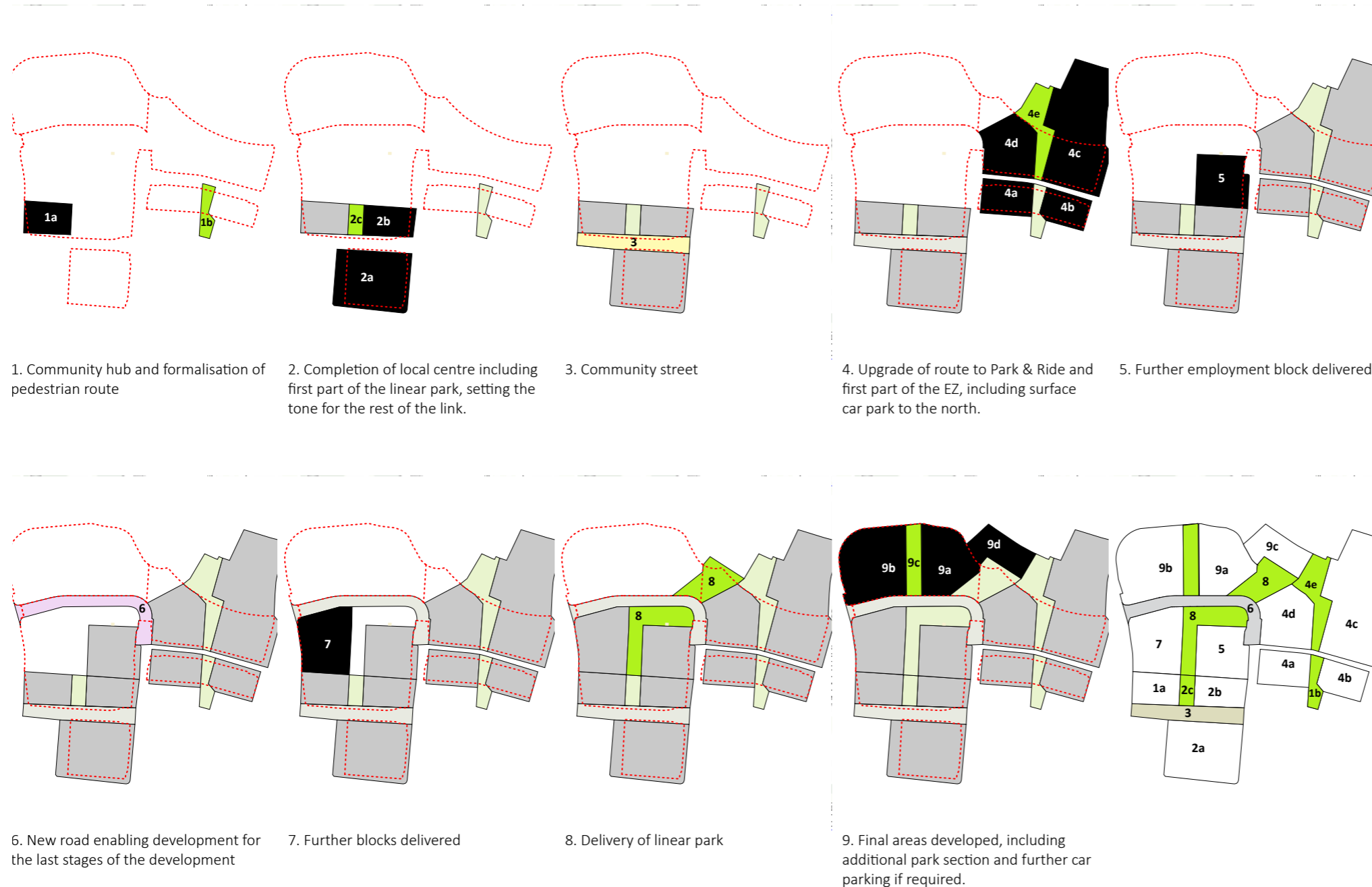
A responsive and practical phasing process is fundamental to ensuring that his long-term, strategic masterplan is deliverable and creates an inspiring momentum of transformation from the earliest phases. The proposed phases are not categorical, but set out a logical approach which envisages infrastructure development at each identified phase. Unpredictable market conditions over the lifetime of the masterplan, as well as the procurement and delivery route, require a flexible approach to phasing that can be amended and updated as delivery is underway.

### Phasing Strategy principles

- early Local Centre amenity delivery and early delivery of public realm;
- distribute infrastructure investment across the entire course of development of the masterplan;
- focus on places making and early value delivery;
- increase value to residents early on in the process;
- create high quality environments for residents as soon as possible;

### Masterplan Phasing

1. Community hub and formalisation of pedestrian route
2. Completion of Local Centre including first part of the linear park, setting the tone for the rest of the link
3. Community street
4. Upgrade of route to Park & Ride and first part of the EZ, including surface car park to the north
5. Further employment block delivered
6. New road enabling development for the last stages of the development
7. Further blocks delivered
8. Delivery of linear park
9. Final areas developed, including additional park section and further car parking if required.



Phasing Strategy DRAFT



LCEZ Northstowe Masterplan render



# 5. Design Guidance

## 5.1. Scope

This Design Guidance has been prepared to guide development within the LCEZ Northstowe to ensure that proposals in this area adhere to and deliver the vision of Local Centre and Employment Zone of Phase 1 Northstowe.

This Design Guidance must be read in conjunction with the Northstowe Phase 1 Design Code (2014), which it is designed to complement.

This guidance applies to any future development within the defined site boundary of LCEZ Northstowe.

This guidance will apply to all forms of planning permission within the boundary of the defined LCEZ Northstowe area. All applications will need to be accompanied by a statement which demonstrates how proposals have had regard to the recommendations of this guidance. The Design guidance is envisaged to be used by and to inform a range of groups and users including:

- **South Cambridgeshire District Council** - in promoting the LCEZ Northstowe development, in briefing and selecting potential development partners, and in championing and promoting proposals within the LCEZ area.
- **Council officers and members** - in negotiating and assessing planning applications;
- **Developers and development partners** - to inform and guide development design;
- **Local community** - to inform expectations of the LCEZ area and to promote the public interest by setting robust requirements for high quality design that promotes public good;

This guidance chapter of the LCEZ Northstowe Masterplan builds on existing local policy as well as incorporating existing and emerging national policy and best practice guidance.

The structure and content of this Design Guidance has been considered within national guidance, including the National Model Design Code and the recently amended NPPF.

The Design Guidance chapter of this document has been structured as a practical tool-kit that provides clear guidance and requirement that are useful to designers and officers.

It is expected that all proposals within the LCEZ Northstowe area accommodate all mandatory requirements outline in this Design Guidance chapter and the majority of the discretionary requirements as well. Where compliance with mandatory coding is not possible, a clear justification for non-compliance must be made and designs must demonstrate how they propose to achieve the vision for LCEZ Northstowe through alternative means.

This guidance chapter is structured to include sections that start with a summary of the vision for each theme, followed by guidance for the sub-sections. This gives clear direction on how the vision of that specific theme can be achieved in design terms. Character area section provides additional detailed guidance for proposals within identified character areas of the LCEZ in Northstowe.

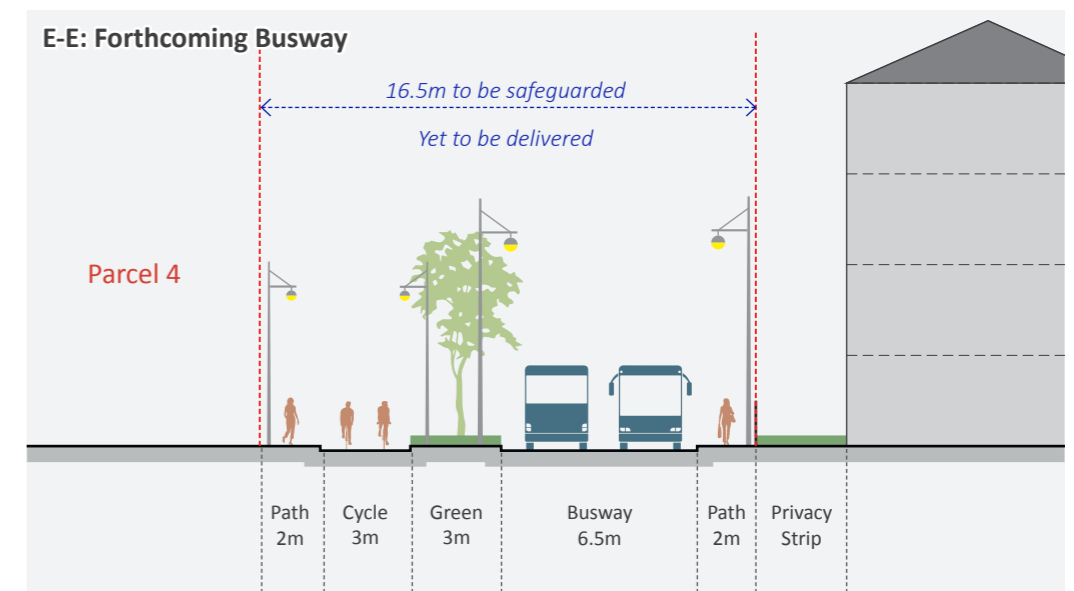
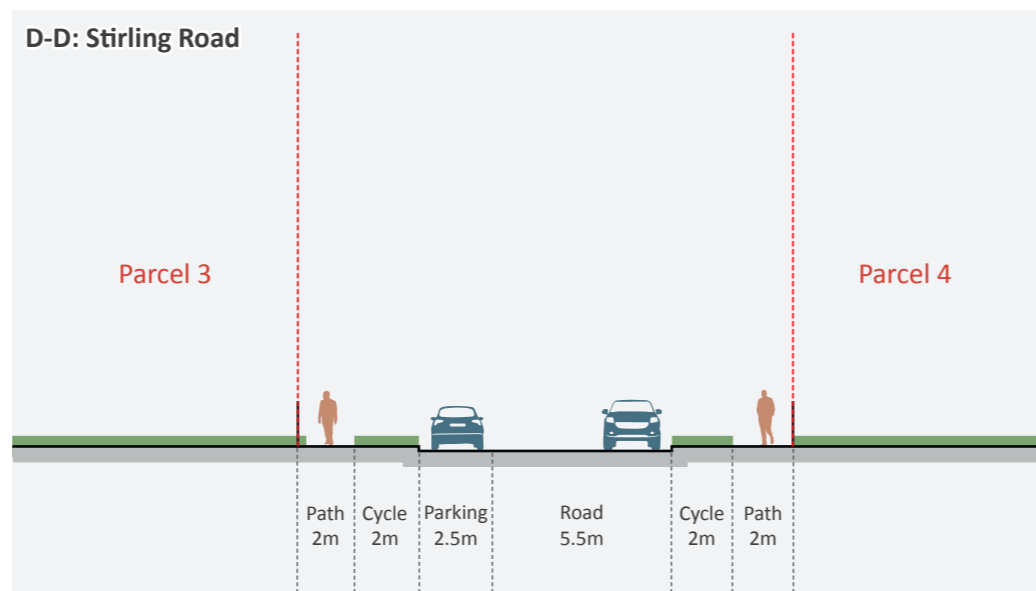
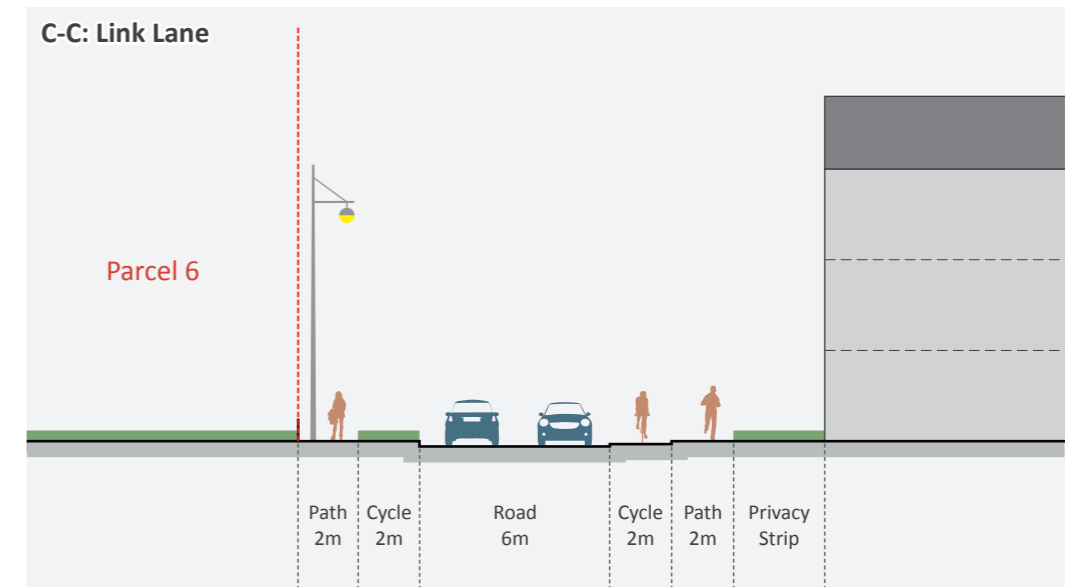
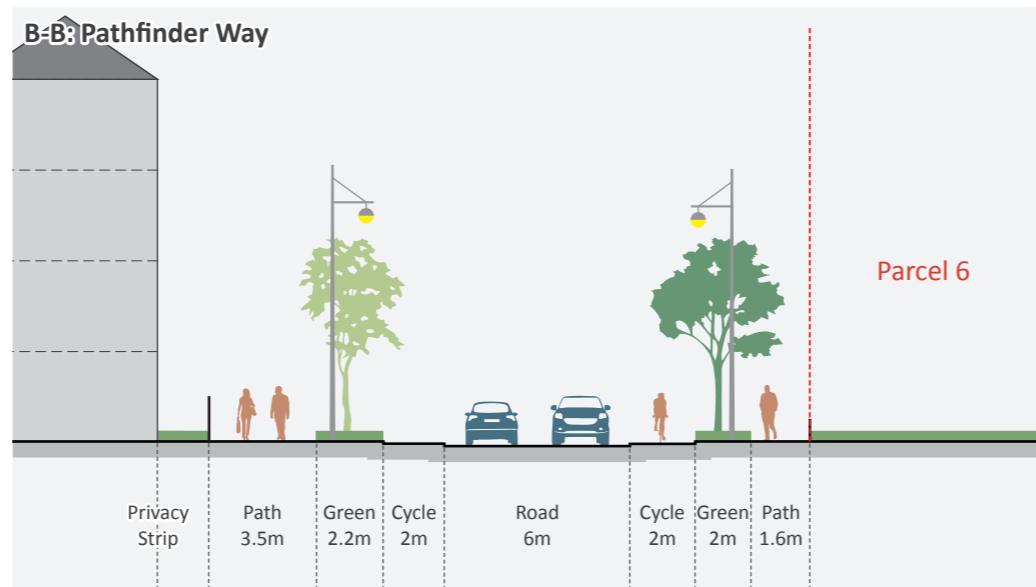
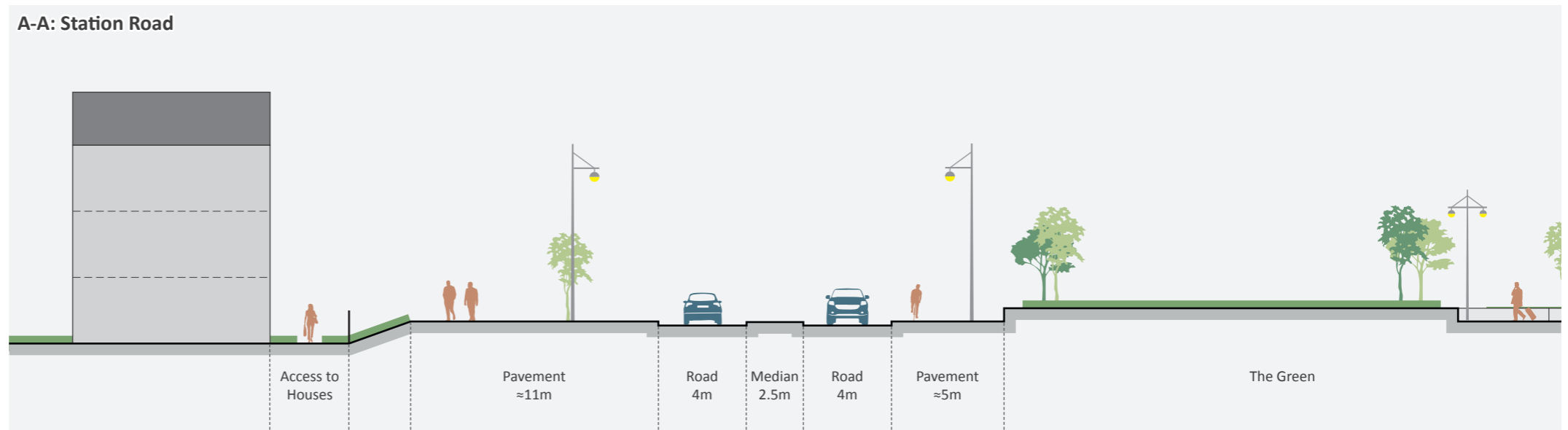
This guidance chapter is structured around the following design themes:

- Townscape & Built Form
- Movement & Access
- Public Realm & Landscape
- Sustainability
- Uses & Amenity
- Character Areas

The guidance deliberately focuses on and provides more detail in relation to public realm and movement, in order to allow flexibility on how the individual plots are resolved, depending on the mix of uses preferred by the developer.

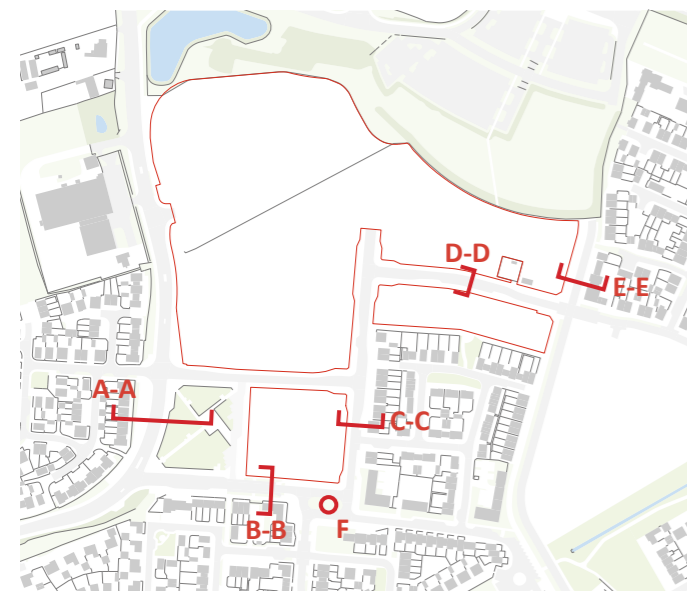
# Existing & Forthcoming Street Sections

1:250



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Key:-



**Note:** parcel numbers to be added to the key map

Parcel H1 along Station Road



H4 edge along future busway



H2 edge along Pathfinder Way



H6 edge along future busway



H3 development along Pathfinder Way



H6 edge along future linear park



## 5.2. Townscape & Built Form

The site itself lacks a distinctive built character due to it previously being a golf course. This makes the emerging surrounding local context especially relevant to any LCEZ proposal. The local character is largely defined by the Phase 1 Design Code.

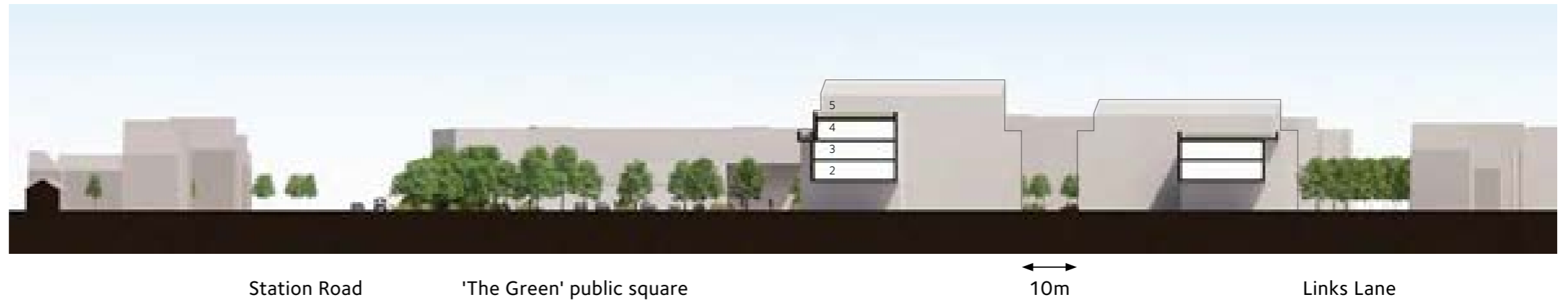
Development around the site has been designed and delivered through a series of parcels. The use of a Design Code provided as part of the wider outline application for Phase 1, has instilled a discernible character to development. This includes a mix of residential building types, mostly two storeys, following similar building forms (simple orthogonal buildings with pitched roofs) and similar material treatments. There are a few examples of four storey apartment buildings around the Site, but these represent the tallest elements, but often exhibit a mass and scale that fails to articulate these buildings as clear landmarks. Given the flatness of the landscape there are opportunities to consider how prominence can be achieved in the location and design of landmarks in the Site.

### Design Code 2014

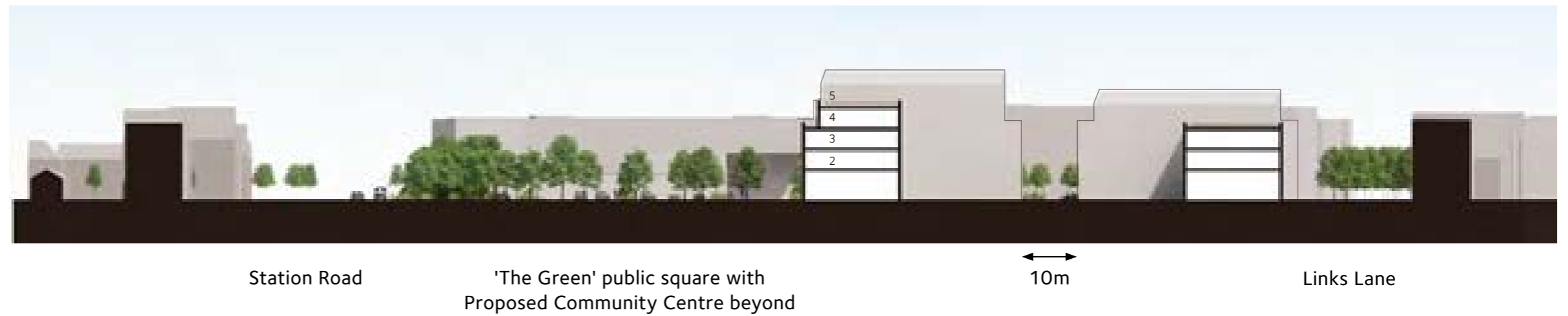
- Buildings along the eastern edges of parcels 4 and 3 should be 'marker buildings' and be designed as a unified whole with the corner buildings of parcels h5 and h6. Building heights of these marker buildings should 'mirror' those buildings on the other side of the spine road;
- In general terms, vehicle parking for this zone will be provided inside an outer ring of buildings defined in a perimeter block;
- Overall, it is anticipated that the buildings in the employment zone will be contemporary in design, using modern cladding materials such as steel and glass. Where employment buildings are located next to residential areas materials should be designed to match. Increased use of brick (buff/pale yellow) is envisaged in this situation;
- Ancillary structures such as the substation and pumping station should consider appropriate landscape treatment/planting for screening;
- Employment buildings can be up to 13m (to 3 storeys) and should explore the provision of green roofs/walls.;
- Civic buildings (such as the community building) must be distinctive buildings of architectural merit. The potential to increase scale and massing should be considered through interesting roof profiles or similar feature elements;
- Opportunity for landmark feature, should be considered as part of the detailed design. The outline planning permission allows a structure up to 25m;
- Buildings fronting onto the green must be designed as a unified whole with buildings fronting parcels H1, H2 and H3. This includes a potential 'marker' building along the northern edge of the Green in parcel 2, and a 'Landmark' on the south-eastern corner of the Green (parcel 6) that responds to an internal view from those arriving to Northstowe from the south on the B1050.

# Proposed Street Sections

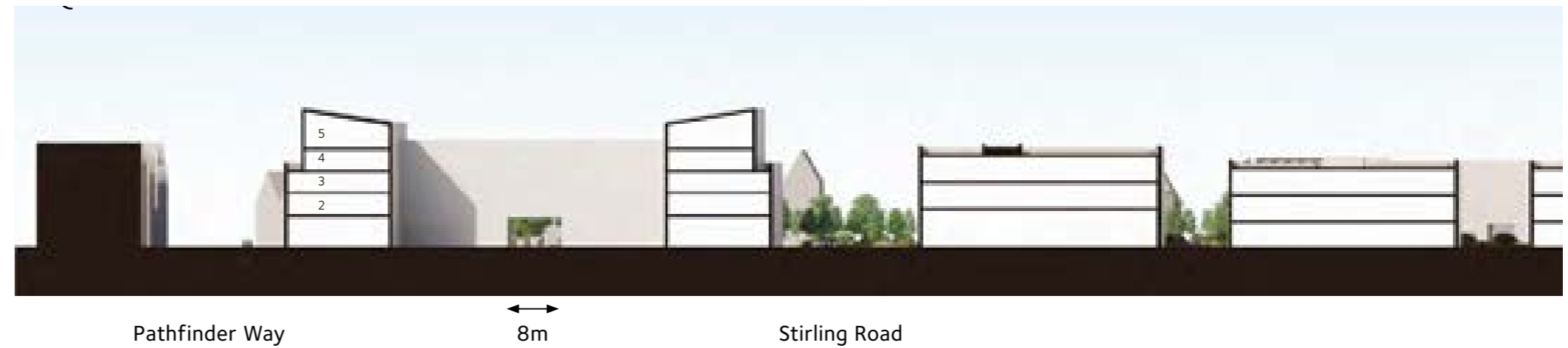
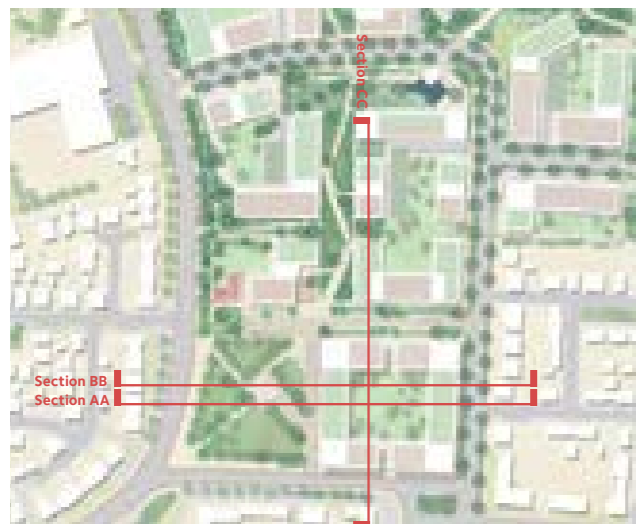
Section AA (NTS)



Section BB (NTS)



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**Design Guidance**

**Blocks**

- The structure of the LCEZ Northstowe blocks responds to existing road patterns and infrastructure, as well as strategic links and existing vegetation. Each block is bound by significant public realm and key routes, creating a resilient framework that supports the flexible development within each block;
- Blocks must be broken down to create several, distinct smaller buildings to support better connected and walkable development;
- Block sizes and geometry should be sympathetic to the existing context and emerging urban grain of Northstowe, in the interests of promoting well-integrated urban design;
- The dimensions and geometry of blocks must support the creation of a well-connected, permeable and walkable Local Centre;
- Development should form perimeter blocks where appropriate, to enable flexible courtyard use in a way that activates surrounding streets and spaces;
- The position, scale and form of cuts in massing must be designed to balance the need to provide continuous, well-designed frontage and the need to provide appropriate sunlight and daylight into the development;
- Most vehicle parking must be provided inside perimeter blocks, away from the public realm and building frontages;

**Building Heights**

- The predominant building height in LCEZ Northstowe must be 3 storeys, with two Landmark /marker buildings as required by the Design Code (2014);

**Key Views**

- Along strategic links to visually link the Park&Ride to the Local Centre
- "Internal vista" along Station Road north east towards the Landmark building of the Community Hub

**Note:** Diagrams showing views to be added

**Building Line**

- New development should follow continuous building lines set at the back of footways in line with the defined street types provided to ensure the enclosure of streets;
- A small amount of variation of the building line within blocks would be permitted in the interests of articulating visual permeability, daylight/sunlight penetration, and the expression of entrances;
- set-backs from the building line, where appropriate, should be minimal
- Design Code p.10: "A high level of building enclosure should be achieved around the public space [in the mixed use centre]"

**Frontages**

- New development must have well-defined frontages that provide clear enclosure to streets and public spaces, in line with the defined street types and public space requirements of the design guidance;



# Masterplan Building Heights Diagram

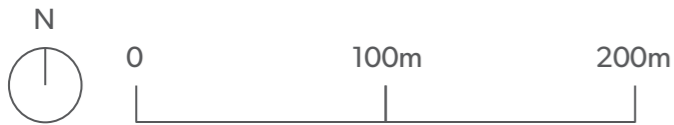
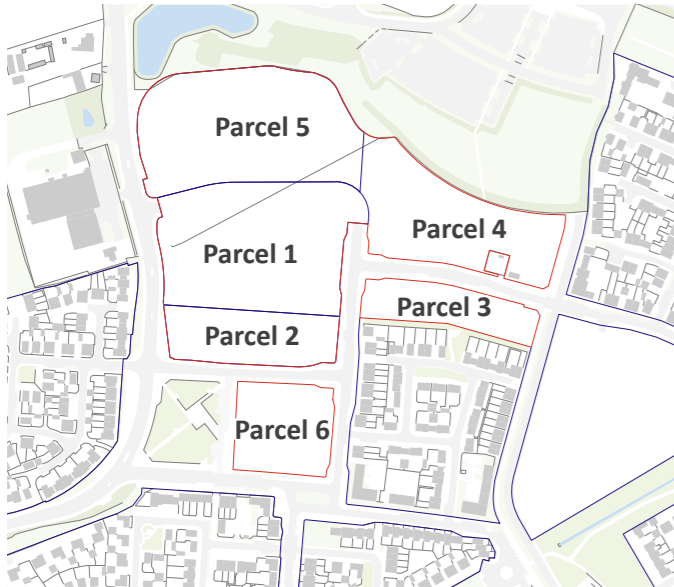
1:3000

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Key:-

 Site Boundary

Parcel Subdivision - NTS



Building Heights

Key


 1 Storey

 2 Storeys

 3 Storeys

 4 Storeys

 5 Storeys

 Identity building

NORTHSTOWE



- Design Code: p.38 "Prioritise active frontages along the spine and local centre squares"
- "use variable heights, building forms, building styles and materials to reflect the importance of the area as a gateway from Station Rd/B1050)

**Landmark and marker buildings**

- according to Design Code: "Buildings along the eastern edges of parcels 4 and 3 should be 'marker buildings' and be designed as a unified whole with the corner buildings of parcels h5 and h6. Building heights of these marker buildings should 'mirror' those buildings on the other side of the spine road;"
- "landmark buildings will have strategic importance for the whole development. They will comprise both residential and civic buildings and should convey special importance or mark a key civic space." (p.128)
- "Marker buildings should be visually distinctive and aid legibility" (p.128)
- difference between landmark and marker buildings!

**Materials**

- simple



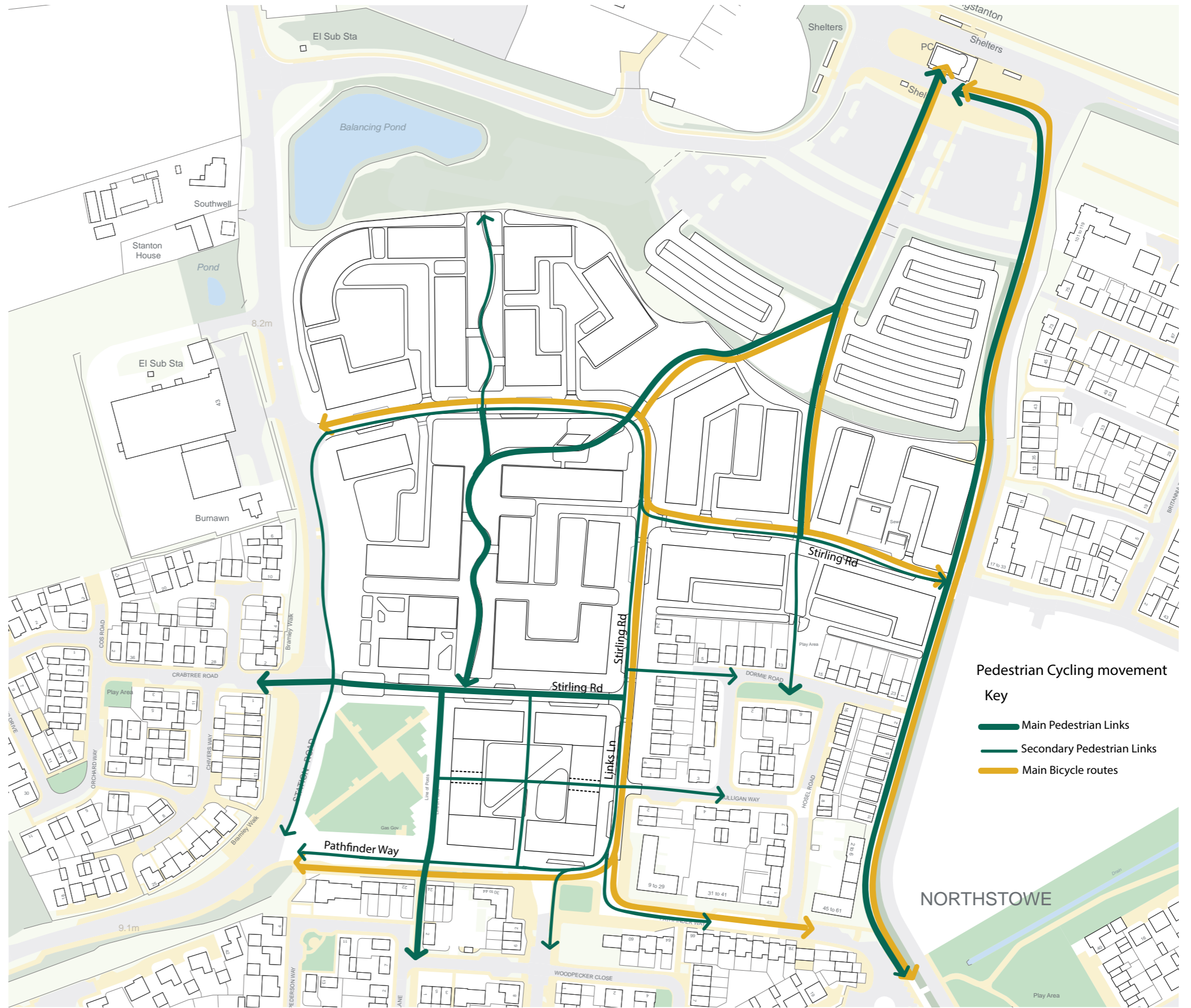
# Pedestrian & Cycle Movement Diagram

1:7500

## Key:-

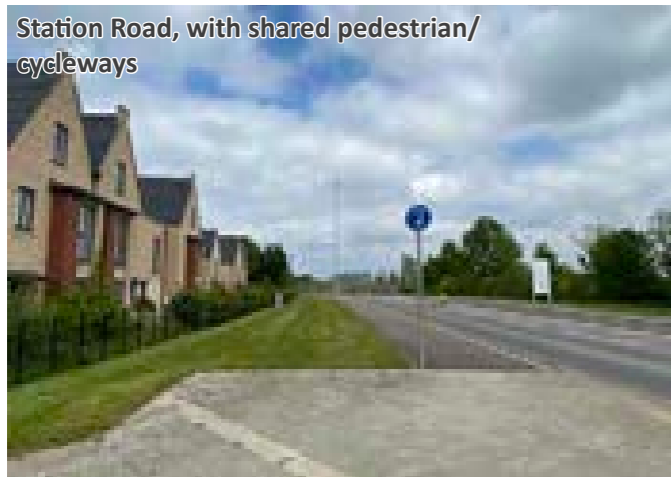
- Site Boundary
- Northstowe Boundary
- Proposed Town Centre
- Existing Primary Streets
- Proposed Primary Streets
- Cambridge Guided Busway (CGB)
- Proposed Dedicated Busway
- Existing Local Bus Service Routes
- Proposed Local Bus Service Routes
- Existing CGB Bus Stops
- Proposed Dedicated Busway Stops
- Existing Local Bus Stops
- Proposed Local Bus Stops

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- ### Pedestrian Cycling movement Key
- Main Pedestrian Links
  - Secondary Pedestrian Links
  - Main Bicycle routes





### 5.3. Movement & Access

1.1 The Outline Transport Strategy (OTS) for the Northstowe site has a focus on sustainable transport and draws upon best practice and guidance to promote active travel and reduce dependency on private vehicles. This is complementary to the wider Regional and National policy narrative around the Climate Emergency and legally binding commitments for Net Zero Carbon emissions by 2050. Accordingly, key transport decarbonisation principles including measures to prioritising walking, cycling and public transport as the natural first choice for journeys are integrated into this OTS.

1.2 This OTS also promotes flexible design approaches which could be integrated into the emerging masterplan to future proof the development for changing travel behaviours to realise a sustainable local centre and community hub.

1.3 The transport and movement principles include a design approach which encourages sustainable travel in accordance with the hierarchy of movement shown in Figure xxx.

1.4 The key transport and movement principles for Northstowe include:

- High-quality walking and cycling routes that are safe, accessible, inclusive and connected to support a 15-minute neighbourhood.
- Permeable streets which ensure walking and cycling are the most convenient option and allow for a variety of uses, including play.
- Positively provide for new and active forms of transport (e.g. electric scooters and e-cycles) and anticipate the onset of ‘mobility as a service’.
- Facilitating direct and attractive connections to bus stops and the cycleway to encourage public transport and cycling for longer journeys.

- Car parking minimised, with the ability for spaces to be provided and removed in a flexible fashion to adapt to changing travel attitudes and habits over time.

#### Transport Strategy Summary

2.1 Building on the transport and movement principles outlined above and as described in detail in subsequent sections, the transport strategy for Northstowe can be summarised as follows:

- Encouraging a 15-minute neighbourhood – Designing the Local Centre to encourage ease of access to all destinations surrounding it via sustainable modes and creating a relatively more convoluted journey for those using private vehicles, thereby reducing propensity for short distance car trips to encourage as many trips as possible by sustainable modes.
- Providing for new and active forms of transport – ambitious cycle parking targets and accessible cycle parking with battery charging provision to encourage cycling as a primary mode. Positively providing for new technologies including e-scooters and anticipating the onset of ‘mobility as a service’.
- Encouraging bus use – creating an attractive, direct corridor from the proposed Local Centre to the Longstanton Guided Busway stop to maximise use of this service.
- Reduced car reliance – a car parking strategy which acknowledges current demand and provides for those who genuinely need it, but provides the flexibility and mechanism to reduce or repurpose parking over time with behavioural changes and advances in technology. Creation of a low speed and low traffic highway network around the Local Centre including opportunities for stopping-up and carriageway narrowing where appropriate and sensible.

2.2 The masterplan and transport strategy represents a significant change from business as usual and simply investing in infrastructure will not achieve the necessary scale of behaviour change to achieve the planned growth. A coordinated programme of engagement to inform users of the Local Centre about their travel options supported by ongoing marketing activities to persuade and incentivise them to change their travel behaviour and to sustain that change will be required.



Hierarchy of movement

(precedent from Steer transport strategy)



### Vision for Walking, Cycling and Mobility

3.1 As per DfT policy, an increase in walking and cycling can not only improve air quality, but also combat climate change, improve health and wellbeing and also reduce congestion on roads. It is therefore imperative that walking and cycling forms a key part of the transport strategy for the Local Centre.

3.2 There will be a comprehensive, permeable network of walking and cycling routes throughout the development. The provision of a direct network of routes aims to make active travel the most convenient choice for short journeys to/from the development in order to minimise the number of vehicle trips between local origins/destinations. The network provides the connections to the edge of the development to enable good connectivity with the adjacent communities and more strategic mobility corridors such as the cycle way that parallels the Cambridgeshire Guided Busway, and the Longstanton Guided Busway stop.

3.3 Routes will be segregated from traffic and provide direct connections within the Local Centre area, avoiding level changes and road crossings where possible, and be designed in accordance with Department for Transport minimum standards as set out in the Local Transport Note 1/20 and Table 5.1.

3.4 Cycling opportunities will be provided within the internal streetscape. The primary vehicle routes will have segregated cycle lanes on both sides of the street, with priority for cyclists across adjoining junctions and accesses. Secondary and residential streets will be low traffic environments and will provide for cycling within the carriageway.

### Cycle Parking

3.5 Cycle parking will be provided at or above SCDCs minimum standards, which are already set at a level that should encourage cycling as a primary choice of travel, see Table 3.2 below for SCDCs minimum cycle parking standards:

Use Class	Minimum Cycle Parking Standards
A1 Food	1 space per 25m <sup>3</sup>
A1 Non Food	1 space per 25m <sup>3</sup>
A3 Restaurant/Cafe	1 space per 10m <sup>3</sup>
B1 Office	1 space per 30m <sup>3</sup>
D2 Community Centre	1 space per 3 seats

3.6 Cycle parking in the public realm will be accessible for different types of cycles and users and will complement or enhance the surrounding public realm. The feasibility of adding charging ports to public parking will also be explored.

3.7 An example of public realm cycle parking is shown in Figure 5.7.

### Ebike and Shared Cycle/Scooter Schemes

3.8 Opportunities to safeguard for Ebike and shared cycle/scooter schemes are also being considered within the design. This includes consideration of the space and infrastructure requirements at key locations on-street, including charging requirements. The ability to launch an e-scooter facility will depend on a change to the current laws around their usage in the UK at present.

Dedicated Busway



Cycle parking around the Green





Calderwood Mobility Hub

**Mobility Overview**

4.1 The Mobility Strategy should be structured as a flexible and scalable framework that takes account of the previously discussed transport interventions that may be realised over the life of the masterplan alongside anticipated changes in mobility technologies to provide an adaptable and sustainable basis for local population growth up to and beyond 2030.

4.2 Ownership models are transitioning to mobility services, in which transport modes are shared and on-demand. Shared mobility refers to either shared assets such as bike share or car clubs, or shared rides such as ride sharing or micro-transit. Technology provides people with greater flexibility and real-time data to inform travel decisions and provides landowners means to better manage transport services.

4.3 Increased provision of shared mobility can be provided by working in partnership with private operators of shared services, such as car clubs, bike sharing (including e-bikes), e-scooter sharing (subject to legalisation), taxi and private hire services and micro-transit services.

4.4 With increased adoption of shared mobility services there is likely to be a reduction in demand for private car parking. There will also be an increased need to make provision for shared mobility services such as:

- provision for car clubs (including marked bays for round-trip services and permission to park for flexible services); and
- space for micromobility modes such as dockless bikes/e-scooter share services (when e-scooters become legal to use on public roads in the UK);
- increased space for pick-up and drop-off for on-demand services such as taxi, minicab and micro-transit services including on-demand buses.

**Car clubs**

Car clubs are proposed as a measure to reduce single car driver trips and are a key component for future sustainable transport solutions. Various housing associations and developments are offering car club services to their residents partnering with car club operators in the UK.

A key challenge for car club operators is commercial viability of their services, which also is driven by take up of their services by residents. Allocation of parking bays for car clubs should be done in collaboration between car club operators and organisation, which own the public space (public or private ownership). In case of private ownership, property developers should engage with car club operators and explore opportunity to use Section 106 funding for development of car clubs, this is recommended for the local centre with engagement with the residential developers around it. Opportunities for EVs and provision of EV infrastructure for car clubs can also be considered.

**Micromobility**

Shared micromobility is broadly defined as shared access to bikes/e-bikes, scooters, e-scooters or other light/low-speed modes. It is anticipated that a variety of new vehicle types and designs will emerge in the future. In their shared form, micromobility schemes have brought flexibility, choice and more sustainable travel options to people in many cities, but not without challenges regarding use of public space, engagement with city authorities and concerns regarding safety.

There are various operational shared micromobility models including: self-service on-street vehicles either with or without docking stations; railways station hubs; loans; folding bike lockers; workplace pool bikes; and peer to peer sharing.

There is an opportunity for e-bike/bike or e-scooter share initiatives to be brought forward in association with areas of intensive development which offer more scope for increased numbers of cycle trips.



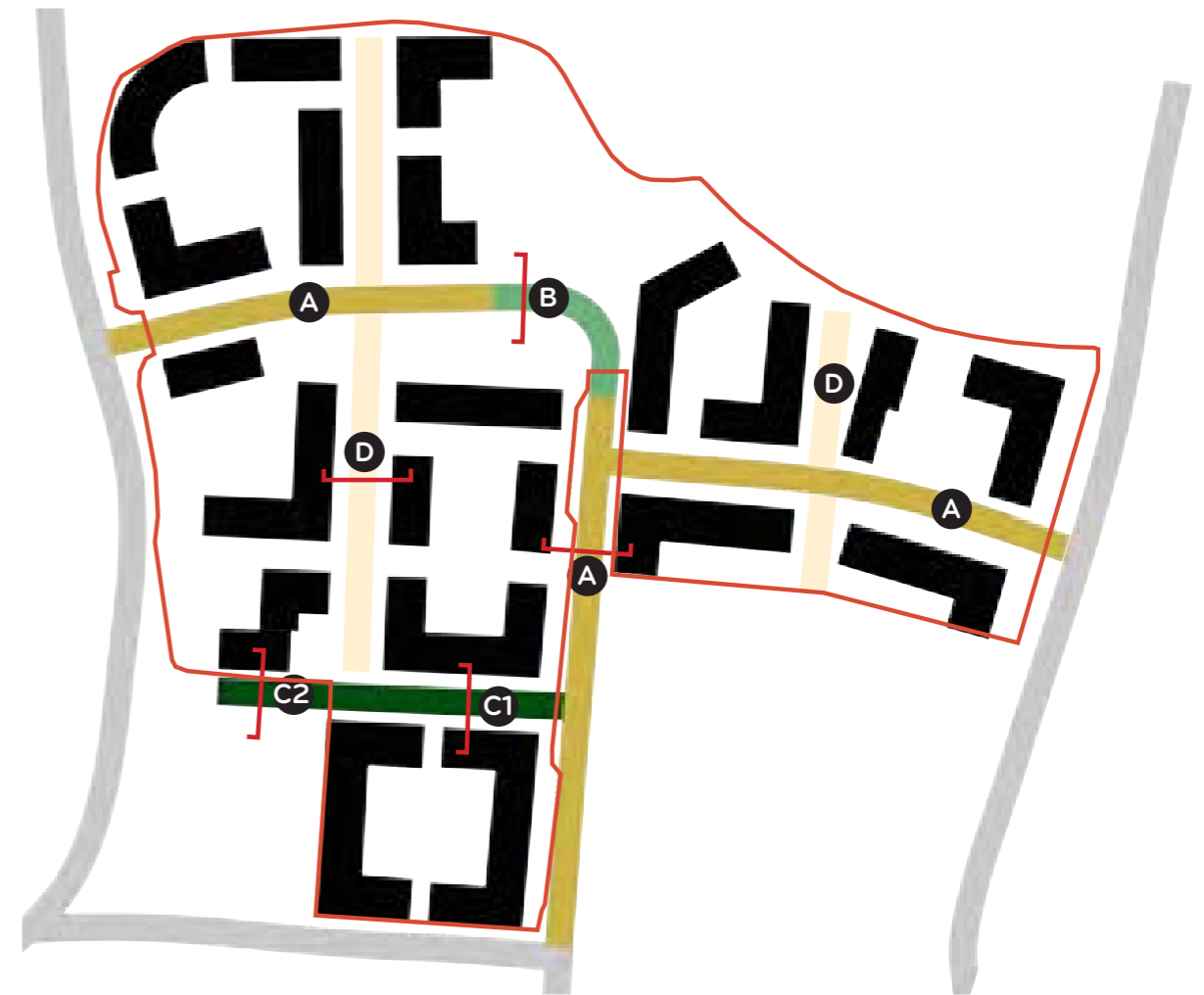
**Note:** LCEZ red line boundary and key to be added

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Figure 6.4 - Street hierarchy diagram

Street hierarchy diagram Design Code p.71



LCEZ Northstowe Street hierarchy diagram

- A Primary street with parking(20m)
- B Primary street (20m)
- C Community Street (20m)
- D Linear green path



New Road, Brighton



QE2 Mile, Southampton



Van Gogh Walk, London

Pedestrian Priority precedents

## Design Guidance

### Street Network

- Streets must follow the hierarchy of movement described above. All streets should be designed to be attractive for inclusive **pedestrian** use first and foremost, then for cycles and other possible micro-mobility equipment, finally for cars and other large vehicular activity;
- All parcels **must** contribute to the creation of an integrated, walkable, and safe street network;
- New streets **should** link at either end, where possible, to a connected network for pedestrians and cycles/micro-mobility;
- All parcels must be accessible for pedestrian and cyclists and allow on-going movement through courtyards as much as possible;
- All new streets must be defined with an allocated level in the street hierarchy and follow the appropriate guidance;
- All developments and public realm proposals must support the delivery of the Northstowe Masterplan strategic T1 Spine link, as defined in the Design Code 2014;
- All developments and public realm proposals must support the delivery of the LCEZ Northstowe strategic movement links.

### Vehicular Transport

- Vehicular through traffic within LCEZ Northstowe must be minimised / limited to Pathfinder Way, Stirling Road and Links Ln;

- Vehicular network must follow the Design Code Phase 1 street hierarchy described in Fig 6.4 (page 71) of the Design Code.
- All new vehicular routes should be enhanced to integrate suitable and safe access for pedestrians and cyclists;
- All existing vehicular routes should be enhanced to integrate suitable and safe access for public transport, pedestrians, and cyclists;
- All vehicular streets within the LCEZ must be low-speed with maximum 20mph speed limits, with the exception of the busway, which can have a speed limit of 30mph, as specified by Table 6.4 in the Design Code Phase 1 (p.70)
- All new street and developments must be future-proofed to accommodate infrastructure for electric car charging points, car clubs, mobility as service (MaaS), and automated vehicle infrastructure, where appropriate;
- Most parking provision on the site should be located within the courtyards of perimeter blocks, away from the streets;
- Where vehicular routes run adjacent to, or within public spaces, streets should be low-speed, high quality pedestrian priority environments designed to prevent unauthorised parking within the public spaces themselves;

### Public Transport

- Bus stops and other design features should be consistent throughout Northstowe and follow the guidance in section 6.3 of the 2014 Design Code;
- Bus stops should be visible and legible in the public realm;

- Bus stop locations should seek synergies with adjacent active frontages and key uses;
- Bus stops and micromobility hubs should be designed to integrate and create synergies with other mobility services;

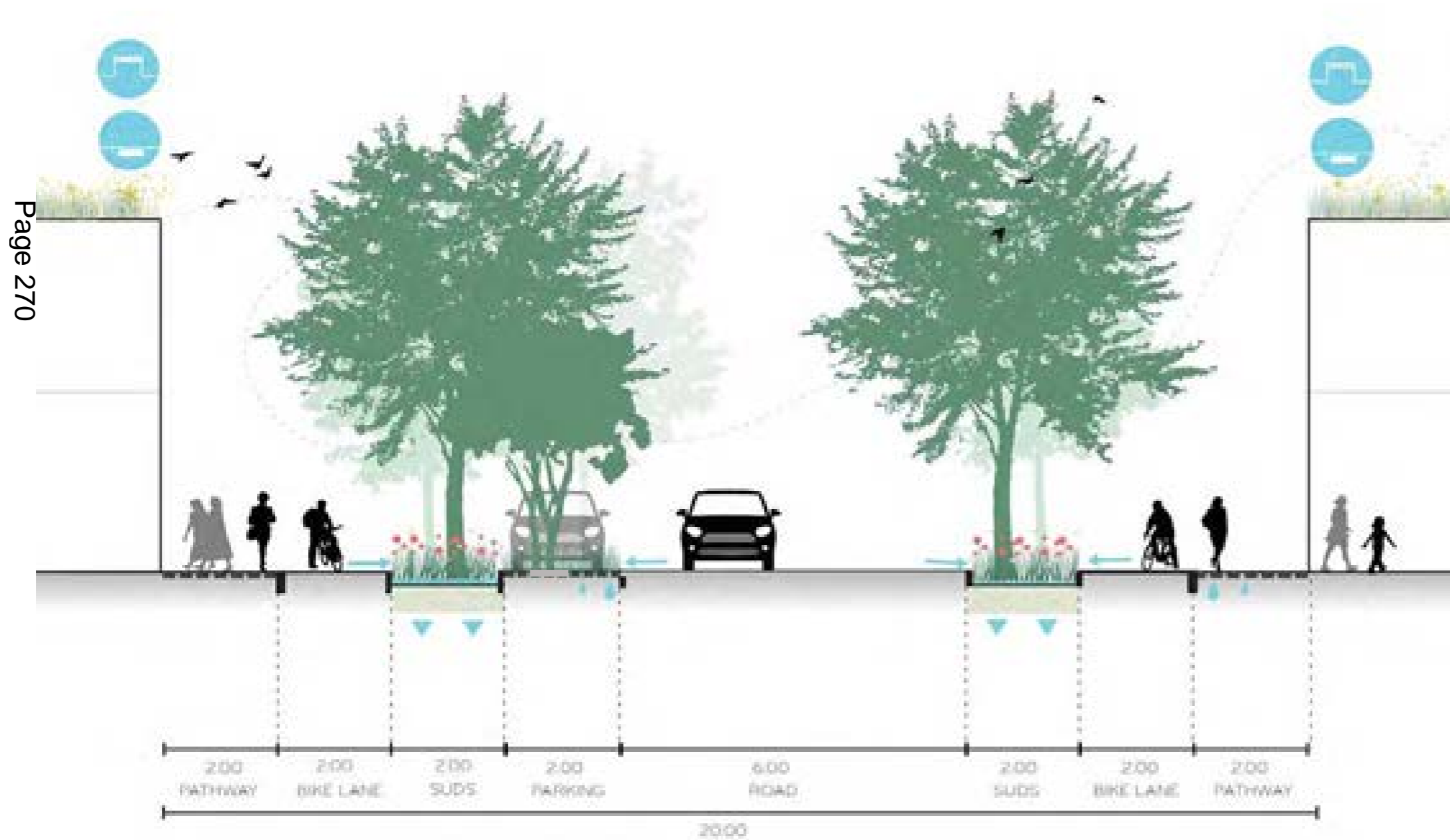
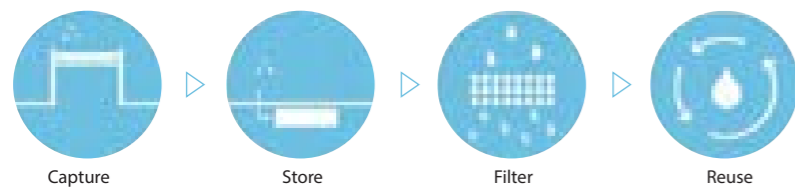
### Street Hierarchy

The street type guidance is described in Table 6.4. in the Phase 1 Design Code (p.70). The 2014 guidance for the LCEZ indicates two types of streets: Primary Streets and Tertiary Streets (see fig opposite);

#### Changes to the Phase 1 Design Code Street Hierarchy diagram:

- location of some streets in the Employment Zone is different to the Phase 1 Design Code
- Stirling Rd is now a pedestrianised street (Community Street Area), while Design Code 2014 marked it as primary street!
- some tertiary streets were turned into pedestrians and/or cyclists routes as part of linear green park

- All new streets within the LCEZ must follow the guidance of their allocated street type which includes:
  - Primary Streets (with or without parking)
  - Community Streets (with or without disabled parking)
  - Linear Green Paths (with or without cycling lanes)
- All new streets within the LCEZ must be designed to enable safe and secure movement for everyone, including mobility impaired people, visually impaired people, and people with non-visible disabilities;



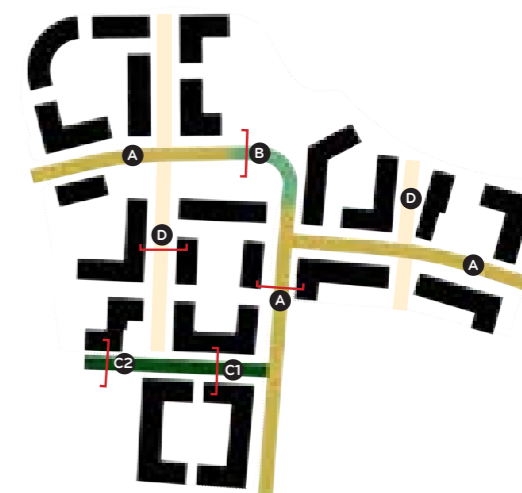
Primary Street (A) (total 20m, road 6m)

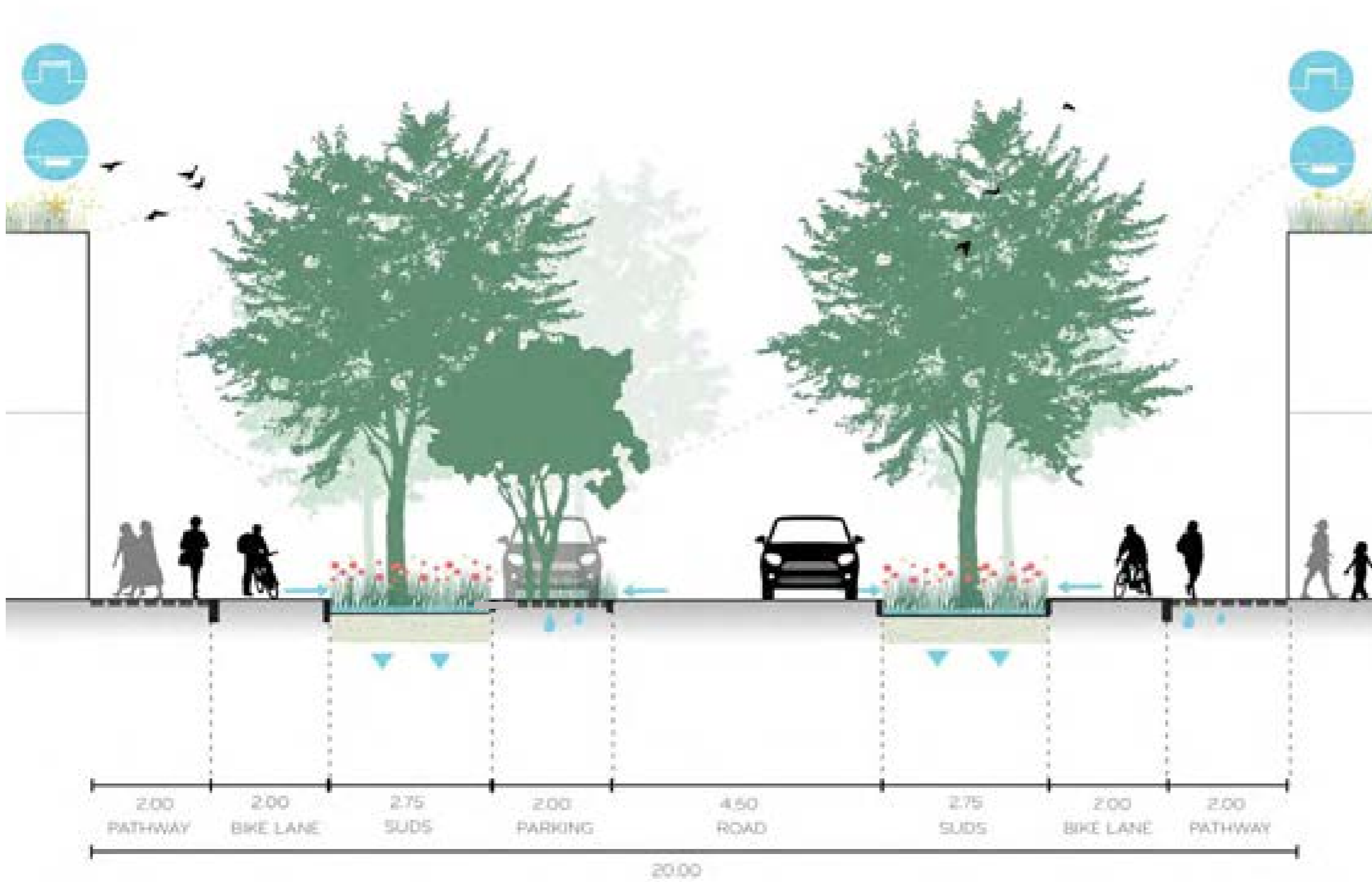
### Street Types

The street network hosts the blue infrastructure and aside from providing movement routes and public realm, also integrates sustainable water drainage systems.

Primary Streets (A) enable vehicular movements through and around LCEZ Northstowe and form part of the wider strategic road network. Their design parameters are as follows:

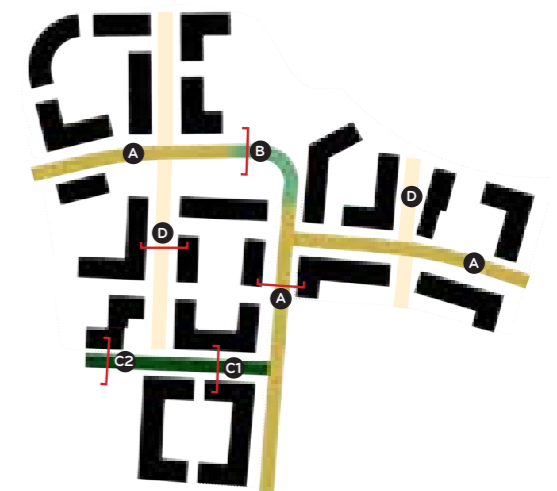
- Primary streets must be a minimum of 20m wide;
- A landscape strip must be provided to buffer pedestrian footways and bike lanes from the road and should be a minimum of 2m, incorporate tree planting and natural drainage provision;
- The green buffers with SuDS must be provided on both sides of the road and be multi-functional, occasionally providing space for parking parallel to the road;

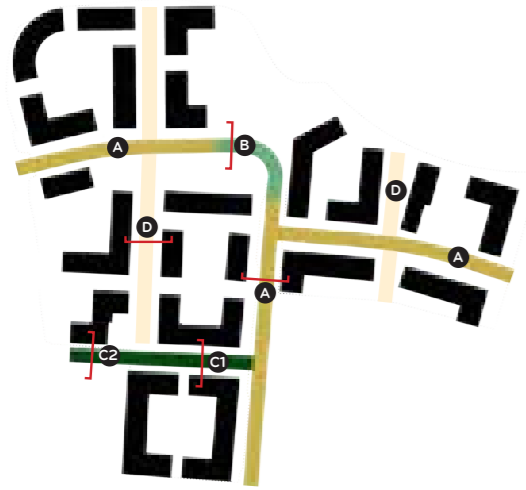




Primary Street (A) (total 20m, road 4.5m)

- Primary streets must provide bike lanes and be a minimum of 4.5m wide;
- Footways must be generous and serve adjacent developments. These should be a minimum of 2m wide and provide opportunities for well-designed spill-out of active frontage activities where appropriate;
- Bike lanes should be segregated from pedestrian pathways and be at least 2m wide;
- Junctions must be designed to minimise conflicts between different transport modes and encourage inclusive cycling and walking;





**B. Primary Street between Linear Green Park sections**

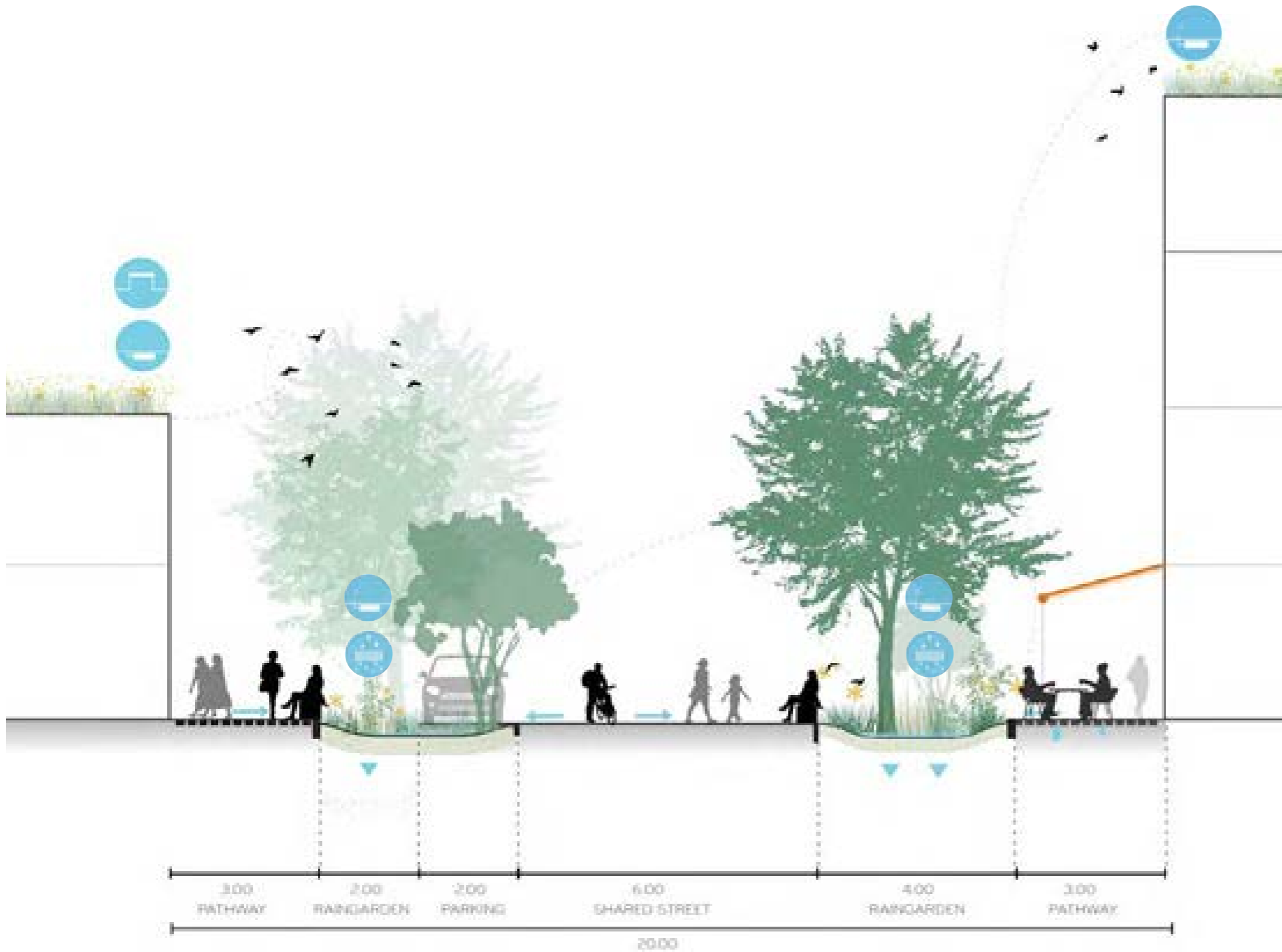
- This section of Primary Street must promote pedestrian priority through measures such as clear road markings or level and continuous shared surfaces;
- The vehicle carriageway should be of 6m width and encourage a slow speed environment while allowing cyclists to also safely use this carriageway;
- Bike lanes should be provided on both sides of the street and must be a minimum of 2m wide;
- Street parking must not be allowed on this section of the road, to avoid obstructing pedestrian movement across the street;

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Primary Street between Linear Green Park sections (B) (total 16m, road 6m)

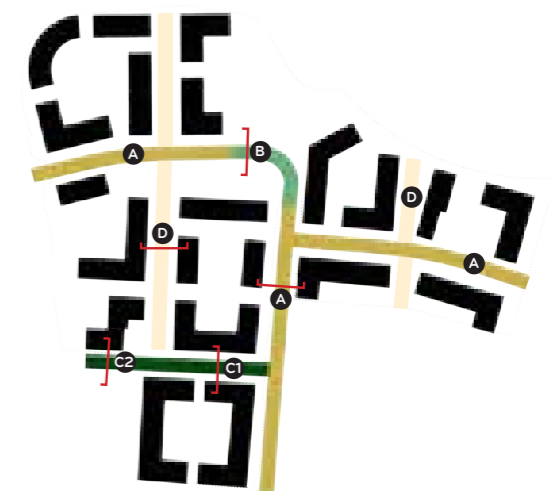


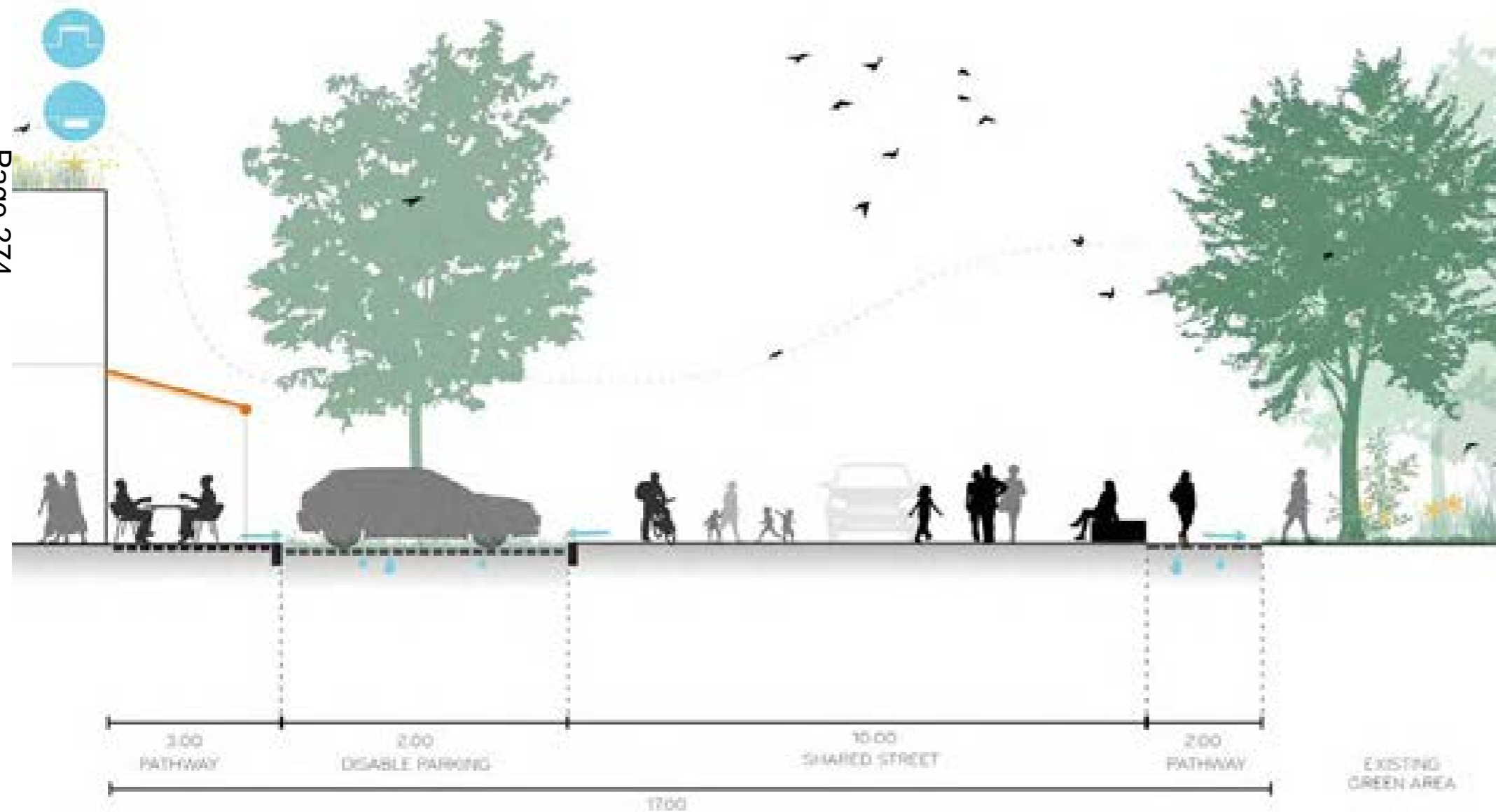


Community Street (C) (total 20m, road 6m)

Community Street (C)

- The Community Street must promote a level of continuous shared surface approach to promote pedestrian priority;
- The Community Street must be a minimum total 17m wide;
- A notional vehicle carriageway space should be provided within the approximate centre of the street and be of 6m width, to encourage a slow speed environment while allowing cyclists to also safely use this carriageway. The vehicle carriageway can meander to also encourage slow speeds;
- A notional footway space must be provided along adjacent buildings and should be minimum 3m in width to allow for pedestrian movement, safe/easy access to and from building entrances, as well as retail and food and beverage spillout space;
- A 4m multi-functional landscape strips should be provided on either both sides or one side of the shared street and provide raingardens as well as occasionally provide parking spaces parallel to the street;

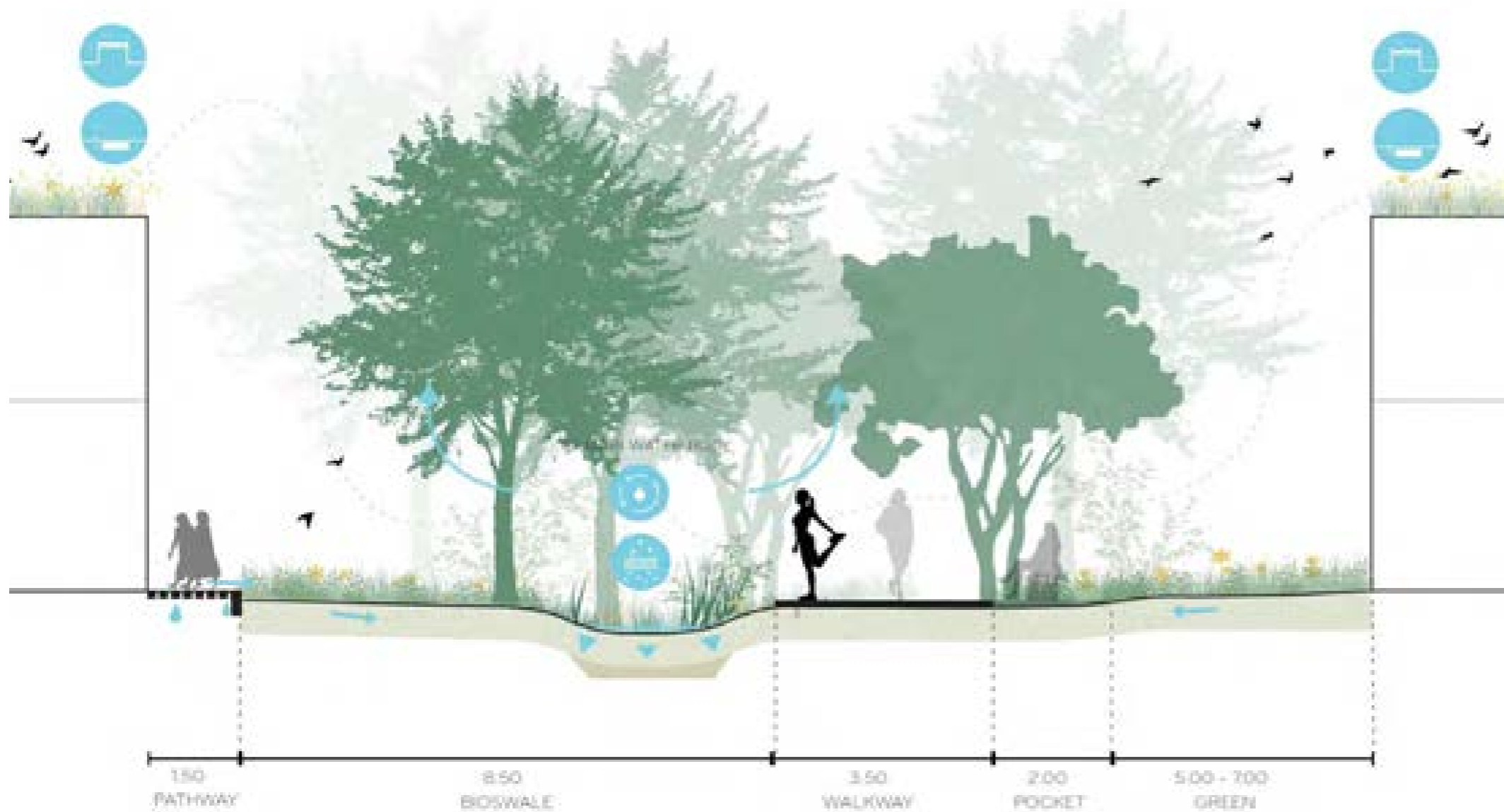




Community Street (C) (total 17m, road 10m)

- In front of the Community Centre the 4m multi-functional landscape strip must provide nose-in disable parking;
- When adjacent to The Green open space, the pathway must be provided adjacent to it and be a minimum of 2m wide;
- The footway serving the Community Centre must be generous and be a minimum of 3m wide and to provide opportunities for well-designed spill-out of active frontage activities where appropriate;





Linear Green Park (D) (total 21m, walkway 3.5m)

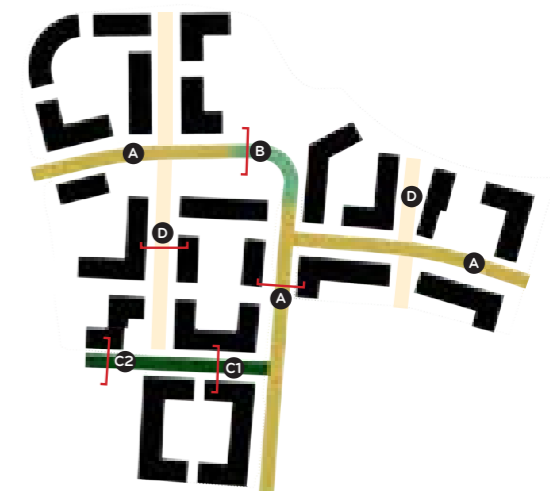
**D. Linear Green Park**

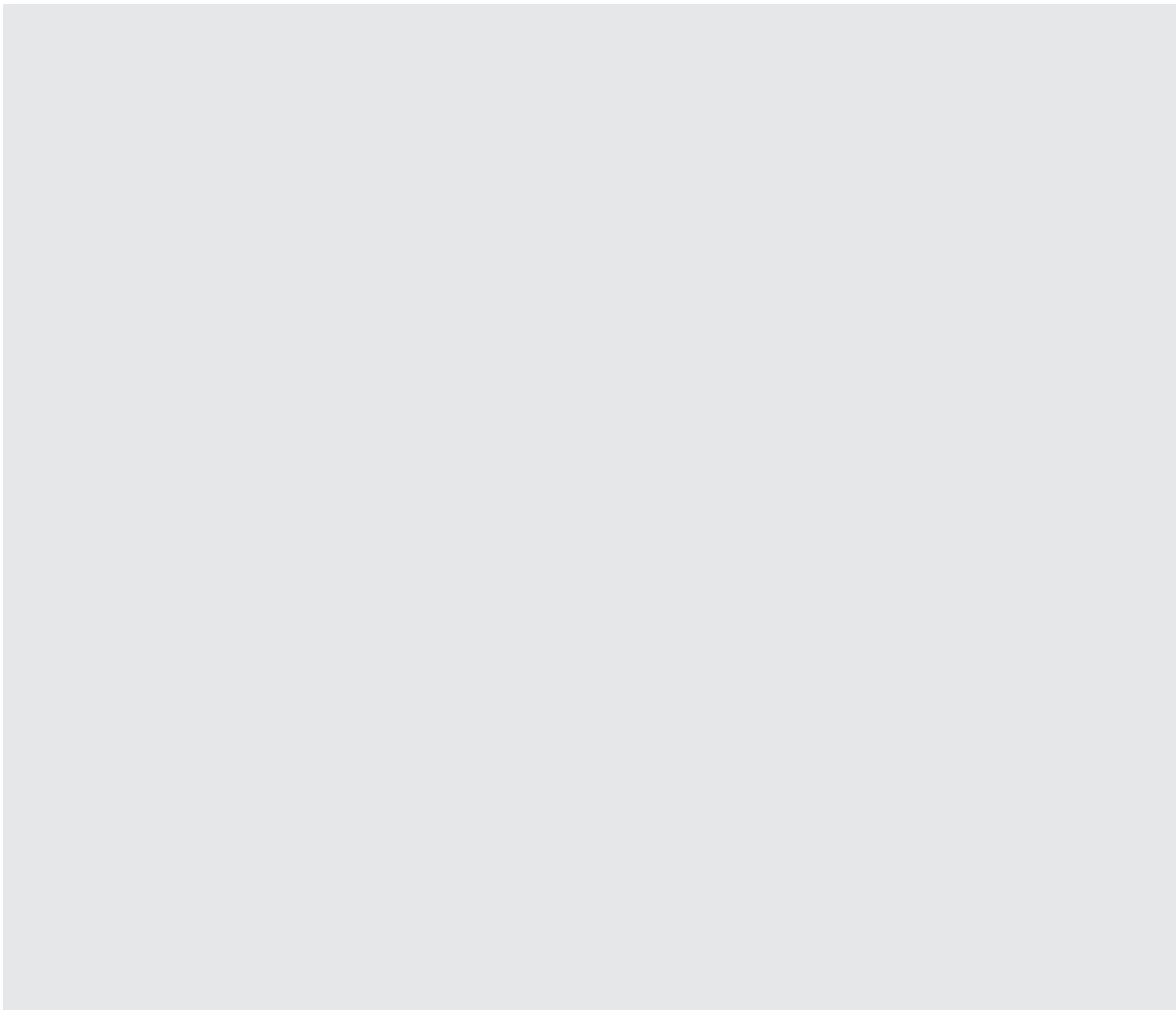
The Linear Green Park is the main green spine of the site and takes the form of a straight north-south connections between the existing Green open space and the open space to the north of the site.

The second north-south Linear Green Park connects the Park & Ride across Parcels 3 and 4 to the existing residential development on Parcel H4 (Bovis).

The connection between the Park & Ride and the main green spine follows the direction of the retained existing trees on site and frames the view from the Park & Ride to the food and beverage pavilion.

- Footpaths are design 3.5m wide minimum and establish pedestrian priority
- Access to adjacent development is secured with dedicated footpaths
- A green buffer on the edges of site surrounds the development and has a minimum with of 5m
- The alignment of the footpath is designed to provide a dynamic experience of the park
- The park is divided into pocket green spaces for break out spaces in use by the commercial buildings
- Bioswales transfers excess runoff water towards the water main off the site
- Access of adjacent buildings must be located towards this space





Note: add present image

**Active Travel**

- **Note:** reference NHS Healthy Towns to be added
- **Note:** eference to 6.1. and 6.2 Design Code to be added
- All new development must contribute to the creation of well-lit, direct and overlooked pedestrian and cycle routes, which provide inclusive access to all users;
- Streets within the LCEZ Northstowe must encourage walking and cycling to the key attractions in the local area as well as to important locations in the wider Northstowe area;
- All streets should enable safe and inclusive cycling wherever possible, through a range of reasonable measures including: separate cycle lanes, low-speed mixed use streets, limiting through traffic and associated cycle infrastructure;
- All new cycling infrastructure, including routes, lanes and crossings, must follow recommended guidance as set out in Local Transport Note 1/20;
- All pedestrian routes, including public spaces and streets, must be designed to be inclusive and accessible to all member of the community;
- Legible and consistent way-finding provision must be employed strategically throughout the streets and public spaces of the LCEZ Northstowe area to promote a legible, walkable environment;
- All built proposals should consider their townscape impact and contribution to natural wayfinding;

**Junctions & Crossings**

- Junctions within the LCEZ Northstowe must be designed in accordance with Manual for Streets and Manual for Streets 2 to be safe, convenient and attractive for all users;

- Traffic calming must be provided at key junctions and crossing points to promote safer pedestrian and cyclist movement;
- Dedicated cycle crossings must be provided where they form part of the strategic cycling links proposed;
- Hierarchy of squares / Types of junctions in Design Code: Principal squares, Secondary squares

**Car Parking**

- All proposals must comply with Cambridgeshire's adopted car parking standrds, int erms of maximum car parking provision;
- All street parking should be unallocated, except where required to effectively enable servicing and blue badge users;
- Street parking must not dominate the street scene, ensuring parking spaces are itnerspersed with regularly placed street trees and landscaping;
- Unallocated parking on streets must be designed in such a way to rpevent infringement on footways;
- Car club spaces must be provided where appropriate and at strategic locations;
- Parking on-site should be located at the backs of buildings, reducing the impact of parked cars on the adjacent public realm;

**Cycle Parking & Micromobility**

- All proposals must comply with Cambridgeshire's adopted parking standards, in terms of minimum cycle parking provision;
- Cycle parking should consider probision of spaces for non-standard bicycles such as cargo-bijes, recumbent

tricycles, wheelchair cycles etc;

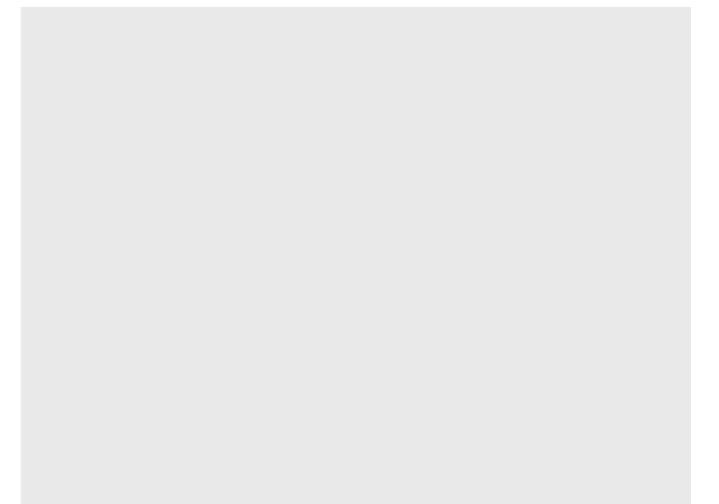
- Where appropriate levels of cycle parking cannot be provided within the footprint of the building, it can be provided externally but must be within 15m of the entrance of the building, be well-overlooked, covered and secure;
- Visitor cycle parking should be provided close to building entrances in well-overlooked locations;
- Visitor cycle parking should be provided and integrated throughout the public realm of the LCEZ Northstowe through Sheffield stands, and must not impede into the footway;
- Public cycle parking should be provided, where appropriate, for cargo cycles and cycle-based deliveries;

**Servicing & Utilities**

- On site parking must include provision for a minimum of 20% of parking spaces (in 2022), rising to 100% (from 2030) to have active charging facilities for electric cars;
- Services and utilities along streets featuring vehicle carriageways (as opposed to shared surfaces) should be located within a 2.5m wide service zone beneath footways;
- On shared-surface streets, services and utilities should be located in a 2m wide service zone below the shared surface;
- Waste and recycling storage facilities, when present in the public realm, must be designed so as to not unnecessarily clutter public spaces or detract from the overall appearance of development;
- All developments must provide adequate space within property boundaries or shared spaces for

refuse and recycling facilities;

- All developments must be designed to enable all refuse and recycling collections to be made from the public street network;



**Note:** add present image

# Landscape Concept Diagram

NTS





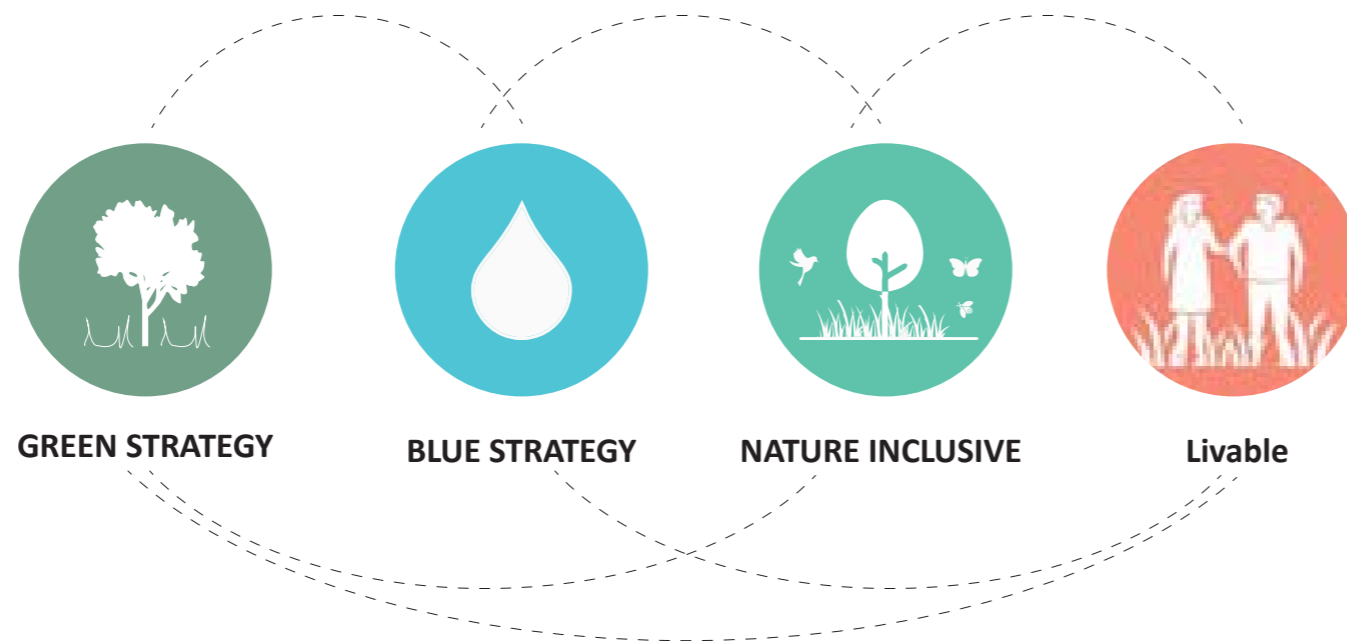
## 5.4. Public Realm & Landscape

### Landscape vision

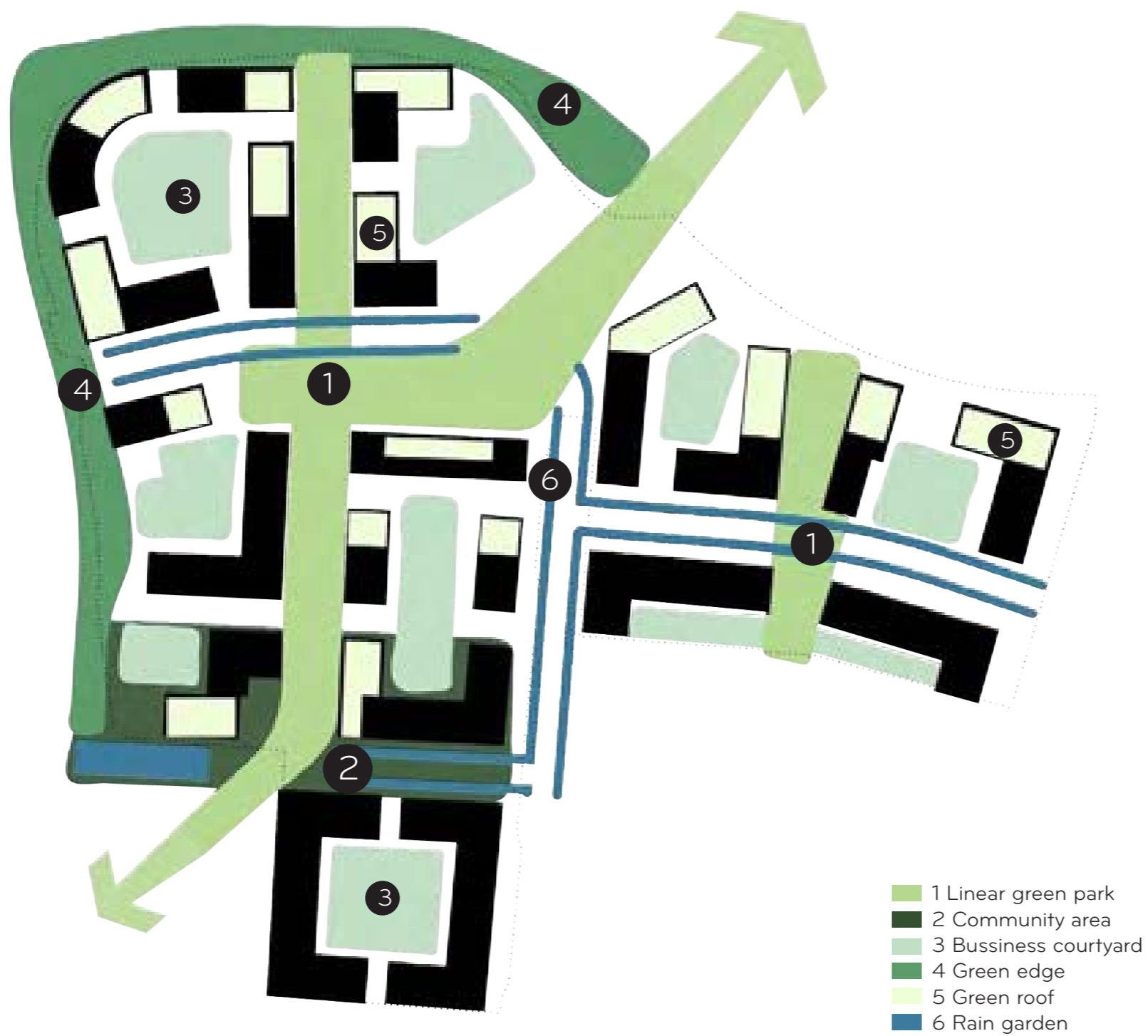
The vision for the Enterprise Zone and Local Centre is to create an urban place in a landscape setting with high quality landscape and public green spaces. Minimizing car movement, and integrating cycle and pedestrian movement with green and blue infrastructure. The master plan sets out the principles to integrate the green, blue, nature inclusive concepts in the public realm creating a synergy for a healthy place to live and work.

The Public Realm and Landscape strategy is structured around four main themes:

- Green Strategy
- Blue Strategy
- Nature Inclusive
- Livable







Public Realm design diagram - Green typologies

### Green Strategy

The green infrastructure follows the urban framework of the masterplan. Defining the green characteristics of the Enterprize Zone and creating a unique framework for the building and surroundings. The green link 'linear green park' will be the main green spine of the development, it will provide a safe and pleasant movement route, with informal recreation and places to stay. Green will also be integrated on the building roofs and courtyards. Streets will be planted with large scale trees and long planters with under-story planting structure and integrated water retention system.

### Linear Green Park

The linear green is the main green spine of the site, providing an informal recreational green space, quiet and safe movement zone and quality stay opportunities.

The green link provides the strategic pedestrian and cycle link into the site, to sporting active transport modes, and the main connection from the public bus and car parking area to the office building and community centre.

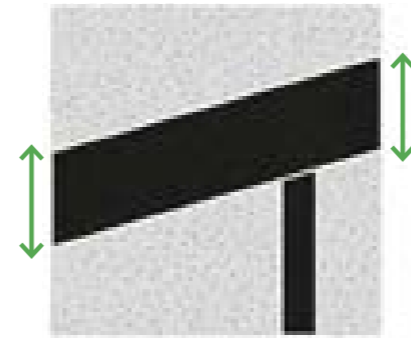
Landscape planting should give appropriate consideration incorporating wet and dry habitats and layered landscape structure, including medium, small trees, shrubs, perennials and grasses.

Landscape planting should give appropriate consideration of future climate change and resilience. Choice of vegetation and species and provision of adequate management should be considered in the design of all green and blue infrastructure.

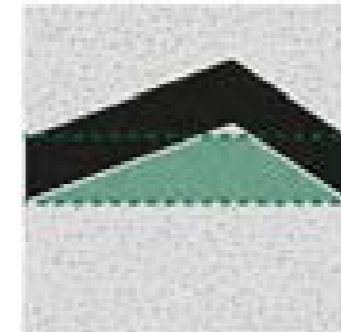




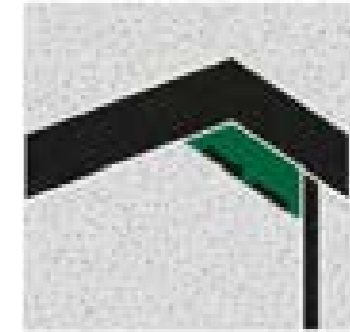
Linear green park typology



**1. WIDTH**  
 Main path 3.5 - 4.0 m  
 Minor path 2.5 m



**2. EXPERIENCE**  
 Route deviates from facade for dynamic experience



**3. PROGRAM**  
 Pocket space integrated into the path

**TOTAL GREEN AREA 4230 m<sup>2</sup>/7750 m<sup>2</sup>**





**Linear green - green pockets**

Along the green link there will be a range of open green spaces, serving the development users. Creating places to stay and green buffer for the office developments.

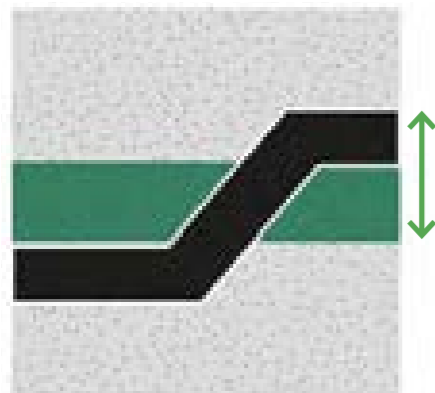
Open lawn area, providing break out spaces for users in sunny days. The open green will be surrounded by tree and shrub line, providing necessary shading and heat mitigation.

The multi functional area, will accommodate the attenuation pond and a small plaza surrounding the public pavilion.

Pocket spaces and terraces at the building edges will provide a green buffer between the public areas and building development. It will also provide opportunities for break-out spaces from the commercial buildings.

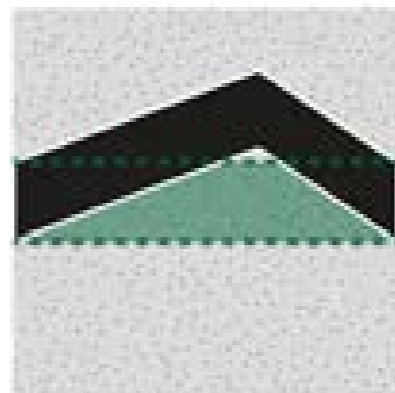
**Variety of green spaces**

The diagram and images above shows the variety off green spaces along the green link, the potential uses and there interaction with the building and public route.



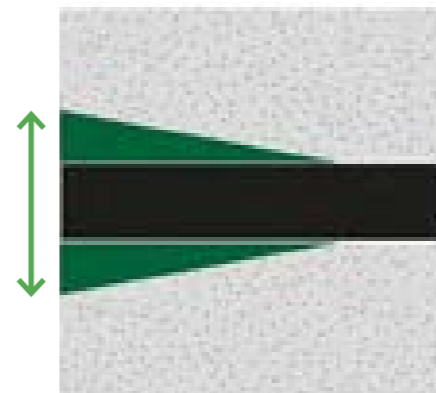
**1. WIDTH**

Variable width in range 4.0 - 6.0 m.



**2. EXPERIENCE**

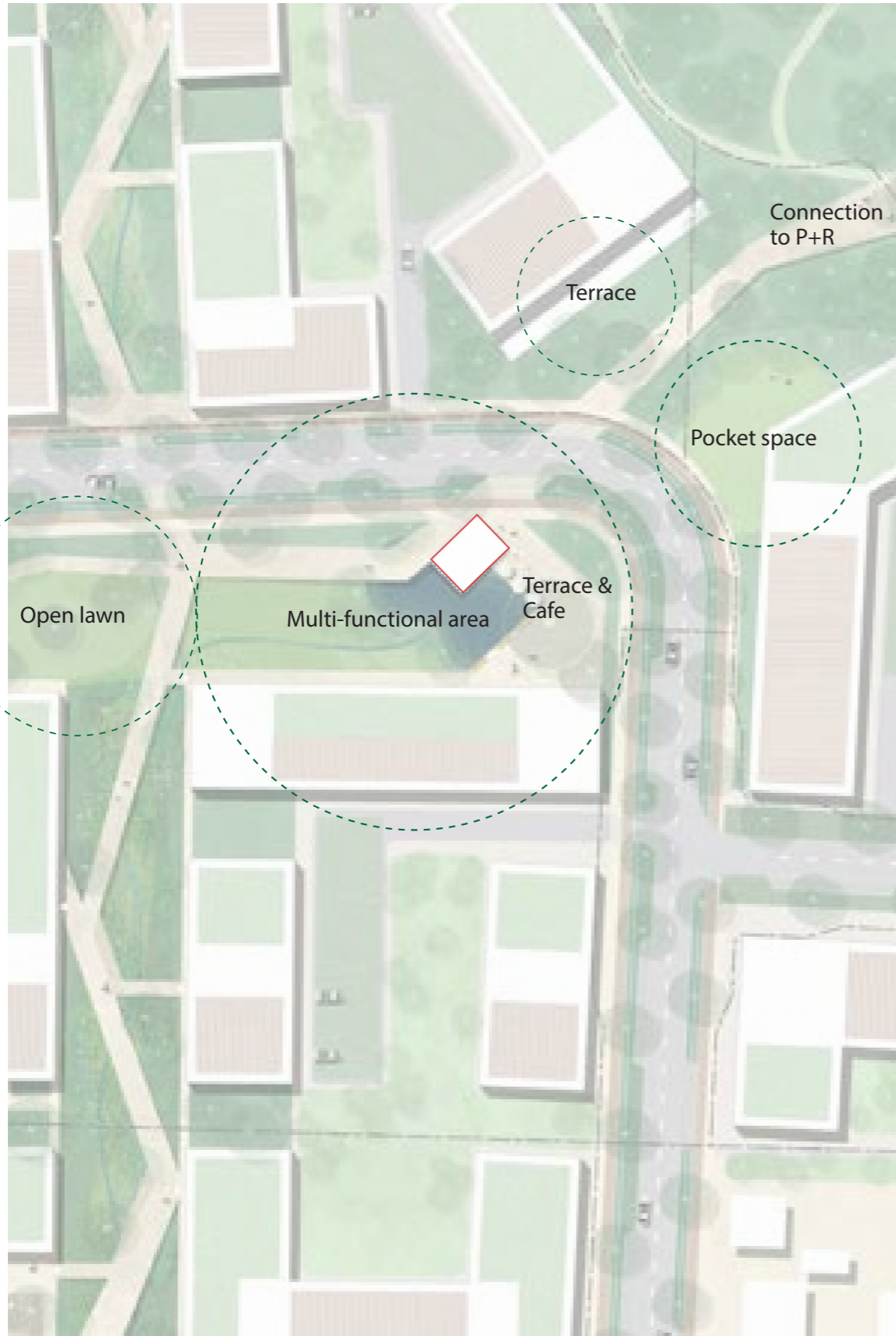
Route deviates from facade for dynamic experience



**3. CONNECTIVITY**

Enlarge the width when reaching the other side of the street to create entrance

Linear green pockets typology



Linear green park programme - to encourage interaction

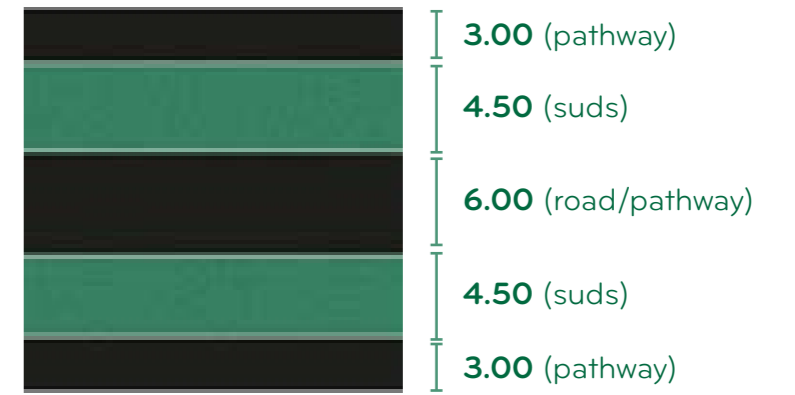
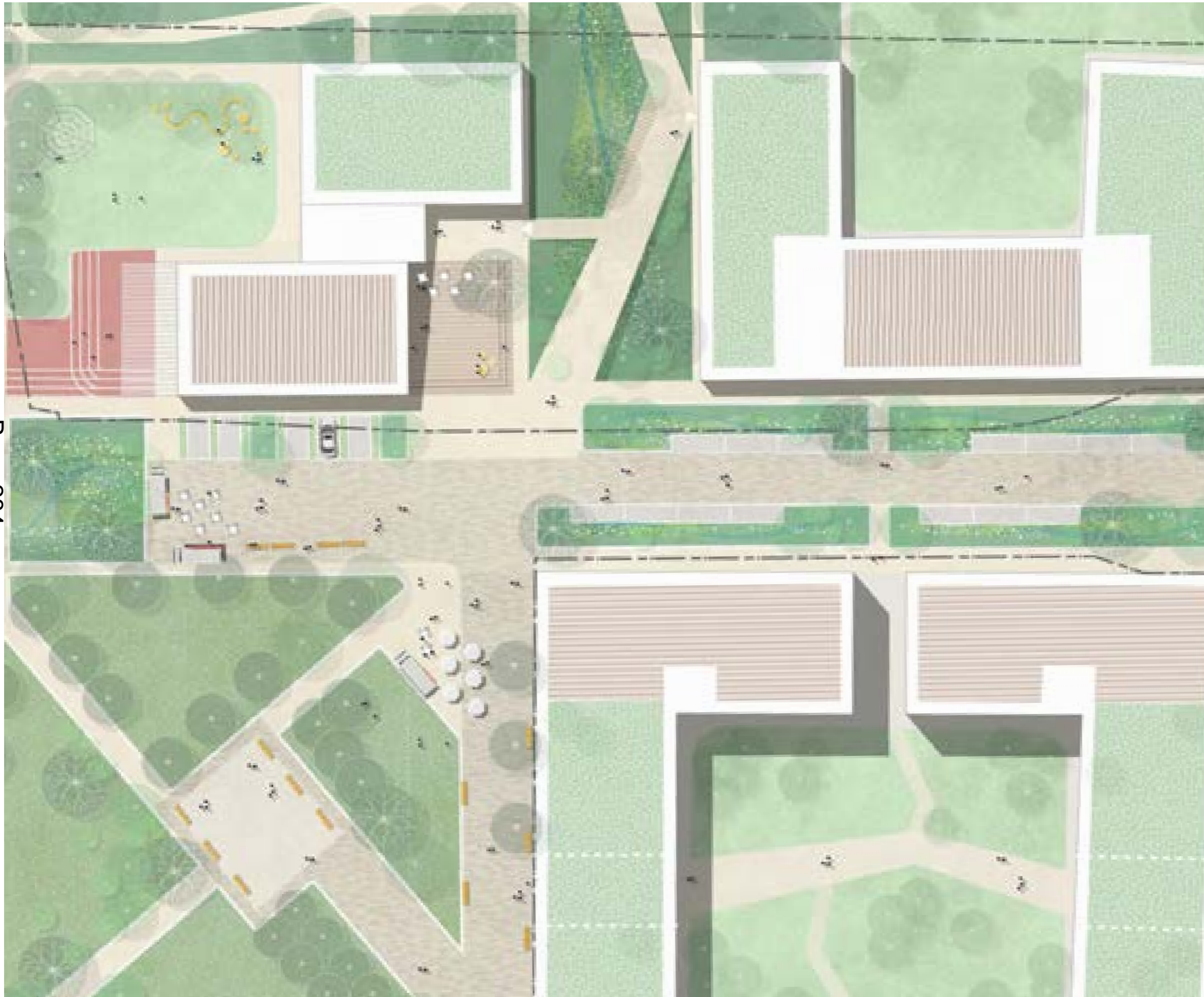


Precedent images for spatial quality of linear green park



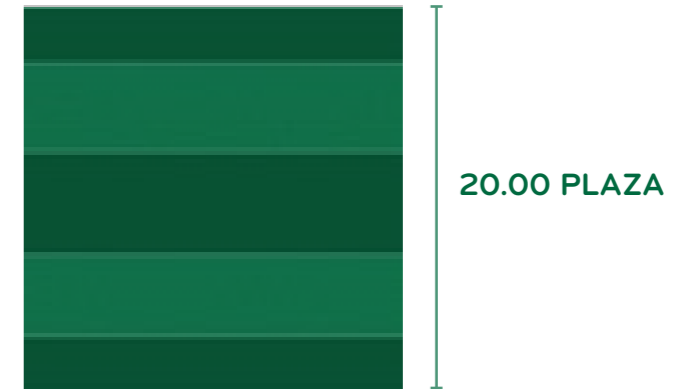
# Community Street Concept

Page 284



## 1. WIDTH

Shared pathway 6.00 m



## 2. EXPERIENCE

Wide shopping street with green in the middle



## 3. PROGRAM

Parking space integrated (for service and disabled parking)

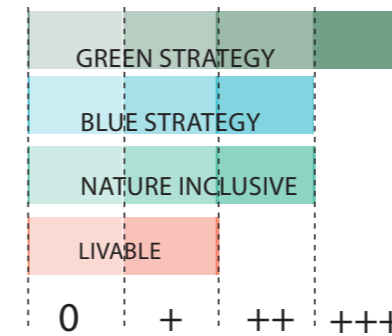


Nine Elms Linear Park, UK



Nijverdal project, The Netherlands

Landscape synergy indicator



Ecological layers



Community Area/ Street

The centre of the local centre, retail and residential will be the 'car lazy', shared space street.

The green zones will organize the space, with integrated seating and coffee terraces.

The planting areas will integrate SUDS, providing sustainable ways to retain and move water.

The green will provide good buffer for the building with larger trees providing shade and heat mitigation. Sufficient volume of soil will be provided to trees and under-story planting. So they can mature to there full potential.

Blue Strategy

Due to climate change there is a growing demand to adapt the future development to incorporate integrated strategies to collect, store, clean and re-use water on site.

The blue strategy defines different measures for collecting, retaining, cleaning and re-using the water. The measures will be part of the buildings, in the roofs, façades and courtyards. The water will be collected in the green areas by small swales and street rain gardens. As much as possible water will be retained on site in the measured mentioned and the small attenuation pond and be used to water the plants. Over flow of water will be discharged in the eastern park water ponds, where extra capacity has been planned as part of the phase 1 master-plan.



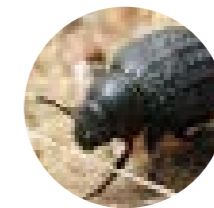
**Biodiversity**

**Existing Landscape: Semi-natural habitat**

The diagram below shows the development zone in the context of the zone 1 existing landscape, and main fauna species to be found in the area.

Most of the area are associated with the development of the golf course with little ecological value. Limited amount of trees and hedgerows are predominant.

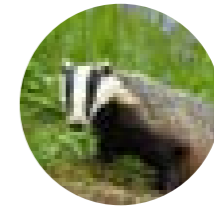
Existing habitats can be found along large numbers of ponds on the golf course including:



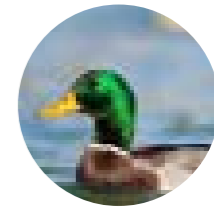
**Scarce water beetles**



**Water voles**

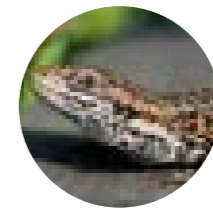


**Badgers**



**Waterfowl**

Along the wet and semi improved grassland:

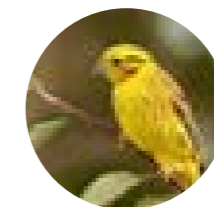


**Common lizard**

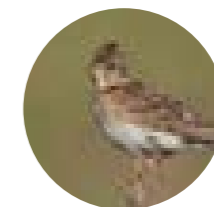


**Grass snake**

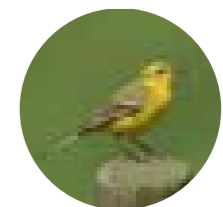
In the arable fields there are scarce breeding birds such as:



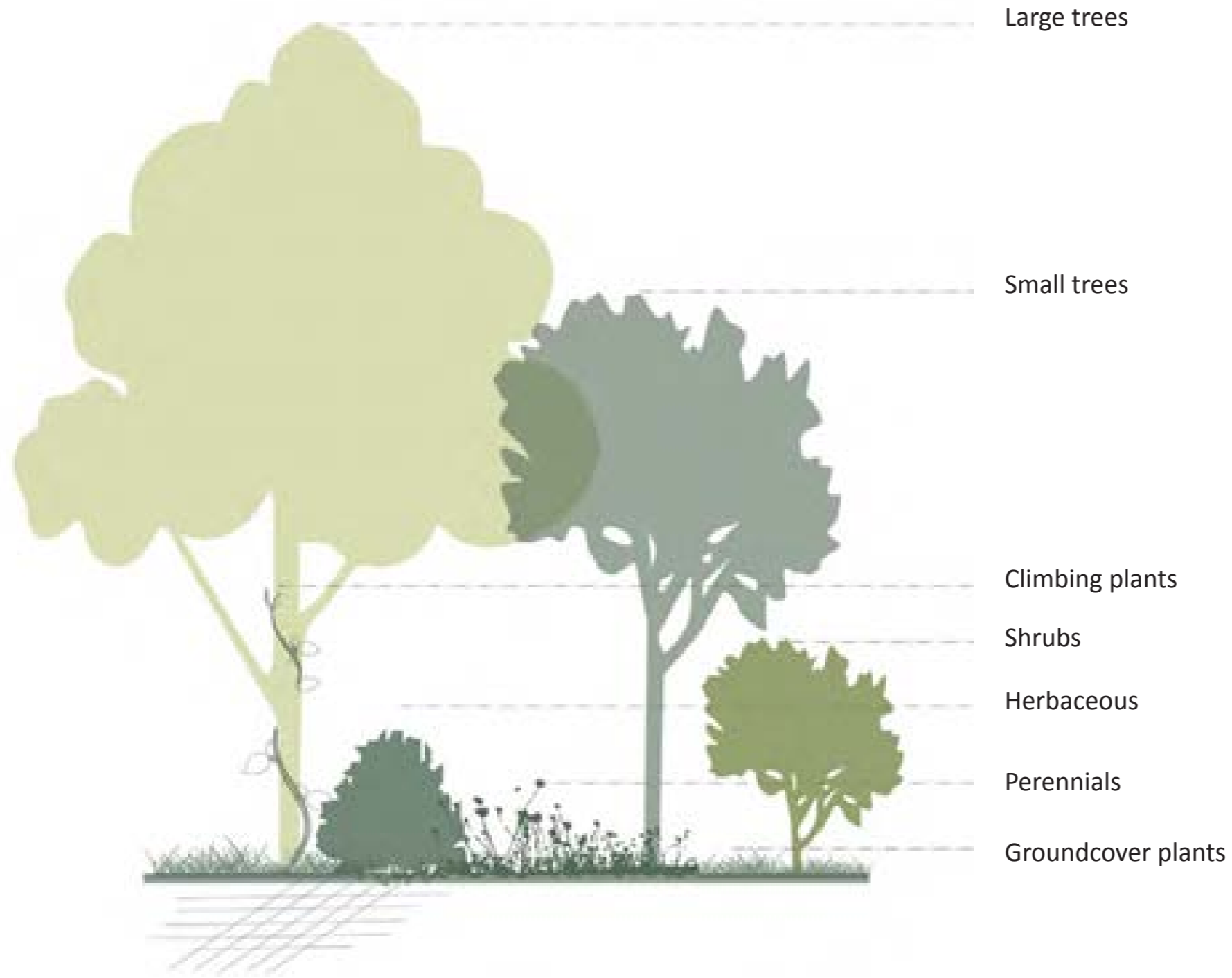
**Yellow hammer**



**Skylark**



**Yellow wagtail**



Large trees

Small trees

Climbing plants

Shrubs

Herbaceous

Perennials

Groundcover plants

Landscape structure diagram

**Layered Landscape Structure**

Creating a layered landscape structure will ensure a good green environment through the whole year and mostly a good and varied green environment for the local fauna. The diagram below shows the seven layered of landscape to be incorporated in the development open spaces, planting schemes.





Formal street trees



Clump of park trees



Natural tree cluster



Multi stems trees



Medium to small tree cluster



Existing tree lines



### Tree Planting typologies

The diagram below shows the tree planting strategy for the development zone. A distinction is made between the space typology and tree planting type, in order to ensure that the proposed planting corresponds to the different characters of the public realm.

Main streets will be planted with large scale trees, in formal arrangement. The trees should have sufficient tree soil volume so they can develop to their full mature potential.

Along the green link a more informal and natural tree planting arrangement is proposed, with medium and small trees planted in tree clusters.

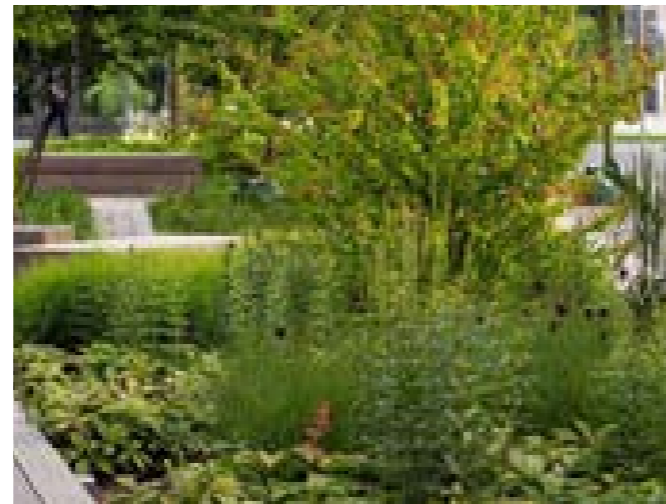
Along the development large trees will be planted in a natural arrangement, that will provide in due time a good buffer from main traffic infrastructure.







Amenity grass



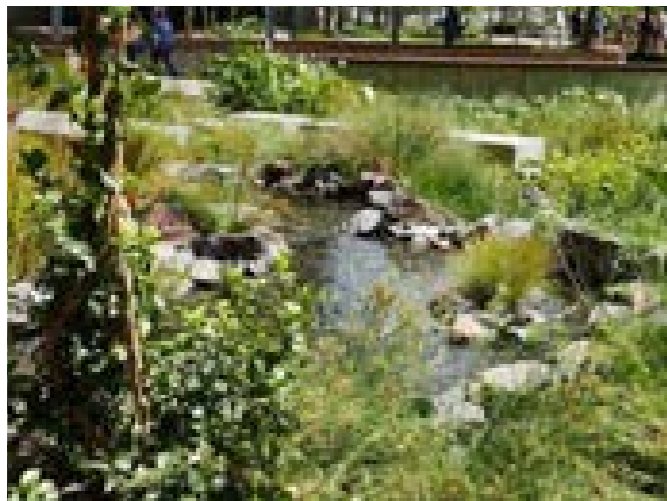
Parkland (shrubs&grassland)



High grass



Biodiverse roofs



Wet habitat



Rain garden



**New Landscape Habitats**

On the built environment, areas of biodiversity living roofs will be installed, with the objective to enhance the ecological value of buildings and nature inclusive principles.

Tree lines and clusters have been proposed along all roads and streets with local areas of ground flora. The planting of trees is considered an important part of the development fabric. Enhancing the functional connection to surrounding development green infrastructure.

In terms of wildlife, the inclusion of hedges, trees, shrubs, grassland, wetland, and amenity planting will provide nesting and foraging habitat for local wildlife.

The 'green link' and 'pocket parks' will include open green areas and small attenuation pond, connected to the blue line running through the green link and street rain gardens, creating a rich zone of biodiversity.



Green Facade



Nature inclusive in buildings

Different measures will be taken to integrate nature in the building, including roofs and façades. The living roofs will create new habitat for invertebrates and will provide foraging areas for various bird species. Bird nesting fixtures will be placed on or near the green/biodiversity roofs to attract key species considered local conservation priorities. Vertical green elements will be installed along the facade as front facade garden or vertical green façades. Nesting facilities and insect hotels will be included in the appropriate location on facade depending on the species requirement, and site conditions

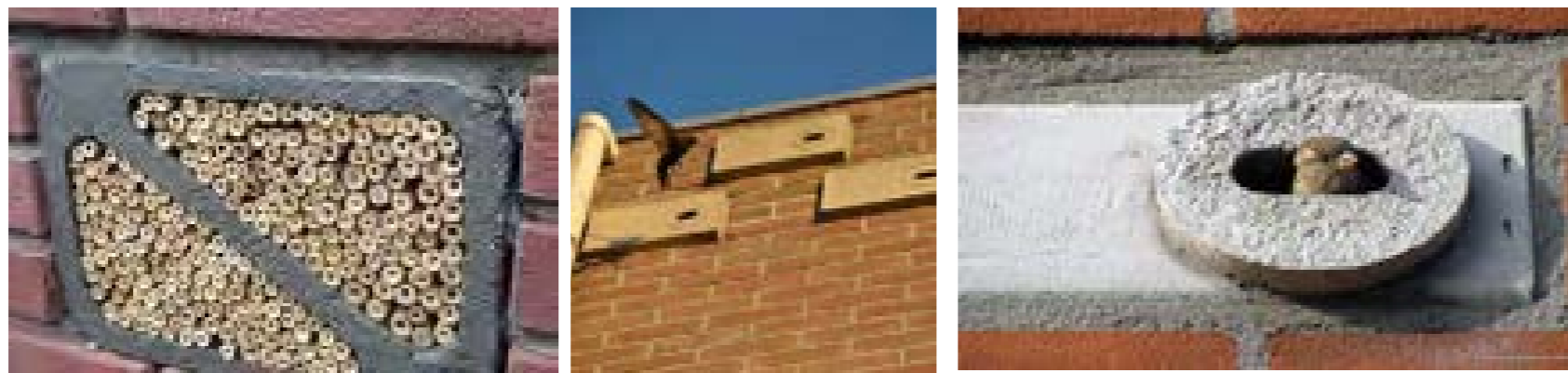
Green/blue roof



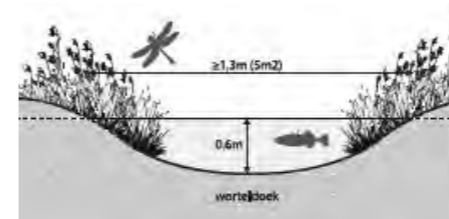
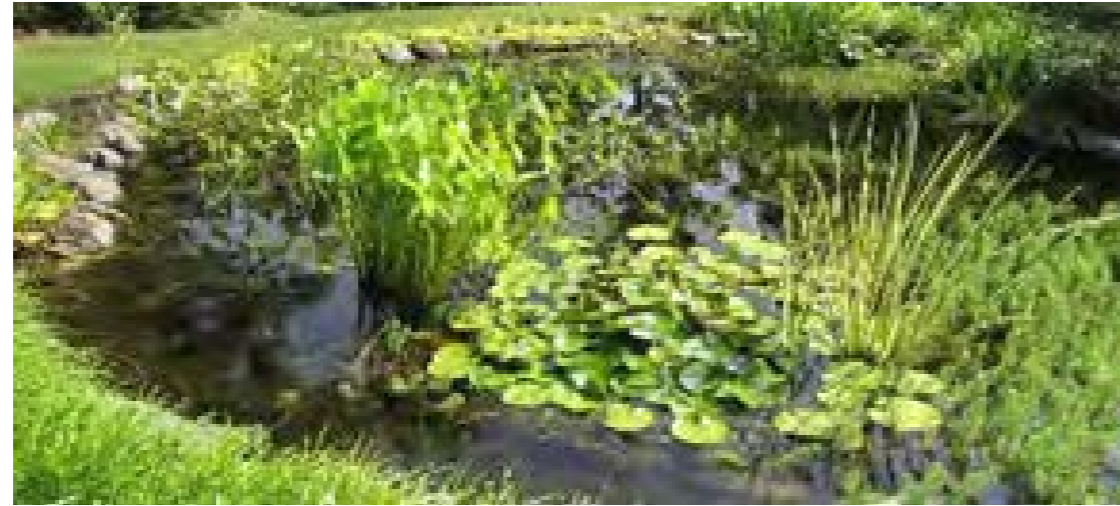
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Insect and bird hotels



Retention Pond



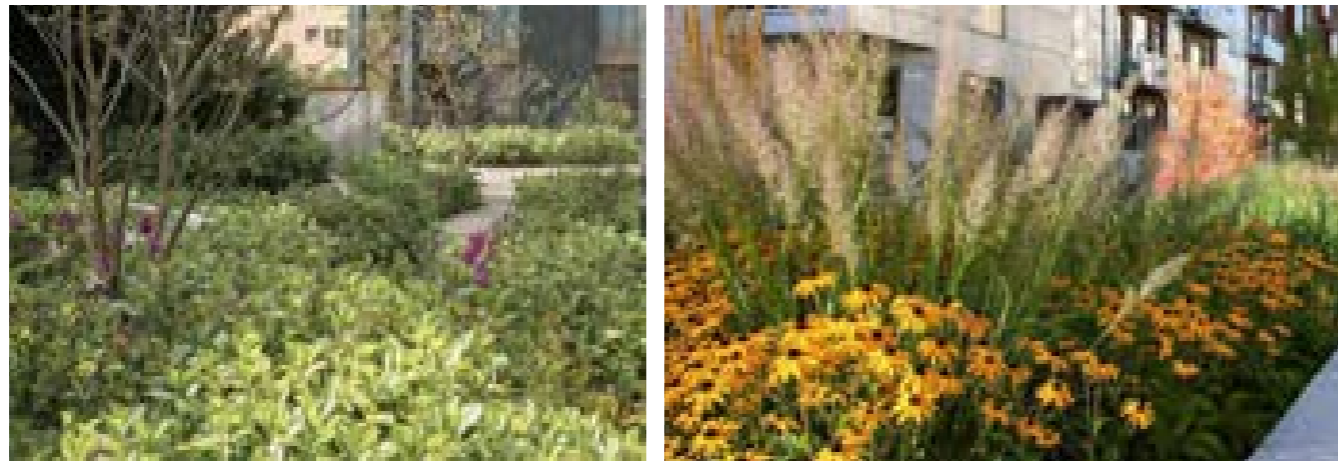
**Nature inclusive in the public realm**

The public realm and landscape will be developed integrating principles for nature inclusive, enhancing the network for the local fauna. This will include different water elements, pond, Swale and water gardens, connected passages for invertebrates and seasonal green to provide for local fauna.

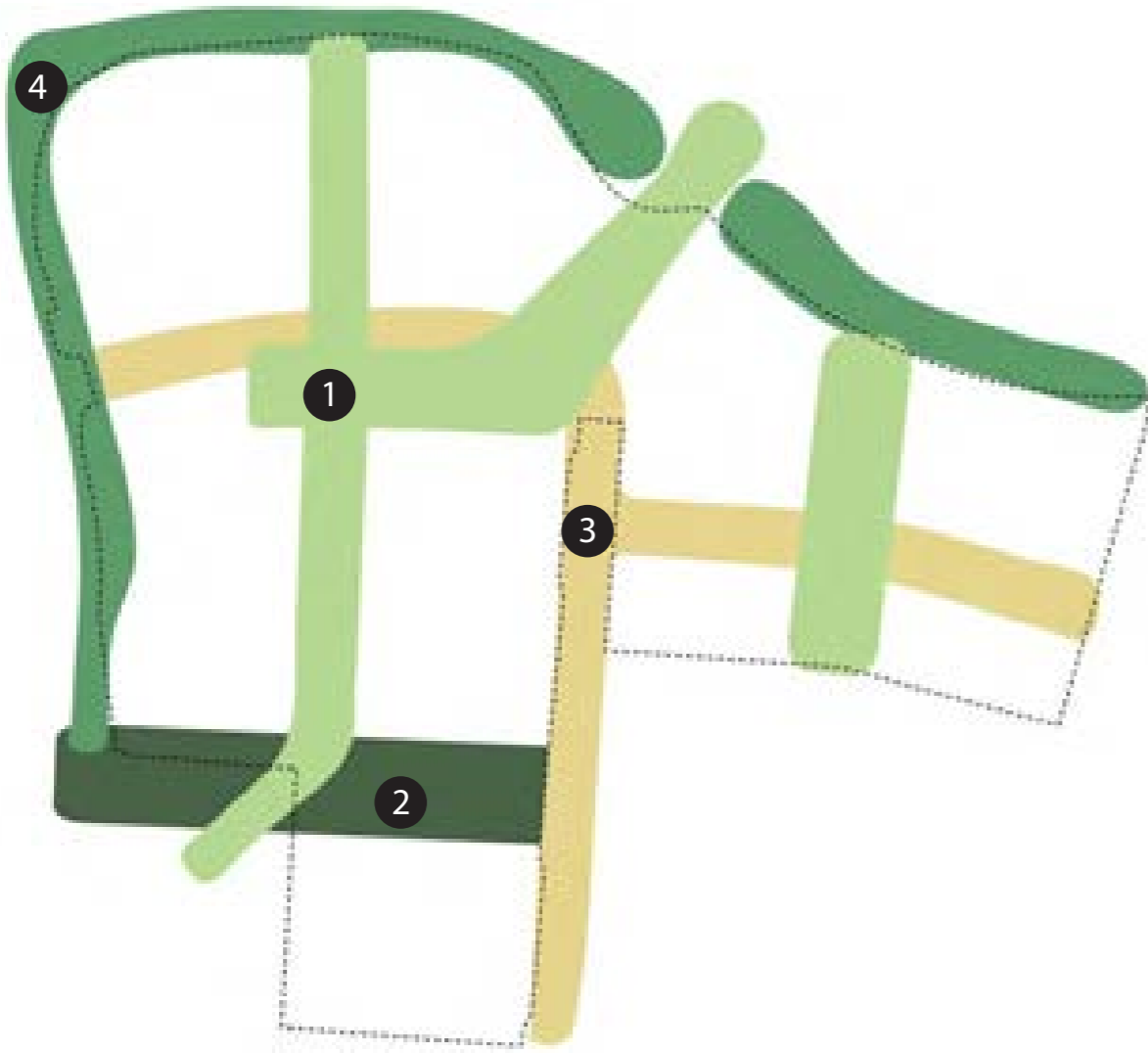
Water runoff by infiltration (green ditch)



Flowery and diverse vegetation



# Landscape Planting and Maintenance diagram



## Landscape type

**1**  
Linear green

**2**  
Community street

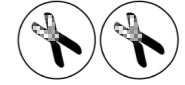
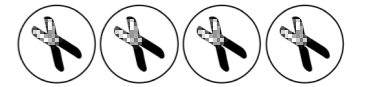
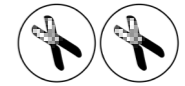
**3**  
Primary street

**4**  
Green edge

## Planting specifications



## Maintenance requirement



**1**

**Linear Green**

Robust green environment with grass land meadow. Medium size park tree with natural landscape atmosphere. With suitable plant selection, maintenance requirement is medium to low.

Perennial plantings:

- cut back perennials 1x per year. Cut back evergreen perennials ca. 1x per 3 year.
- Weeding ca. 5-6x per year (depending on soil and rainfall)

Bioswale (perennials)

- Cleaning the non-planted area ca. 1x per year to ensure maximal water retention and waterflow : remove leaves and trash. For the rest it is the same as the perennial plantings

Bioswale (extensive grass/meadow)

- Cleaning the non-planted area ca. 1x per year to ensure maximal water retention
- Mowing the meadows ca. 2-3x per year (depending on soil and rainfall)

Retention pond / water runoff

- Cleaning the bottom ca. 1x per 3 years to ensure maximal water retention.

Intensive grass at communal spaces

- Communal spaces are mowed ca. 23 x per year.

Shrubs:

- Pruning depending on the species, only if needed.
- No recurring actions if the right species are selected.

Trees:

- Pruning for safety (1x per 3-6 years)
- 1x per 3 years in the first 6 years.
- First 2 years establishment perios require irrigation in dry periods

General:

- Cleaning leaves that fall on the pavements 1 or 2 times in late autumn.

**2**

**Community Street**

Natural tree cluster along both sides of street with extended raingarden. The area requires relatively high maintenance for street safety and multifunctional use of the space.

Perennial plantings:

- cut back perennials 1x per year. Cut back evergreen perennials ca. 1x per 3 year.
- Weeding ca. 5-6x per year (depending on soil and rainfall)

Bioswale (perennials)

- Cleaning the non-planted area ca. 1x per year to ensure maximal water retention and waterflow : remove leaves and trash. For the rest it is the same as the perennial plantings

Shrubs:

- Pruning depending on the species, only if needed.
- No recurring actions if the right species are selected.

Trees:

- Pruning for safety (1x per 3-6 years)
- 1x per 3 years in the first 6 years.
- After that 1x per 6 years
- Trees near streets with traffic need to have an eventual drive-through height of 6 meters
- First 2 years establishment perios require irrigation in dry periods

General:

- Cleaning leaves that fall on the pavements 1 or 2 times in late autumn.

**3**

**Primary Street**

Row of mature trees with linear structure of rain garden along the road. Medium to low maintenance requires for safety.

**SuD (perennials)**

- Cleaning the non-planted area ca. 1x per year to ensure maximal water retention
- Same as perennial plantings

**Trees:**

- Pruning (1x per 3-6 years)
- 1x per 3 years in the first 6 years.
- After that 1x per 6 years
- Trees near streets with traffic need to have an eventual drive-through height of 6 meters
- First 2 years establishment perios require irrigation in dry periods

**Shrubs:**

- Pruning depending on the species, only if needed.
- No recurring actions if the right species are selected.

**4**

**Green Edge**

High grass with mixture of multi stem trees. Robus green as a buffer to improve visual and sound quality in the project area. With native plant selection, maintenance requirement is low.

Perennial plantings:

- cut back perennials 1x per year. Cut back evergreen perennials ca. 1x per 3 year.
- Weeding ca. 5-6x per year (depending on soil and rainfall)

Shrubs:

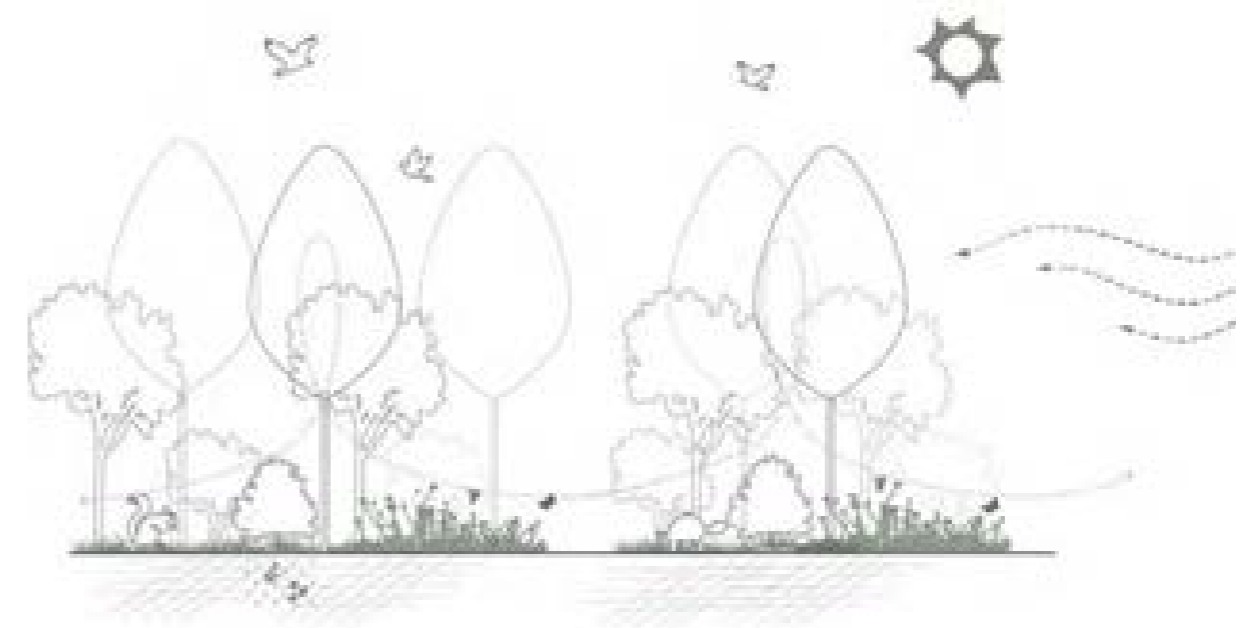
- Pruning depending on the species, only if needed.
- No recurring actions if the right species are selected.

Trees:

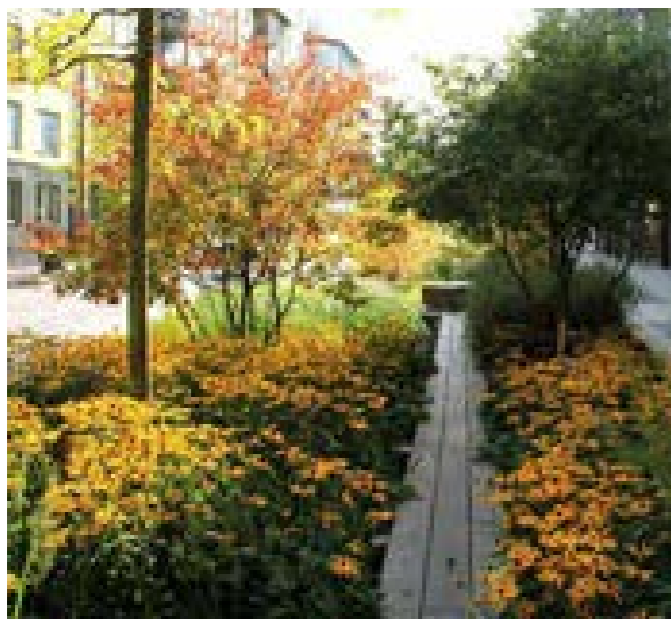
- Pruning for safety (1x per 3-6 years)
- 1x per 3 years in the first 6 years.
- First 2 years establishment perios require irrigation in dry periods

General:

- Cleaning leaves that fall on the pavements 1 or 2 times in late autumn.







Landscaping precedent - Jaktgatan, Stockholm

## Design Guidance

### Network of Spaces

The LCEZ masterplan public realm strategy will deliver a series of well-connected green open spaces, forming a coherent network throughout the area and connecting to the wider Northstowe, notably The Green open space to the south and the Balancing Pond green space to the north of the site. A range of green spaces will be provided to ensure new and existing communities have easy and safe access to open spaces that promote health and well-being. The masterplan envisages both major public spaces serving the wider community, and local public spaces that serve adjacent developments.

- Each block in the LCEZ area must contain both a local green space provision and adjacency to at least one major green space;
- The major green space provided by the Linear Green Park must deliver high-quality and substantial green open space that is consistent in design and delivers measurable benefits in terms of biodiversity, sustainable urban drainage, air quality, health and well-being, inclusive amenity and facilitates social inclusion;
- The civic space provided by the Community Street area must deliver high-quality new public realm that balances hard landscaping with new green features and infrastructure, while ensuring the inclusion of sustainable urban drainage, improved tree cover and inclusive amenity that supports the health and well-being of communities;
- The local green spaces provided by the Business Courtyards must provide high-quality green open space that is safe and accessible to surrounding development. These spaces must deliver measurable benefits in terms of biodiversity, sustainable urban drainage, air quality, health and well-being, inclusive

amenity, and facilitating social inclusion;

- All public spaces should be well-fronted by development and activated by active frontage and overlooking, avoiding blank frontages onto public spaces wherever possible;
- Landscape and public realm design must allow access for emergency and servicing vehicles where necessary. These routes should be fully integrated with the landscape design and should not compromise the integrity of the public realm;

### Strategic Public Realm

The LCEZ area is structured around four strategic public realm elements which stretch across multiple character areas yet require an integrated and consistent approach.

### Linear Green Park

The Linear Green Park provides a major green space

- The Linear Green Park must provide a consistent, legible, comfortable and attractive walking and cycling route between the Park & Ride and the existing Green open space;
- Pedestrian and cycling movement must be prioritised where the Linear Green Park intersects with vehicular movements on Stirling Road between Parcels 3 and 4 and at the bend of Link Lane;
- Where vehicle routes intersect the Linear Green Park, they must be designed for low-speeds, provide safe and generous crossing points, and prevent parking within the green space itself;
- The separate components of the Linear Green Park must exhibit a common design language and

landscaping treatment that can flexibly adapt to change in local conditions (in terms of built form, activity, etc.)

- Landscape and public realm proposals throughout the green spine must contribute to the creation of a connected and integrated approach to sustainable drainage, through connected swales and SuDS;
- Public realm and landscape proposals within the green spine must prioritise the delivery of high-quality green spaces and planting in favour of large areas of hard landscape;
- Layered landscape structure
- Public realm and landscape proposals must accommodate identified key views, and allow longer views down the Linear Green Park, particularly from the P&R to the F&B pavilion, and towards the Green open space;
- Development adjacent to the Linear Green Park must front onto this major green space and is expected to be of a high design quality, reflecting the importance of this major public realm;
- Building edges of developments adjacent to the Linear Green Park should accommodate green pockets and terraces of open lawn areas to provide opportunities for break-out spaces from the commercial buildings;
- Development along the Linear Green Park must be coherent, responding sensitively to context and transitions between character areas must be carefully designed as well-articulated and deliberate shifts in character.

### Community Street

- The Community Street must deliver a legible and

inclusive pedestrian connection between Station Rd and Links Ln, linking the amenities of the Local Centre, the Green open space, the Community Centre, and the retail provision into a coherent, inclusive, accessible centre of activity;

- The Community Street must prioritise pedestrian and cyclist movement;
- Development adjacent to the Community Street must prioritise the delivery of active frontage to ensure this route is well-overlooked and activated;
- Lighting along the Community Street must ensure the route is safe, particularly at night, as a crucial link between wider residential areas across the Local Centre;

**Play Provision**

- Play provision should comply with Government guidelines and local policy, and the requirement outlined in the Design Code 2014.
- Public realm and landscape designs should consider sites for imaginative play through integrated play features and natural landscape (i.e. boulders and landforms) alongside more conventional play equipment;
- Each proposed play space should be designed specifically for its location and with regard to

surrounding uses, to suit different ages and abilities and encourage social interaction;

**Space & Streets for All**

- Streets and public spaces must be designed to accommodate a diverse community of people, providing amenities and facilities for a range of ages and abilities, including for children, teenagers and the elderly, especially in Community Street area;
- Benches and informal opportunities for seating must be provided at regular intervals within streets and public spaces;
- Proposals for public sitting and street furniture must allow opportunities for integration of wheelchair users, including seating that provides arm and backrests;
- Public drinking fountains should be provided in all public spaces for the benefit of visitors and the local community;
- Public WCs to universal design standards should be included within major strategic green and civic spaces;
- Opportunities for the incorporation of gym equipment and other amenity equipment for elderly and disabled users, should be incorporated within major green and civic spaces;
- Major green and civic spaces must include provision for in-ground power outlet and associated infrastructure to enable the easy staging of a range of temporary events;

**Street Furniture**

- All street furniture choices must follow guidance

included within the Design Code 2014

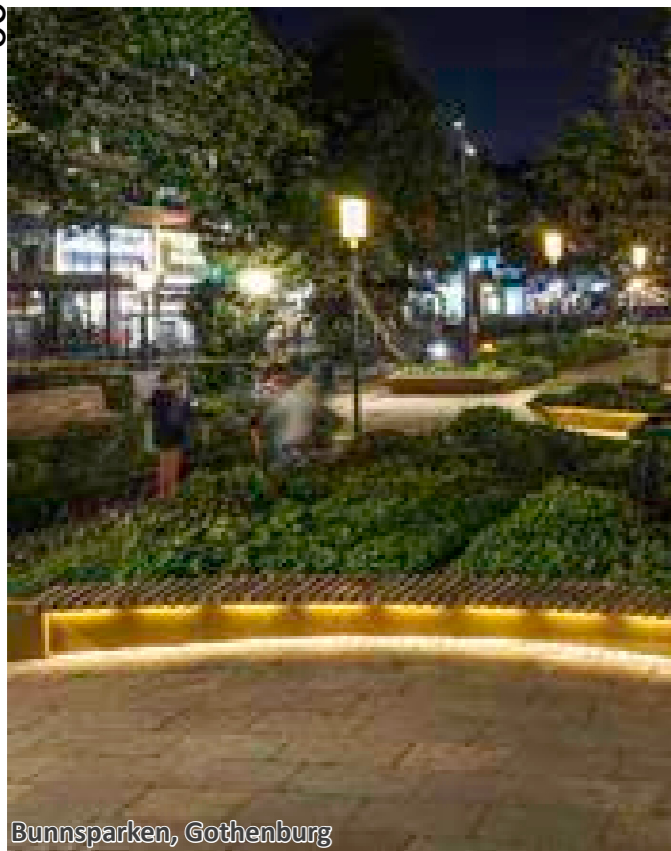
- Street furniture must be robust and of a contemporary and simple design, using a limited palette of materials;
- Areas of seating must be provided within all public spaces. Seating can form part of other structure (i.e. planters) as well as free-standing arrangements. More seating is always better than less in any space;



Activities for all - Mølleparken, Copenhagen



Promenade of Light, London



Bunnsparken, Gothenburg

## Lighting precedents

- Street furniture within major strategic green and civic spaces must be consistent and can feature bespoke items that best integrate with special landscape and public realm treatments;
- Street furniture must be located with enough space to ensure it can fulfil its function appropriately;
- Street furniture should be clustered to best enable social interaction while avoiding obstructions of pedestrian desire lines and satisfyin public transport operational requirements;
- Street furniture placement must not clutter footwats unnecessarily and must mazimise unobstructed widths for comfortable pedestrian movement;
- Street furnture should be located to best responf to appropriate sunlight and micro-climatic conditions, such as seating areas being located on the 'sunnier side of the street';
- Signage should be located in a way that does not create clutter within the street or public space and should be places on buildings where possible;
- Street furniture should maximise opportunities to merge and combine components for dual functions where possible, i.e. signage on lamp-posts;
- Dog bins must be located within the major green open spaces where residents are most likely to walk their dogs;

**Public Realm Materials**

- All public realm material choices must follow the guidance.
- All public realm materials must be robust, of high-quality, and be sustainably sources and manufactured;

- Material choices and colours must be muted and of a restrained palette that complement and fo not detract from the wider built environment and landscape setting;
- Materials for footways must use smooth, non-slip surfacing to create streets that are safe and comfortable for all users. All hazard paving must comply with relevant British Standards;
- Material choices throughout the major green and civic spaces must be consistent to promote continuity of design and treatment; - see Design Code 2014

**Lighting**

- All lighting within the public realm must follow guidance included within the Design Code 2014
- All lighting must be designed to use high quality efficient lighting systems to minimise energy consumption and avoid light pollution;
- Lighting selection and palettes must be consistent across the entirety of a street, major green open space civic space, and character areas;
- All lighting must avoid adverse effects on ecological habitat areas;

**Community Street:**

- Lighting choices should create attractive urban settings that also facilitate an improved night-time setting to best promote the evening economy;
- Lighting proposals within the Community Street area should include attractive amenity lighting to provide relevant focal points, including appropriate lighting provision to accommodate temporary events to take

place;

**Linear Green Park:**

- All lighting must achieve an upward light ration of 0% to best protect fauna from the impacts of light pollution;
- All lighting strategies should ensure that all non-necessary lighting is turned off at an agreed curfew time to prevent negative impacts on fauna,
- Low level lighting solutions such as bollards or solar studs may be put forward as possible alternative for full lighting installation within the linear green park areas;

**Courtyards:**

- Lighting within the residential courtyard should be restrained and od a consistent palette;
- Low level light solutions such as bollards or solar studs may be put forward as possible alternative for full lighting installation within local green spaces;

**Street Lighting**

- The design of lighting on adoptable public highwats must comply with requirement from Cambridge / Cambourne Highways Department;
- Lighting within residential areas should be restrained and of a consistent palette;

**Spaces for Nature**

- Green edge is the main natural space to deliver biodiversity gains





Pedestrian paths precedent - Holland Park Villas



Forested cove precedent - Television Centre, London

- Planting should have a layered landscape structure that incorporates wet and dry habitats, including large, medium and small trees, shrubs, perennials and grasses.

**Trees & Planting**

- Planting and tree selection within the LCEZ should promote the resilience of biodiversity and climate change adaptation, following best practice guidance including the recommendations of the Forestry Research’s Urban Tree Manual;
- Planting and landscape design should seek to create and enhance the different identities of the character areas and hierarchy of public spaces and streets as described in this design guidance;
- Planting selection must deliver biodiversity and wildlife value, together with visual and seasonal interest, including evergreen species that provide year round interest;
- Proposed plant sizes and densities must deliver a vigorous and attractive visual appearance at time of planting and subsequently;
- Planting beds and verges must be designed to accommodate adequate growing medium for sustained healthy plant growth, and provide high-strength linear root barriers on either side to protect adjacent paving;
- Planting choices and design must enable the LCEZ to be resilient to the effects of global warming by enabling sustainable drainage, providing shade to reduce urban heat island effects, while ensuring drought tolerance through species selection;
- Tree and planting selections must avoid species

associated with destructive diseases. A range of tree and plant species should be specified to mitigate against the effects of possible future pathogens;

- Existing trees must be protected where possible and incorporated into landscape and public realm designs. Where trees can not be incorporated, replacement tree planting must be provided to compensate for any net loss of trees within LCEZ;
- All new trees and shrubs should be planted at a spacing and density that allows them to grow to maturity without requiring regular pruning, and taking into account key views, visibility splays, signage and light fittings;
- All new trees should be planted as semi-mature specimens, where possible, for instant impact and to help reduce the risk of damage through vandalism or accidental damage;
- Tree placement and design must ensure suitable rooting area, medium, drainage, stability and coordination with surrounding built form to sustain tree growth into maturity and minimise maintenance;
- Trees should be planted in continuous rooting trenches where possible to enable roots to spread into the space between the trees;
- All new trees provided in hard surface areas must feature rooting areas that are load bearing to ensure structural integrity of the surface above while avoiding soil compaction;

**Drainage&SuDS**

- The surface water drainage strategy for the LCEZ is to promote resilience and adaptation to climate change based on SuDS (sustainable drainage systems) principles. SuDS seek to mimic natural drainage by storing runoff water and releasing it slowly,

harvesting and using rain where it falls, allowing water to soak into the ground and conveying water slowly in a way that minimises flood risk and addresses pollution.

- Detailed design for surface water drainage throughout the LCEZ must comply with best practice guidance as described in the SuDS Manual C753, CIRIA;
- Proposed SuDS must consider the potential for pollution and contamination in runoff and address this accordingly;
- Opportunities for green roofs should be considered within all new development, where possible, and designed to address both sustainable drainage and biodiversity, and discharge appropriately to the wider network;
- Water drainage system must direct runoff towards the water pipe towards the main water collection
- All street types should prioritise the use of permeable materials and surfacing to best enable sustainable drainage of rainwater.



Planting strategies and biodiversity enhancement interventions



## 5.5. Sustainability

Development Principles (November 2019) by BNE - Urban Design Greater Cambridge Shared Planning

- a positive and attractive northern gateway to the future town
- an urban place with adequate landscape that provide green links, connections and places for people to enjoy
- integration of sustainable urban drainage solutions;
- provision for sustainable travel and innovative approaches to car parking, prioritising pedestrian and cycling links
- transition to net zero carbon
- holistic approach to sustainable development to be embedded from the outset
- non-residential buildings to achieve BREEAM 'excellent' with at least 10% of the buildings regulated energy coming from on-site renewable sources;
- at least 3 BREEAM Wat 01 credits related to water efficiency to be achieved
- Development to be climate resilient and buildings to be future proofed
- enhance health and wellbeing with reference to biophilic design and consideration of WELL Standards

### Defining Sustainable Development

We propose to define sustainable development based on Kate Raworth's 'Doughnut Economics' concept.

This proposes that true prosperity is only achieved when certain fundamental social needs are met, without exceeding the ceiling of ecological limits.

The 'regenerative and distributive economy' is the area within which inclusive and sustainable development takes place. Here, the economy is seen to create social

and economic value in a way that also preserves and regenerates the environment.

Our approach combines the Doughnut Economics concept and considers the United Nations Sustainable Development Goals to define a site-specific framework for sustainable development.

### Vision and priorities

The integrated provision of the Employment Zone and Local Centre will bring economic activity, community infrastructure and a sense of place to Phase 1 of the Northstowe new town.

The development proposals will need to respond to the local site context and in particular aspirations for Net Zero Carbon development, embedding circular economy principles and challenges around water stress in the Cambridge area.

They will also be aligned with national and local policies to deal with the challenge of climate change, loss of biodiversity and bring of opportunities to build social value, pathways into new careers and opportunity for the wider region.

### Supporting Themes

We propose to frame the response to sustainable development into the four adjacent themes.

A vision is proposed for each theme, aligned with the aspirations of the development and with a focus on addressing the specific challenges and opportunities of the site.

Each theme is covered in the following sections.

1. Environment and Resilience - exemplar resilience to climate change and enhancement of biodiversity with

minimum impact of the environment;

2. Carbon and Resources - a Net Zero Carbon development with minimum water footprint, embedded in a local and national circular economy;

3. Health and Wellbeing - a place where people work and meet in a comfortable, safe and healthy environment;

4. Transport and Mobility - an accessible place which prioritises active travel and low carbon transport;

















Hydrological features and Environment Agency flood map

**1. Environment and Resilience**

Vision: Exemplar resilience to climate change and enhancement of biodiversity with minimum impact on the environment.

	Resilience to climate change
	Sustainable drainage and flood risk mitigation
	Achieve Biodiversity Net Gains
	Mitigate impacts of development on environment

**Requirements**

		<b>Relevant policies</b>	
		<b>SCLP 2018</b>	<b>GCLP</b>
	Integrate measures to enable adaptation to climate risks including flooding and overheating.	CC/1, CC/9	CC/DC
	No increase in off-site flood risk, management of stormwater peak discharge within wider masterplan.	CC/9	CC/FM
	Integrated approach to water management using SuDS to manage water at source and on the surface using features with multiple benefits, enhancing biodiversity and amenity.	CC/7, CC/8	CC/FM
	Adequate provision of foul drainage and control of pollution from stormwater runoff.	CC/7	
	Conserve and enhance biodiversity integrated with green infrastructure provision achieving at least 10% Biodiversity Net Gain, aiming towards 20% in line with aspirations of GCLP emerging policies.	NH/4, NH/6	CC/DC, BC/BG, BC/GI
	Mitigate and manage potential watercourse or groundwater contamination, as well as light, air and noise pollution. (Ground contamination is not understood to be an issue).	SC9, SC/10, SC12	WS/HS

**Outline sustainable drainage and climate resilience strategy**

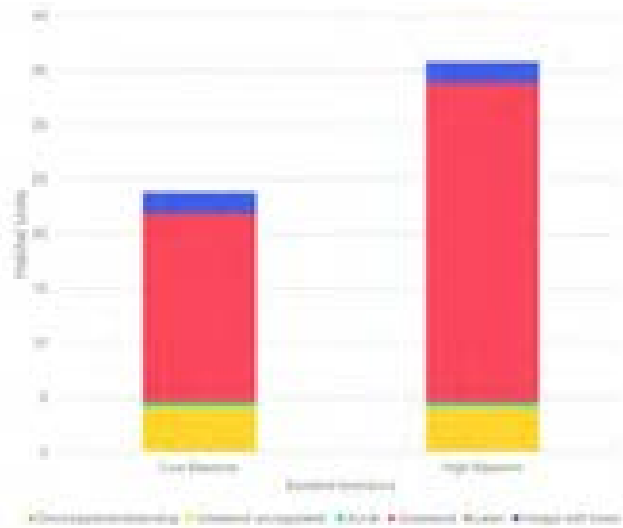
The site is in the drainage catchment of the Cottenham Lode –a tributary of the Great Ouse running to the East of the site. The site is not shown to be at risk of fluvial flooding on the EA flood map or any of the Strategic Flood Risk Assessment (SFRA) flood maps, but the Cottenham Lode is subject to severe fluvial flooding, some of which has been alleviated by the construction of fluvial flood defence.

The site and the wider area are relatively flat. The EA and SFRA flood maps identify a risk of surface water flooding to low points on the site, which are typical of the relative drainage challenges associated with low-lying and flat areas.

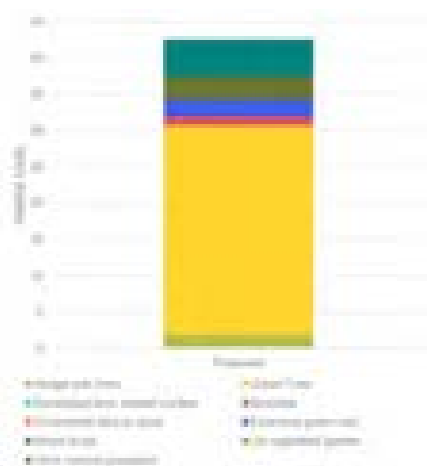
The Phase 1 drainage strategy included within the outline planning application, proposed attenuating surface water runoff into large ponds within the Water Parks to the East of the site, before discharge into the Cottenham Lode. This is designed to achieve zero discharge when the Lode is flooding and pumping of surface water flows when water levels recede. We understand that provision has been made within that system and the Phase 1 surface water pipe and open swale networks to deal with stormwater runoff from the site.

In developing a sustainable drainage strategy, the most sustainable route for disposal of stormwater runoff has been considered. The site is underlain by River Terrace deposits which could potentially offer good opportunities for infiltration drainage. This will however be limited by shallow groundwater levels.

Opportunities for infiltration drainage from shallow systems such as porous pavement systems and shallow swales will be maximised, and the majority of stormwater runoff will be taken to the attenuation ponds within the Water Parks.



Baseline habitats



Proposed habitats

We understand that there are no requirements for controlling peak discharge from the site, but surface water runoff within the site will be collected in a system of raingardens and bio-swales integrated within the landscape and enhancing biodiversity.

Retention ponds are also proposed as part of that system, opening the opportunity to harvest rainwater in a material and carbon efficient way using smart technology as discussed in Section 3.

Surface water runoff will be managed at source in line with best practice (CIRIA C753). This will include green roofs, porous pavements, raingardens and swales integrated with the green infrastructure, the proposed car park and the development plots. These measures will also help control pollution at source.

Extreme events and allowance for climate change (1:100 year +40% event) will be considered in the development of the surface water drainage system in line with the requirements of the National Planning Policy Framework (NPPF). Building finished floor levels will be set above 1:100+40% controlled flooding levels.

The maintenance of the surface water drainage system will be embedded in the long-term management plan of the infrastructure, including the green infrastructure.

Further details on the blue infrastructure are included within the Landscape Strategy .

Building massing and layout will be optimised for climate resilience, to ensure excellent levels of internal and external comfort are maintained. Buildings will be designed for future adaptability and flexibility. Light

coloured finishes, green infrastructure and sustainable drainage features will help achieve high levels of external comfort. This is further discussed in Section 4.

### Outline green infrastructure strategy

The site was predominantly agricultural land with a small extent of golf course. A commercial building has occupied the site for a relatively short period, before being demolished. At present the site is undeveloped, with unmanaged grasslands and shrubs, and remaining hedgerows.

The site does not fall within any ecological designation or nature conservation areas.

No recent ecological surveys have been carried out, but the history of the site and available information included within the outline planning application suggest that the site has limited ecological value.

Green infrastructure provision within the masterplan will aim at enhancing biodiversity, mitigate the impact of the development on existing habitats and contribute to climate resilience.

Biodiversity will be enhanced within the development site with the provision of green roofs, planting and soft landscape, sustainable urban drainage systems, retention of the existing hedgerow and following nature inclusive design principles. This will aim to create an integrated and inter-connected biodiversity network, linking to habitats beyond the redline.

Seasonal planting and green space will provide useful summer shading and prevent overheating, contributing to a comfortable external microclimate.

Further details on the green infrastructure, planting and nature inclusive design approach are included within the Landscape Strategy.

The green infrastructure strategy will aim at achieving at least 10% Biodiversity Net Gain, aiming towards 20% in line with aspirations of GCLP emerging policies.

A preliminary assessment of what biodiversity net gain may be achievable has been carried out based on best available information on the site baseline and current

masterplan proposals using the DEFRA Biodiversity Metric 3.0. Refer to Appendix B for details of the assumptions underpinning the assessment.




The initial assessment shows significant sensitivities to the assumptions about the ecological value of the existing habitats. It will be critical to carry out the necessary ecological surveys to confirm the baseline.













Biodiversity Net Gains of 10 to 20% would be achievable with the current masterplan. The palette of necessary interventions to achieve this will depend on the baseline condition.

Further enhancements, such as intensive green roofs and additional hedgerows will be required if the existing ecological value of the site was found to be relatively high.

**2. Resources and Carbon**

Vision: A Net Zero Carbon development with minimum water footprint, embedded in a local and national circular economy.

-  Net Zero Carbon Development
-  Embed circularity from the outset
-  Exemplary water conservation

Requirements	SCLP 2018	GCLP
 Envelope performance requirements to achieve 15-20KWh/m <sup>2</sup> for annual space heating demand.	CC/3,CC/1	CC/NZ
 Energy Use Intensity (EUI ) no more than: 55kWh/m <sup>2</sup> for offices and community facilities; 110kWh/m <sup>2</sup> for light industrial facilities; and 35kWh/m <sup>2</sup> for residential buildings (LETI, RIBA 2030).	N/A	CC/NZ
 All-electric energy strategy using low carbon heat sources.	CC/3, CC/1	CC/NZ
 On-site renewables to meet total operational energy.	CC/3	CC/NZ
  Achieve 600-750kgCO <sub>2</sub> /m <sup>2</sup> in whole life embodied carbon (RIBA 2030).	CC/1, CC/6	CC/NZ
  Potable water consumption of at least 55% reduction from BREEAM baseline.	CC/4, CC/1	CC/WE
  Monitor and report energy, water and waste consumption .	CC/1, CC/6	CC/NZ
 Embed circularity on the design from the outset minimising waste at all stages.	CC/1, CC/6	CC/CE
 Set ambitious waste diversion and recycling targets.	CC/1, CC/6	CC/CW, CC/CE

**Outline strategy for achieving a Net Zero Carbon development**

Our approach to developing a Net Zero Carbon strategy for the project will consider embodied, operational and end of life carbon emissions. The Net Zero Carbon strategy would be closely integrated with other aspects of sustainable development including place making, health and well-being, climate resilience and biodiversity described in other sections.

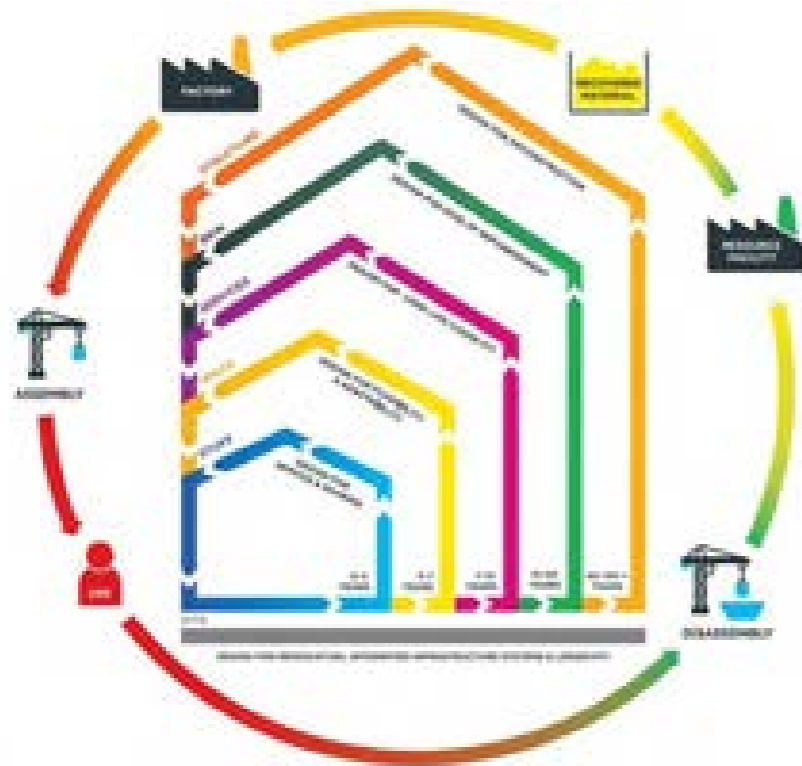
Reducing energy demand through effective passive design measures will be a key first step of this approach. Building massing, orientation and facade treatments will be optimised to respond to the local microclimate, maximising opportunities for energy efficiency and passive design, good levels of natural light and thermal comfort within buildings.

Envelope efficiency measures adapted to each building type will be proposed to achieve the envelope performance and Energy Use Intensity requirements.

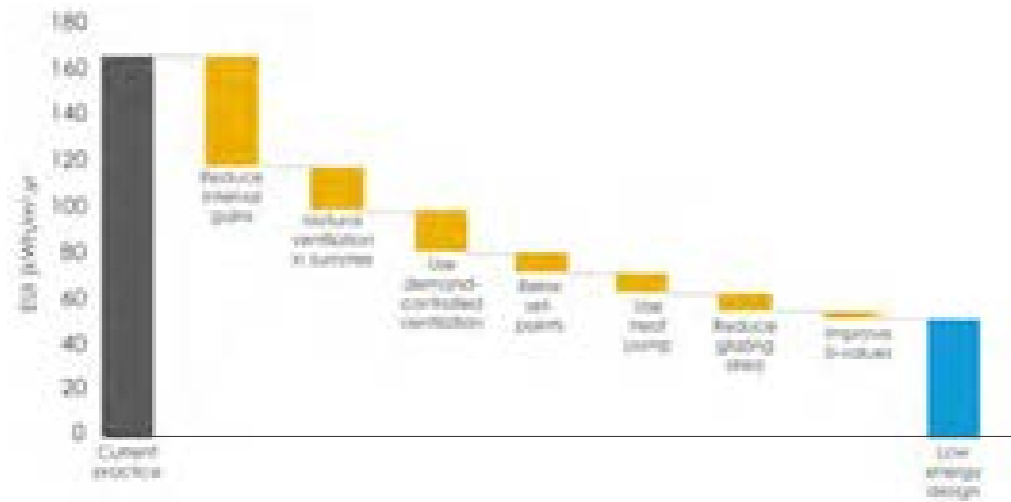
An electricity-led solution, based on highly efficient heat pumps combined with on-site renewables will be developed for the Employment Zone and Local Centre.

The proposed development, and its integration with existing facilities, with the resulting mix of different building use and occupancy schedules offers a significant opportunity to consider potential synergies between different building types to recover waste heat from specific buildings for domestic hot water or space heating use in other buildings, using an optimised ambient loop system (“5th generation district heating”). This provides benefits of carbon reduction and reducing peak loads on the heat network.

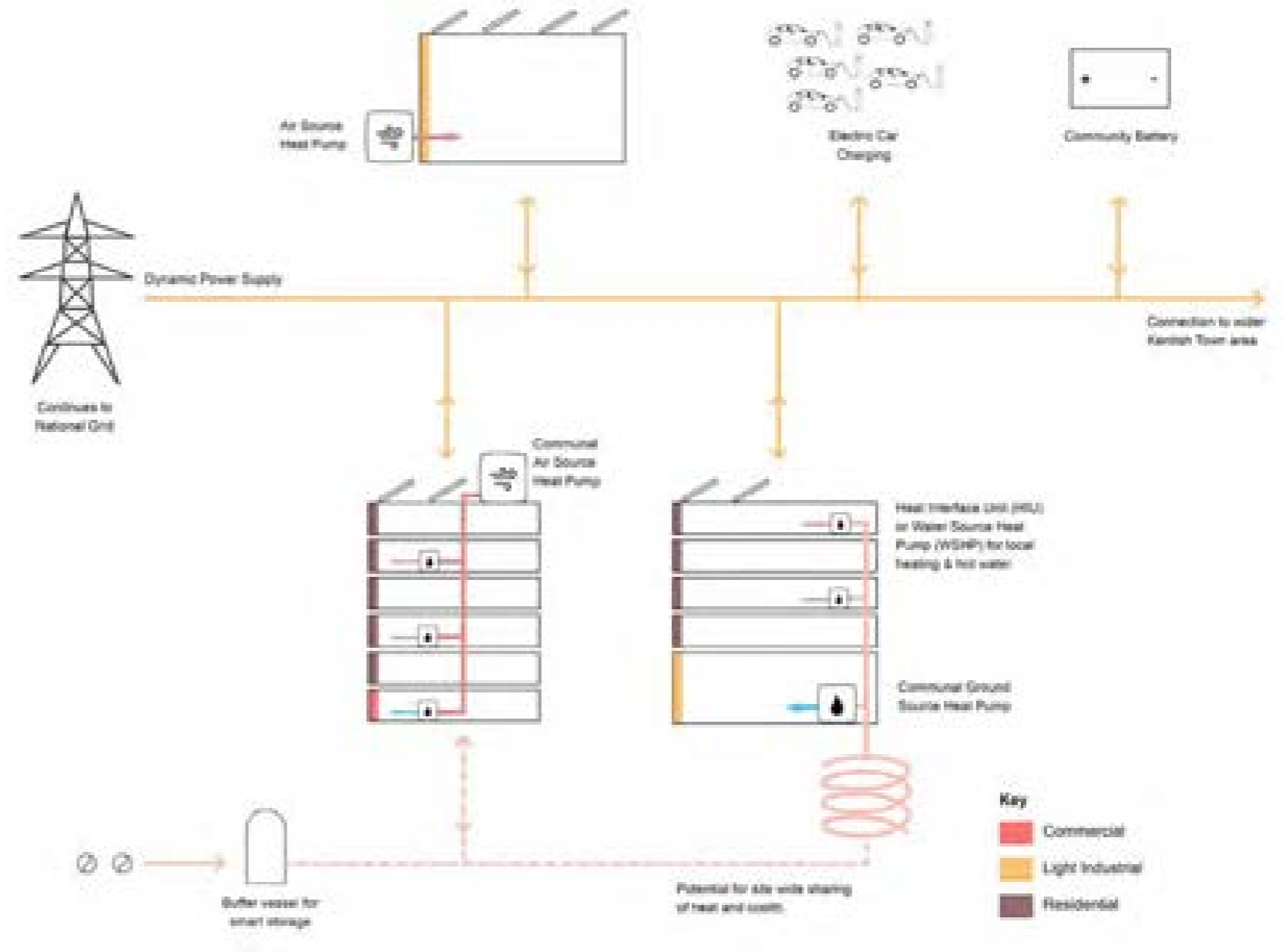
Consideration will be given to integrating that system with the proposals for future phases of the Northstowe development.



Circular economy principles



Opportunities to reduce energy consumption in non-residential buildings (LETI Climate Emergency Design Guide)



Example of 5<sup>th</sup> generation district heating system and integrated power networks





- Current Building Regulations**
  - Gas to provide heating
  - No renewables
  - Based on Compliant New Build
  - Embodied – 1400 kgCO<sub>2</sub>/m<sup>2</sup> (RIBA BAU)
- 2021 Part L Uplift**
  - 27% reduction on Current Building Regulations
  - Gas to provide heating
  - Embodied - 1400 kgCO<sub>2</sub>/m<sup>2</sup> (RIBA BAU)
- LETI 2030**
  - Space heating /cooling of 15 kWh/m<sup>2</sup>
  - EUI of <55 kWh/m<sup>2</sup>.a
  - Fossil fuel free
  - Grid Intensity 105 gCO<sub>2</sub>/kWh
  - Embodied - 530 kgCO<sub>2</sub>/m<sup>2</sup>
- RIBA 2025**
  - Space heating /cooling of 15 kWh/m<sup>2</sup>
  - EUI of <75 kWh/m<sup>2</sup>.a
  - Fossil fuel free
  - Grid intensity 85 gCO<sub>2</sub>/kWh
  - Embodied - 970 kgCO<sub>2</sub>/m<sup>2</sup>
- RIBA 2030**
  - Space heating /cooling of 15 kWh/m<sup>2</sup>
  - EUI of <55 kWh/m<sup>2</sup>.a
  - Fossil fuel free
  - Grid Intensity 105 gCO<sub>2</sub>/kWh
  - Embodied - 750 kgCO<sub>2</sub>/m<sup>2</sup>
- Outline Consent**
  - 10% reduction from Part L 2021
  - Fossil fuel free
  - Grid Intensity 105 gCO<sub>2</sub>/kWh
  - Embodied –1400 kgCO<sub>2</sub>/m<sup>2</sup>
- Northstowe 2025**
  - Space heating /cooling of 15 kWh/m<sup>2</sup>
  - 0.25m<sup>2</sup> of PV per m<sup>2</sup> GIA
  - EUI of 55kWh/m<sup>2</sup>.a
  - Fossil fuel free
  - Grid Intensity 105 gCO<sub>2</sub>/kWh
  - Embodied - 970 kgCO<sub>2</sub>/m<sup>2</sup>
  - Emerging Greater Cambridge Local Plan ambitions
- Northstowe 2030**
  - Space heating /cooling of 15 kWh/m<sup>2</sup>
  - 0.25m<sup>2</sup> of PV per m<sup>2</sup> GIA
  - EUI of 55kWh/m<sup>2</sup>.a
  - Fossil fuel free
  - Grid Intensity 85 gCO<sub>2</sub>/kWh
  - Embodied - 750 kgCO<sub>2</sub>/m<sup>2</sup>
  - Emerging Greater Cambridge Local Plan ambitions

Lifetime Carbon (60 years) for commercial spaces per m<sup>2</sup>

■ Regulated + Unregulated    
 ■ Onsite Offset    
 ■ Embodied    
 ■ Embodied Carbon Offset

On-site renewables will be integrated with smart technologies. This includes roof mounted photovoltaic (PV) panels integrated with green roofs, as well as introducing PVs on the existing park and ride facilities and proposed car park.

Advanced renewable solutions will also be considered such as solar tiles and photovoltaic cells embedded in the building fabric, smart management of electricity loads, advanced battery storage and integration with electric vehicles to reduce peak loads on the electricity grid.

Once operational carbon has been reduced through the above measures, it is estimated that embodied carbon would represent circa 70% of the whole life carbon footprint of the development. Approaches to minimise embodied carbon are discussed in the next section.

The diagram on the next page illustrates how a route map to net zero carbon would be defined for the development with reference to current building regulations and industry standards.

Inevitably on a project of this type carbon offsetting or insetting will be required to achieve Net Zero Carbon. Offsetting approaches will include contributing to tree planting schemes, off-site renewables schemes or retrofitting of existing buildings. Insetting initiatives could include contributing to funding initiatives to minimise embodied carbon within the supply chain, for example supporting a shift to low carbon concrete.

**Estimated capital cost uplift**

The diagram of the previous page illustrates whole life carbon impact for the following scenarios:

- Development compliant with the outline planning consent for the Northstowe new town without aiming to achieve Net Zero Carbon.
- Buildings that would be built by 2025
- Buildings that would be built by 2030

The uplift in capital cost against Part L 2021 baseline for the Outline Consent and Northstowe 2030 scenario have been estimated based on UK Green Building Council (UKGBC) guidance (Building the Case for Net Zero, 2020), standard cost of renewables and standard costs of offsetting residual carbon.

The UKGBC guidance suggests a significant risk factor. Without the risk factor, the construction cost uplift on Part L 2021 baseline is estimated as +13% for the Northstowe 2030 scenario. The net uplift against the Outline Consent Scenario is estimated as +12%.

**Estimated capital cost uplift (60 years)**

Whole life costs have also been estimated for the Northstowe 2030 scenario.

Interestingly, if the developer was to retain ownership of the buildings, the 2030 scenario would be broadly neutral in terms of whole life costs, against Part L 2021 Baseline.

The net whole life cost uplift is estimated as +3%, but this includes the design risk factor from the UKGBC guidance.



**Circular economy and sustainable construction**

An approach built on circular economy principles will be adopted to minimise the overall environmental footprint and embodied carbon of the development. This will include:

- Lean design and specification, informed by a whole life approach.
- Minimise use of virgin materials and set an aspirational target for percentage of reused and recycled materials used on site.
- Lightweight construction and optimised foundation systems. Promote timber construction and Design for Manufacture and Assembly (DfMA) with a preference for off-site and prefabricated components.
- Pared back material palette that is low waste and low maintenance, avoiding any unnecessary finishes.
- Review enhanced fabric solutions against embodied carbon impacts.
- Reduce lifecycle impacts of MEP solutions and technology sourcing.
- Design for flexibility and future change of use, disassembly and end of life following circular economy principles.

This diagram illustrates the embodied carbon associated with different structural systems for building construction. Minimum embodied impact is achieved with timber construction, which in turn would also reduce the embodied impact and whole life cost of building foundations.

Considering the building types and heights within the Employment Zone and Local Centre, there is a significant opportunity to maximise timber construction.

**Exemplary water conservation**

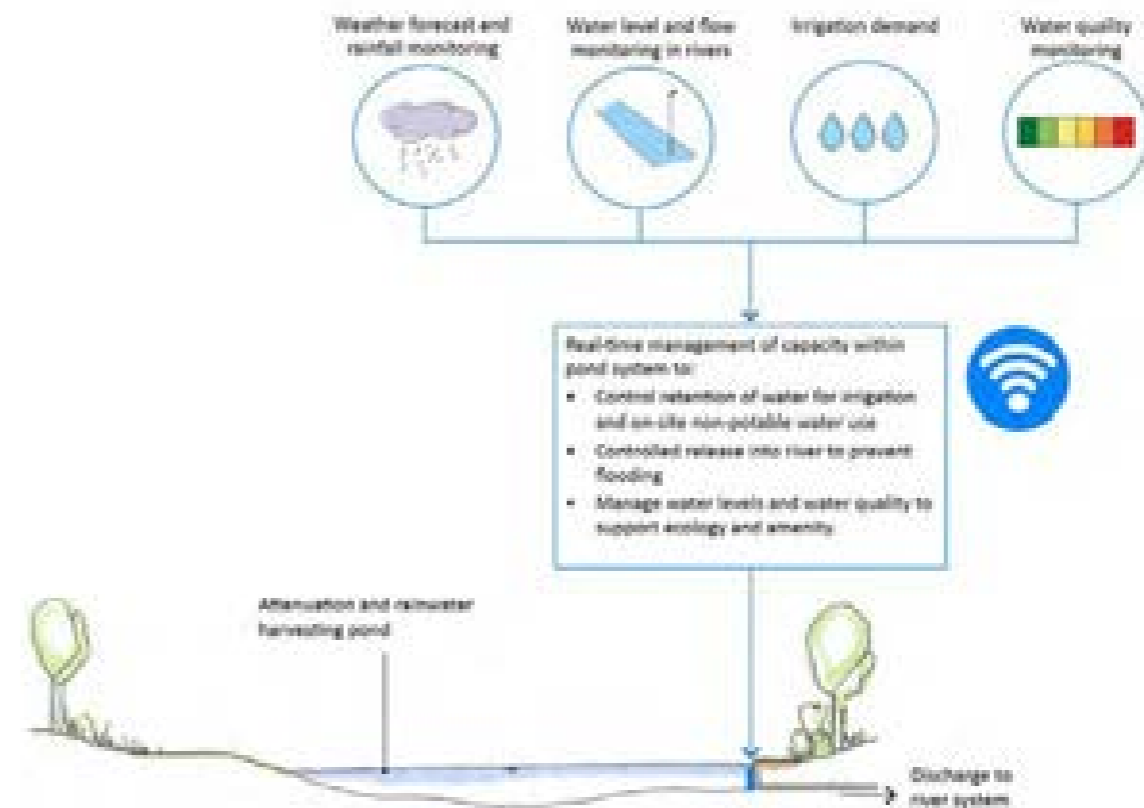
Cambridgeshire is one of the UK’s driest and fastest growing regions. Climate change will likely increase the stress on water resources, and it has been identified as crucial to carefully manage these resources.

Exemplar levels of water efficiency are proposed. This will include the specification of efficient water fittings, metering, leak detection as well as use of drought resistant native planting with no permanent irrigation requirements beyond the establishment period.

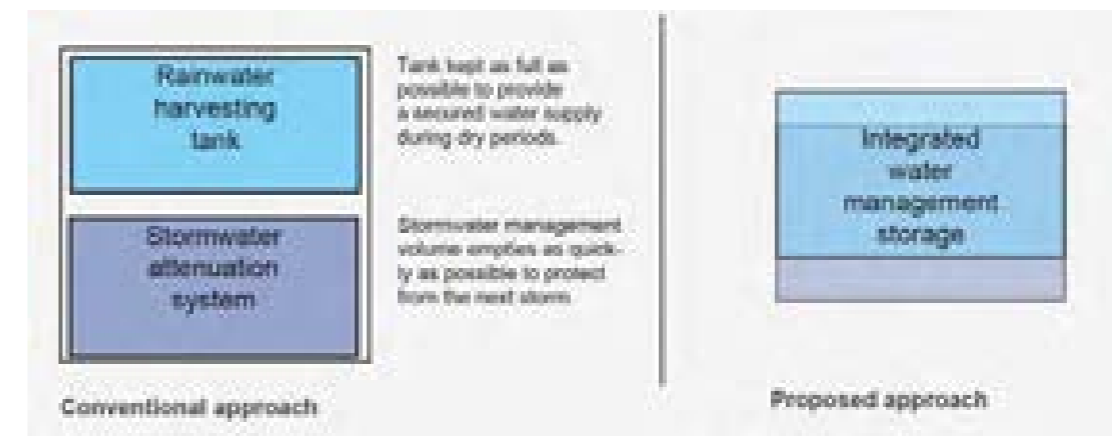
In addition, to achieve the required 55% reduction in potable water demand use, smart rainwater harvesting technology will be used for non-potable water supply to buildings.

This novel technology, such as the Aqua Storm Control from Aqua-Lity, is based on real-time management of the drainage attenuation capacity. A smart management system takes a feed from the weather forecast and controls in real-time the retention of water in dry periods for use in buildings, or its release in anticipation of a storm to free up the attenuation capacity.

This smart technology removes the need for a dedicated rainwater harvesting tank and allows harvesting rainwater in a material, carbon and cost-efficient way. This technology has been successfully implemented in the US and mainland Europe for over a decade and is being applied in the UK to a growing number of projects.






Smart harvesting of rainwater



Materials and carbon benefits

### 3. Health and Wellbeing

Vision: A place where people can work in a comfortable, safe and healthy environment.

-  Design with nature and wellness
-  Comfortable buildings and public realm
-  Create social value

#### Design with nature and wellness







The development of building proposals and external areas will create a healthy environment, built on biophilic principles and achieving high levels of comfort. Research has shown that exposure to natural elements (daylight and plants) is linked with health and helps relieve stress and mental fatigue.

A variety of spaces across the proposed development will encourage interactions and innovation and also quieter spaces that allow occupants to recharge.

The approach to the design of public realm and external spaces will aim at creating sheltered sunny spaces, maximising passive and urban cooling techniques to minimise the urban heat island effect.

The infrastructure for active travel will be integrated within the public realm design, enhancing ease of navigation and identity.

#### Requirements

		SCLP 2018	GCLP
	Adopt biophilic design principles and integrate with landscape strategy.	SC/12	GP/QP
	Design quiet and secluded spaces for mental health.	HQ/1	GP/PP
	Exemplar levels of daylight, thermal comfort, air quality and acoustics within buildings.	SC/12	GP/QD
	Provide comfortable public realm spaces.	HQ/1	GP/QD, GP/QP
	Undertake early-stage microclimate modelling to maximize opportunities for comfort in integration with energy strategy.	HQ/1	GP/QD
	Enable spaces that are inclusive, promote engagement, interactions and inspire innovations.	HQ/1	GP/PP, WS/IO

**Comfortable buildings and public realm**

To complement the energy and climate resilience strategies a set of comfort criteria for buildings and external spaces is proposed to ensure energy efficiency is balanced with excellent levels of thermal and visual comfort, as well as air quality and noise mitigation.

The adjacent table sets out a framework to ensure excellent levels of comfort buildings are achieved in buildings and external spaces taking guidance from industry best practice.

An integrated design to achieve the Net Zero Carbon aspirations and high level of internal and external comfort will be achieved through early use of parametric 3D environmental modelling tools. This approach will help define building massing and orientation, facade treatments, shading strategies as well as planting strategy and landscape design.

An example of this approach is illustrated on the adjacent images.

Themes	Objectives	Requirements
Comfortable buildings	Achieve excellent daylight and sunlight levels	Achieve 'low' to 'medium' levels of Spatial Daylight Autonomy, sunlight and views as set out in BS EN 17037. Absolute minimum based on UK Annex criteria.
	Mitigate risk of overheating in Naturally ventilated buildings for current and future Climate	Pass overheating criteria set out in CIBSE TM52 for non-residential buildings
	Achieve excellent control of internal noise	
	Achieve excellent air quality within buildings	
Comfortable public realm	Achieve excellent and sunlight access to the public realm, green spaces, play spaces and communal external amenity areas. Control high levels of solar radiation in the height of summer.	70% of open spaces and 50% of courtyard spaces should receive at least 2 hours of direct sunlight on 21st March, and over 4 hours for play spaces.
	Control local wind speeds	Control local wind speeds and turbulence avoiding the creation of wind canyons and wind hotspots. Wind speeds at ground level should not exceed 2.5m/s for areas with frequent outdoor seating, 4m/s for areas with occasional sitting, and 6m/s for areas with standing.
	Mitigate urban heat island effect	Mitigate the urban heat island effect through material selection, incorporation of urban greening, blue infrastructure and use of wind to flush heat.




Internal and external comfort criteria





**4. Mobility and Connectivity**

Vision: An active place which prioritises active travel and low carbon transport.

-  Prioritise pedestrian and cycle modes
-  Encourage shared mobility journeys
-  Promote low carbon transport solutions

The Mobility and Connectivity strategy for the Employment Zone and Local Centre will aim at prioritising people over cars.

This focuses on creating a compact, walkable 15-minute neighbourhood with good access to local amenities, and that deliver health and wellbeing benefits to the local community. The Local Centre will be designed to encourage ease of access to all destinations surrounding it via sustainable modes.

Reliance on the car will be reduced. The car parking strategy will acknowledge current demand and will provide for those who genuinely need it whilst providing the flexibility and mechanism to reduce or repurpose parking over time with behavioural changes and advances in technology.

Vehicle access will be limited by closing off Stirling Road from Station Road. Speed will be limited in at entry points for cyclists and pedestrians, including opportunities for stopping-up and carriageway narrowing where appropriate and sensible.

The 10 points of the Healthy Street Indicator will be implemented.

Home deliveries will be facilitated to discourage car borne trips to retail destinations, for instance through the provision of delivery lockers in the Local Centre.

Home working and study will be facilitated, to reduce peak hour travel. This includes the provision of fast broadband and designing new homes so that there are spaces which can be used for home working and study.

Bus use will be encouraged, creating an attractive, direct corridor from the proposed Local Centre to the Longstanton Guided Busway stop to maximise use of this service.

The electrification of transport will be supported by providing a network of high-speed charging points.







Excellent walking and cycling routes will be created as part of the green infrastructure network and interconnected with existing infrastructure. This will aim at providing ease of movement for all users and access to amenities.

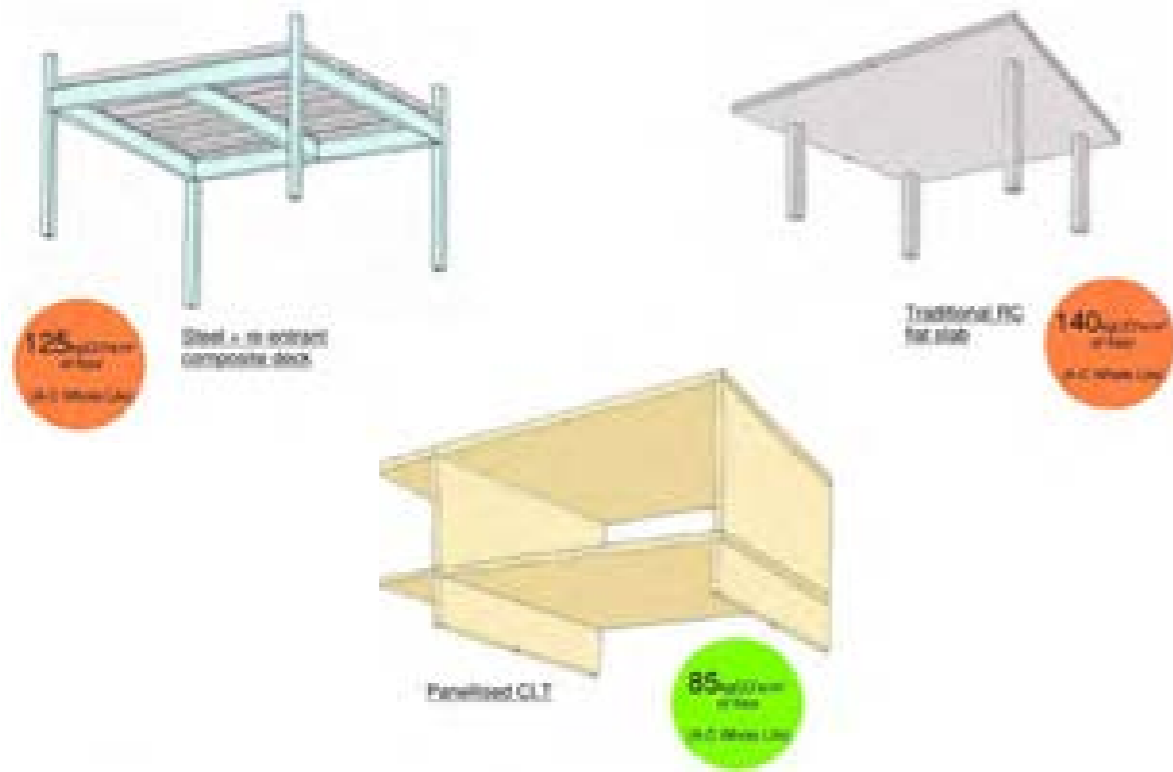
Ambitious cycle parking targets are proposed and accessible cycle parking with battery charging will be provided to encourage cycling as a primary mode.

The use of mobility as a service and e-mobility services will be encouraged through embedded digital connectivity and supporting new technologies such as e-scooter for example.

This strategic framework should be read in conjunction with the Transport Strategy for further details.

**Requirements**

		<b>SCLP 2018</b>	<b>GCLP</b>
	Provision of safe, comfortable, inclusive and well-connected cycle infrastructure and pedestrian routes, to support 15-minute neighbourhoods.	TI/2	I/ST
	Permeable development with ease of movement for all users and access to amenities including play.	HQ/1	I/ST
	Minimise car access and minimise car parking within public realm and development.	TI/3, HQ/1	I/ST, I/EV
	Demonstrate how sustainable travel and air quality improvement opportunities have been maximised through a Transport Assessment and Travel Plan.	TI/2, SC/12	I/ST
	Facilitating direct and attractive connections to bus stops and cycleway.	TI/2	I/ST
	Provide new and active forms of transport with mobility as a service, provision of rapid electrical charging points for e-bike, scooters and electric cars.	HQ/TI/2, SC/12	I/EV



Embodied carbon of different building structure solutions

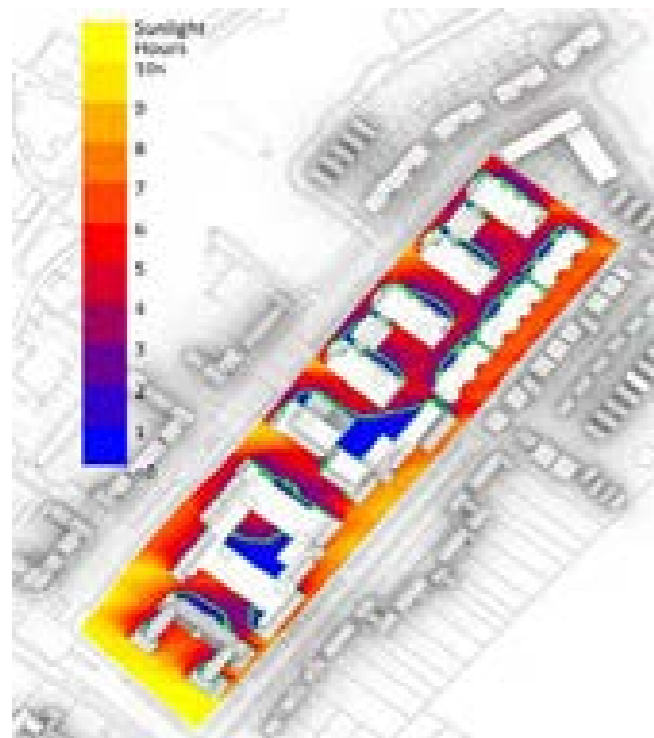


Timber construction (WWF headquarter office left, and light industrial building on the right)



Sustainable drainage source control measures





**Design Guidance**

**Environment & Resilience**

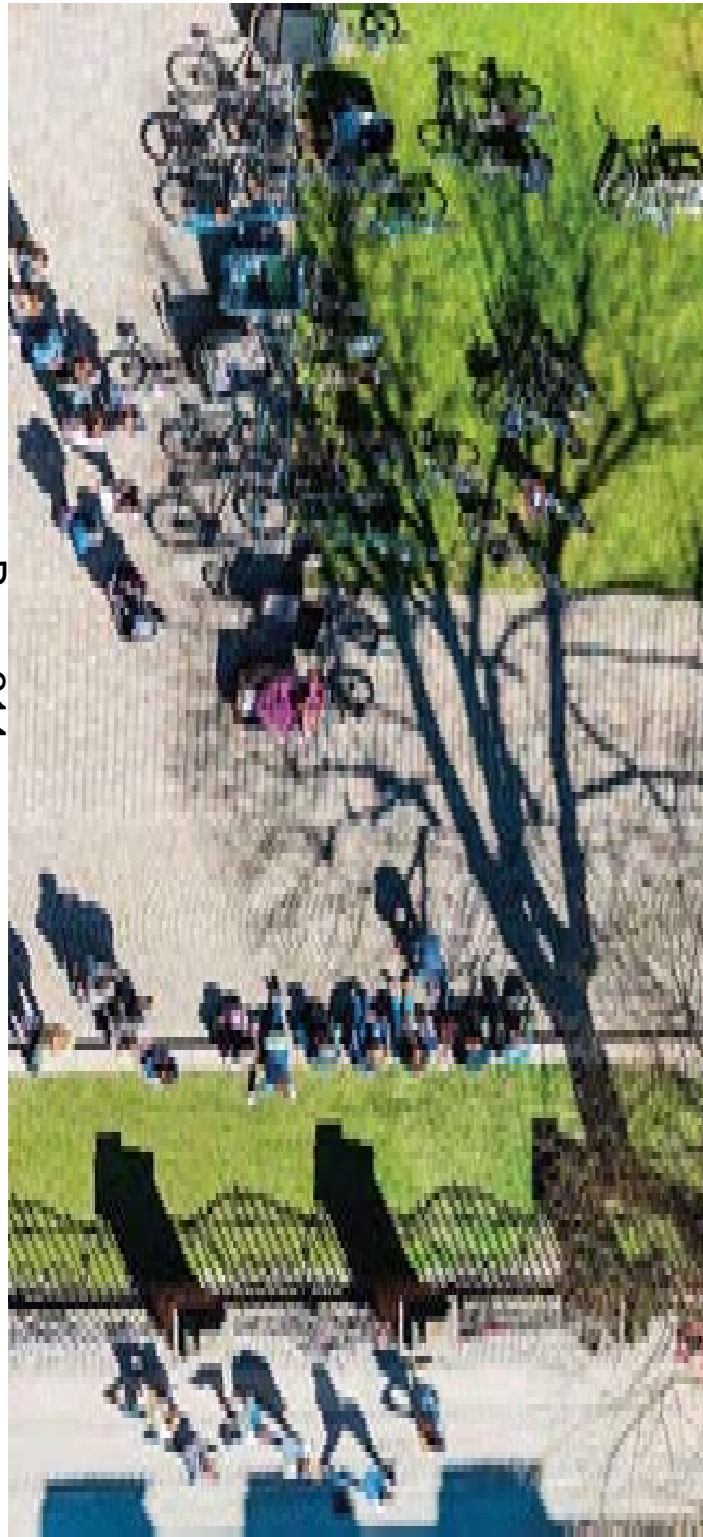
- All developments and proposals must adhere to Susdrain's SuDS principles in considering how water and run-off is addressed; must have an integrated approach to water management using SuDS to manage water at source and on the surface using features with multiple benefits, enhancing biodiversity and amenity;
- All developments and proposals must achieve at least 3 BREEAM Wat 01 credits related to water efficiency;
- All proposals must consider how to minimise potable water consumption, through rainwater harvesting, grey-water recycling, and the specification of low flow fixtures and fittings;
- Detailed landscape and planting designs should specify drought resistant planting, where appropriate, to reduce the need for irrigation;
- Detailed public realm designs should ensure that all pavements and hard surfaces are fully permeable with appropriate supporting vegetated sustainable drainage infrastructure;
- Sustainable drainage systems for surface water must be designed to deal with expected future weather events trends as a consequence of climate change appropriately, in line with the requirements of the National Planning Policy Framework (NPPF);
- Proposals must have adequate provision for foul drainage and must consider the most sustainable route for disposal of stormwater runoff, most of which to be taken to the attenuation ponds within the Water Parks;
- Landscaping proposals must form an integrated system of raingardens and bio-swales to control surface water runoff and enhance biodiversity;
- Surface water must be managed at source, in line

- with best practice CIRIA C752. This should be attained through green roofs, porous pavements, raingardens and swales integrated with the green infrastructure, but also in car parks and development plots;
- All developments should consider the incorporation of green roofs and/or green-walls designed to bring meaningful enhancements to biodiversity and minimising surface run-off;
- The long-term management plan of local infrastructure, including the blue and green infrastructures, must include the maintenance of the surface water drainage system;
- Landscaping proposals must include predominantly native species, or non-native with proven wildlife value, within the landscape proposals to provide local fauna with foraging resources;
- Public realm and landscaping proposals should maximise provision of green open space and infrastructure to address urban heat island effects through the incorporation of urban greening, blue infrastructure and use of wind to flush heat;
- Seasonal planting and green space should be designed to provide summer shading and prevent overheating, contributing to a comfortable external microclimate;
- Management plans for new green open spaces must prioritise sustainable alternatives to chemical pesticides, herbicides and fungicides;
- All proposals must conserve and enhance biodiversity integrated with green infrastructure provision achieving at least 10% Biodiversity Net Gain, aiming towards 20%, in line with aspirations of GCLP's emerging policies. Proposals should use the DEFRA Biodiversity Metric 3.0 to assess the biodiversity net gain achievable on site;

- All proposals for artificial lighting in the green open spaces should be kept to a minimum and must incorporate sensors to target an Upward Light Ratio (ULR) of 0;
- All proposals must comply with guidance note 08/18 'Bats and artificial lighting in the UK - Bats and the Built Environment';

**Carbon & Resources**

- All proposed developments must provide a whole life carbon assessment as part of any detailed major planning application and demonstrate a meaningful reduction in embodied carbon in key building elements working towards LETI and RIBA 2030 targets. The assessment will be undertaken in line with guidance provided by RICS: Whole life carbon assessment in the built environment (2017);
- All non-residential buildings must achieve BREEAM 'excellent' with at least 10% of the buildings regulated energy coming from on-site renewable sources;
- All building proposals must achieve 600-750kgCO<sub>2</sub>/m<sup>2</sup> in while life embodied carbon, in line with the RIBA 2030 targets;
- Envelope efficiency measures of all developments must be adapted to each building type to achieve envelope performance of 15-20kWh/m<sup>2</sup> for annual space heating demand and Energy Use Intensity requirements of no more than 55kWh/m<sup>2</sup> for offices and community facilities, 110kWh/m<sup>2</sup> for light industrial facilities, and 35kWh/m<sup>2</sup> for residential buildings;
- The operational energy of all proposed developments must be met by on-site renewable energy sources;



- All development must provide on-site renewable energy sources integrated with smart technologies, such as roof mounted PV panels integrated with green roofs, as well as introducing PVs on the existing park and ride facilities and proposed car park
- Advanced renewable solutions must be considered such as solar tiles and photovoltaic cells embedded in the building fabric, smart management of electricity loads, advanced battery storage and integration with electric vehicles to reduce peak loads on the electricity grid;
- Developments must consider synergies between different building types and existing buildings or facilities in order to recover waste heat from specific buildings for domestic hot water or space heating use in other buildings, using an optimised ambient loop system;
- All proposals must ensure that potable water consumption is reduced by at least 55% from the BREEAM baseline through the specification of efficient water fittings, metering, leak detection and the use of smart rainwater harvesting technology for non-potable water supply to buildings;
- Proposals should consider the integration of smart water management and rainwater harvesting such as the Aqua Storm Control provided by Aqua-lity;
- Developments must embed circularity in the design from the outset to minimise waste at all stages of the building's life;
- All proposed developments must maximise the use of existing resources and materials, and minimise waste generated during demolition and construction processes through the implementation of the 'waste hierarchy' with 100% construction waste to be diverted from landfill, with a minimum 80% to be recycled;
- Materials must be sourced responsibly and in a manner that minimises environmental impact as evidence through third party certification and/or via producers that operate ISO14001 environmental management systems;
- The design of all developments must minimise the use of virgin materials and set an aspirational target for percentage of reused and recycled materials used on site. All developments should have a lean design and specification, informed by a whole life approach;
- All developments should prioritise lightweight construction and optimised foundation systems, and should promote timber construction and Design for Manufacture and Assembly with a preference for off-site and prefabricated components;
- The proposed material palette of all developments must be pared back, low waste and low maintenance, and avoid any unnecessary finishes. Enhanced fabric solutions must be reviewed against embodied carbon impacts;
- All proposed developments should follow the xxxxx Code of Practice to maximise the reuse of any excavated materials (included contaminated arisings) on and off-site;
- Specified timber products must target 100% use of responsibly sourced Forest Stewardship Council (FSC) or Programme for the Endorsement of Forestry (PEFC) certified timber products with full chain custody;
- Landscape and planting designs must prioritise species that minimise the need for pesticides and fertilisers;
- Landscape and planting designs must avoid the use of peat and promote composts to PAS 100 standards and which are compliant with the Compost Quality Protocol (CQP);
- All new developments, landscaping and public realm interventions must minimise the use of materials with high Global Warming Potential (GWP) - such as HFCs.
- All developments must provide sufficient internal and external space for storage and segregation of recyclable, compost-able materials and waste.

#### Health & Wellbeing

- All developments must follow the WELL Standards for biophilic designs to enhance health and wellbeing;
- Parametric 3D environmental modelling tools should be used to assess the environmental performance of the massing, orientation, façade treatments, shading strategy of proposed buildings;
- All developments must aim to provide excellent levels of thermal and visual comfort, as well as air quality and noise mitigation;
- Developments must be designed to pass the overheating criteria set out in CIBSE TM52 for non-residential buildings;
- All proposals must achieve 'low' to 'medium' levels of Spatial Daylight Autonomy, sunlight and views, in line with standards BS EN 17037.
- About 50% of courtyard spaces within perimeter blocks and 70% of open spaces proposed should achieve at least 2 hours of direct sunlight on 21st of March. Play spaces should receive at least 4 hours of direct sunlight on the same day;
- All development must avoid the creation of wind canyons or wind hotspots. At ground level in areas



WWF Headquarters



with frequent outdoor seating wind speeds should not exceed 2.5m/s. In areas with occasional sitting wind speed should not exceed 4m/s;

**Transport & Mobility**

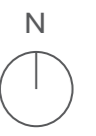
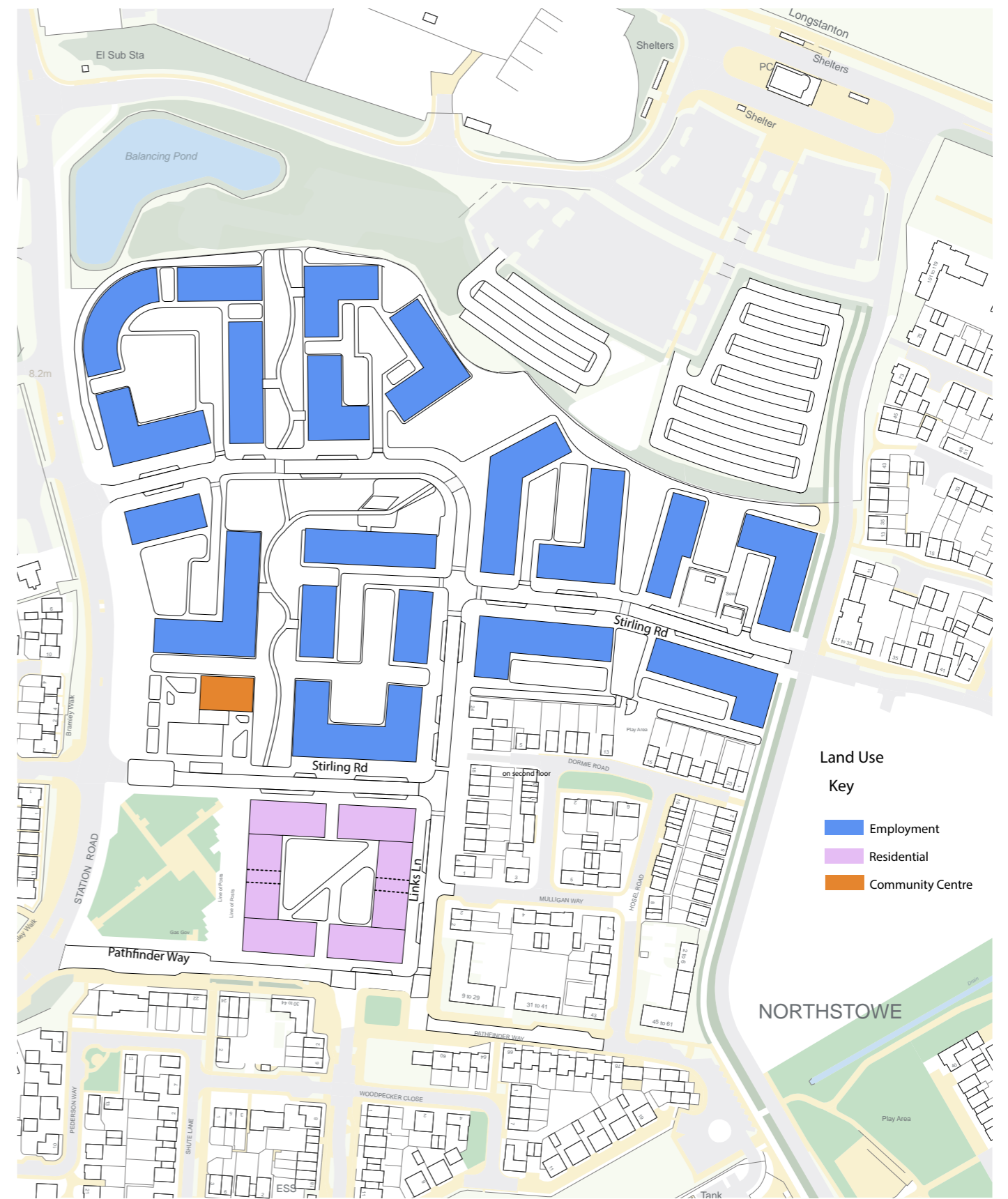
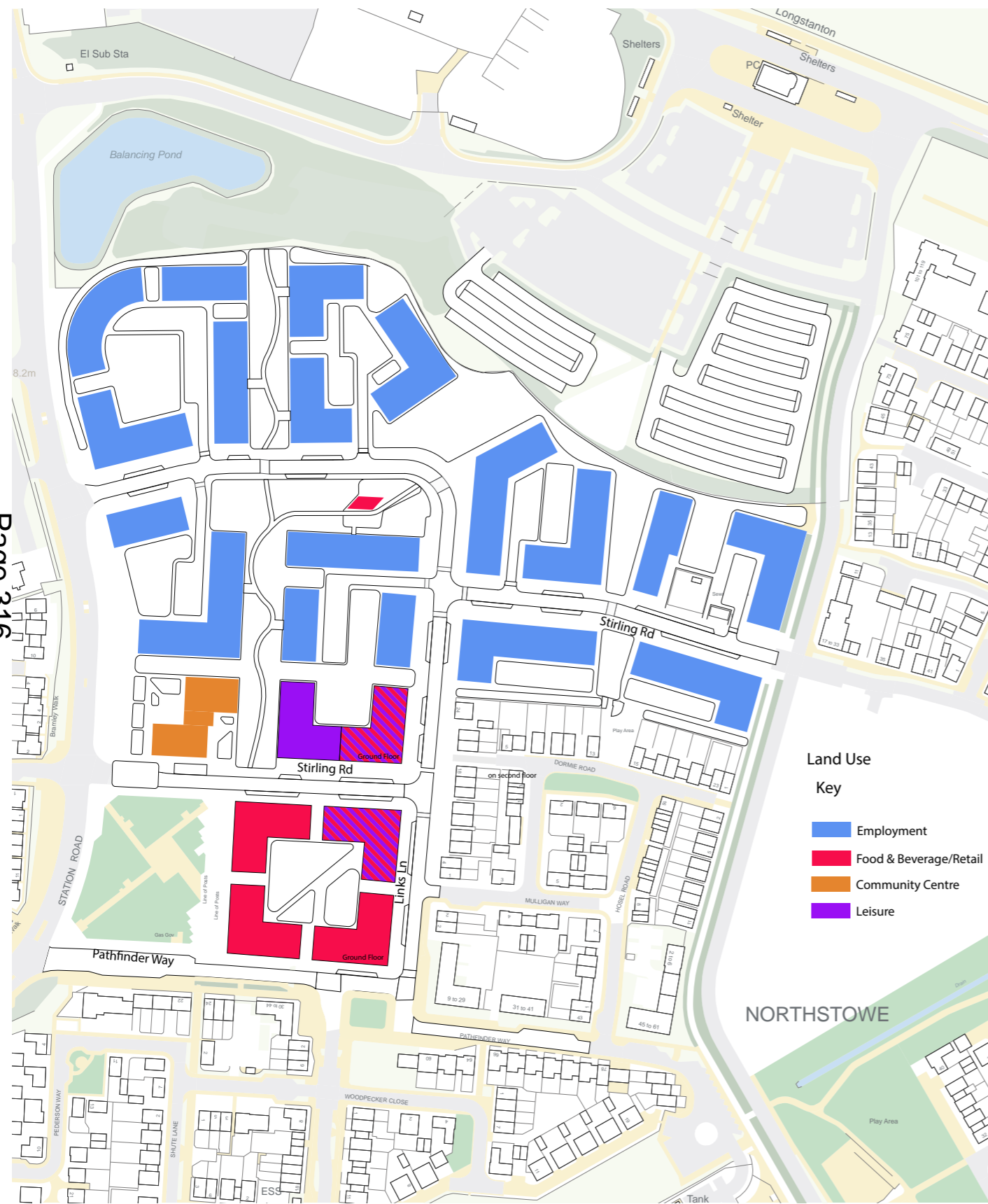
- All developments must accommodate sustainable travel modes prioritising pedestrian and cycling links and should consider innovative approaches to car parking;
- All proposed developments must demonstrate the maximisation of sustainable travel and air quality opportunities through a Transport Assessment and a Travel Plan;
- Car access and car parking provision should acknowledge current demand but must be minimised within the public realm and throughout the development;
- Car parking must provide future flexibility through mechanisms to reduce or repurpose parking areas over time in response to behavioural changes and advances in technology;
- All developments should contribute to the provision of safe, comfortable, inclusive and well-connected cycle infrastructure and pedestrian routes, to support 15-minute neighbourhoods;
- Access to Sterling Road from Station Road should be closed to limit vehicle access and to provide a safer pedestrian and cycling environment to the north of The Green;
- All developments must implement the 10 points of the Healthy Street Indicator;
- Public realm design must facilitate home deliveries in order to discourage car trips to retail destinations, for instance through the provision of delivery lockers in the Local Centre;
- All new developments must contribute and support the creation of an attractive, direct link from the proposed Local Centre to the Longstanton Guided Busway to maximise use of this service and encourage bus use;
- New and active forms of transport must be provided with mobility as service, provision of rapid electrical charging points for e-bikes, scooters and electric cars;
- The Local Centre must be designed to be highly accessible and encourage ease of access to the wider area via sustainable travel modes;
- Use of mobility as service and e-mobility services must be encouraged through embedded digital connectivity and supporting new technologies such as e-scooters;



# Landuse Distribution Diagrams

what scale?

Page 316



**Design Code 2014 (p.135)**

The Employment Zone of approximately 5ha is intended to become a positive and attractive northern commercial gateway to the future town.

The proposed mix of Employment comprises:

- B1 (office), B2 General Industrial: 3.28ha;
- B8 Storage and distribution: 0.36ha;
- Household Waste and Recycling centre: 1.25ha;

B1 employment must be located next to the southern residential edge (parcels 3 & 4).

Any B2 ad B8 uses should be located next to the Household Waste Recycling Centre.

A landscape buffer should be provided for trees on the frontages of B2 and B8 uses.

The Local Centre sits within Identity Area ‘Mixed-use centre’, with those buildings that face directly onto the Green also sitting within Identity Area ‘T1 Spine (formal)’.

The land identified for the Local Centre is 1.2ha.

The local centre comprises:

- Ground floor retail of up to 1500sqm (net) and should be visible from the B1050;
- In addition, there is potential for further 450sqm commercial retail/leisure/food&drink/community/health and other appropriate uses;
- Suitable car parking for retail commercial. Additional on-street parking to be provided around the square;
- A potential informal MUGA (although one has now been provided in Pioneer Park).

## 5.6. Uses & Amenity

Within the immediate catchment of the site there is a small range of existing amenity. This includes existing prior provision within Longstanton, as well as within the early delivery of some critical social infrastructure within both Phase 1 and Phase 2 of Northstowe. Overall across Northstowe there will be two Local Centres and one Town Centre.

The LCEZ site itself is envisioned to be the first local provision of amenity in Northstowe, which will be complemented by further provision as part of subsequent masterplan phases.

Current residents of Phase 1 Northstowe have access to the Pathfinder C of E Primary School which also includes a community hall, the completed education campus located north of the future Northstowe Town Centre, and the small local centre in Longstanton. Requirements for any other amenities that are still outstanding within Northstowe are generally met by the Cambridge City Centre provision.

### Vision

The LCEZ site is envisioned to become a positive and attractive northern commercial gateway to the future town, and a new Local Centre that complements the amenity provision across Northstowe, that concentrates and supports complementary activities and is accessible to a catchment area of approximately 600m.

Office, commercial or light industrial uses are prioritised around the Longstanton Park & Ride, establishing a central business district that supports sustainable urbanism through the principles of transit-oriented development. This Employment Zone will also have a food and beverage pavilion strategically located on the link between the Longstanton Park & Ride and the Local Centre through the Linear Green Park.

Further retail, food and beverage uses are prioritised around the Green open space to support the creation of a new Local Centre. The prioritisation of leisure uses around the Green open space promotes the creation of appropriate clusters of amenity.

A Community Centre is also being provided, as required by S106 agreements.

### Design Code 2014

The LCEZ Masterplan proposal generally follows the use distribution guidance of the Design Code approved in 2014, with the exception of the mixed use building on Parcel 6 which introduces a residential element on the higher floors of the development.

The location of a Household Waste Recycling Centre on site is still being debated. Different options have been developed, with and without the Recycling Centre (the area originally designated for a Recycling Centre has been converted to Employment use, and incorporated into the Employment Zone in this option).

### Design Guidance

- All retail and leisure uses must be located in the parcels around the green, with the exception of the food and beverage pavilion at the top of the Linear Green Park;
- To allow synergies between uses, Stirling Rd must prioritise pedestrians and follow the Community Street typology guidance outlined in section xxxx
- Residential provision should be included above retail uses in the Central Block to support the Local Centre;

- Active frontages are desirable along all publicly accessible streets and public realm spaces. An active frontage use ranges from retail and food and beverage uses, through office/workspace activities with clear windows offering views into workspaces, to quieter streets/spaces where main entry doors to workspace courtyard areas or community areas and other uses may be the busiest activities.
- No residential uses are permitted at the ground floor levels;
- Active frontages must be provided around the Green open space and the Community Street (Stirling St) at the Local Centre, as well as along the Linear Green Park in the Employment area;
- The Community Centre must be provided adjacent to the Green open space, and include recreational space and active frontages;
- Provision should be made for land to store 5th generation district heating backup storage units;

### Employment Zone

Land use	sqm (GEA)
Office or light industrial	53,859

### Local Centre

Land use	sqm (GEA)
Community Centre	1,760
Retail	4,984
Office	3,154
Residential	14,783
<b>TOTAL</b>	<b>76,940</b>



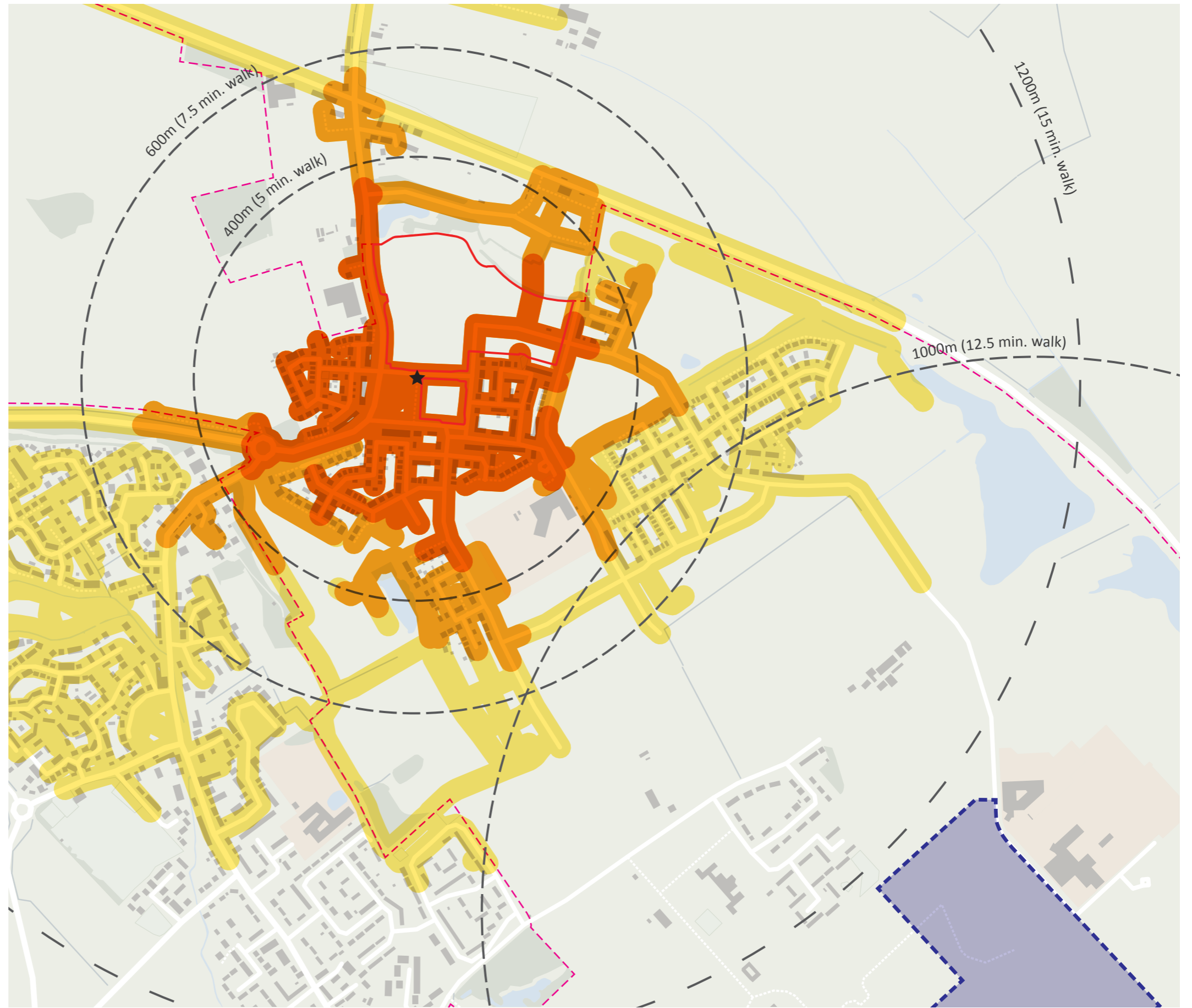
# Local Centre & Employment Zone Catchment

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Key:-

- Site Boundary
- Northstowe Boundary
- Proposed Town Centre
- 400m (5 min. walk) Service Area
- 600m (7.5 min. walk) Service Area
- 1200m (15 min. walk) Service Area
- ★ Start Point (measurement)





**COMMERCIAL & COMMUNITY**

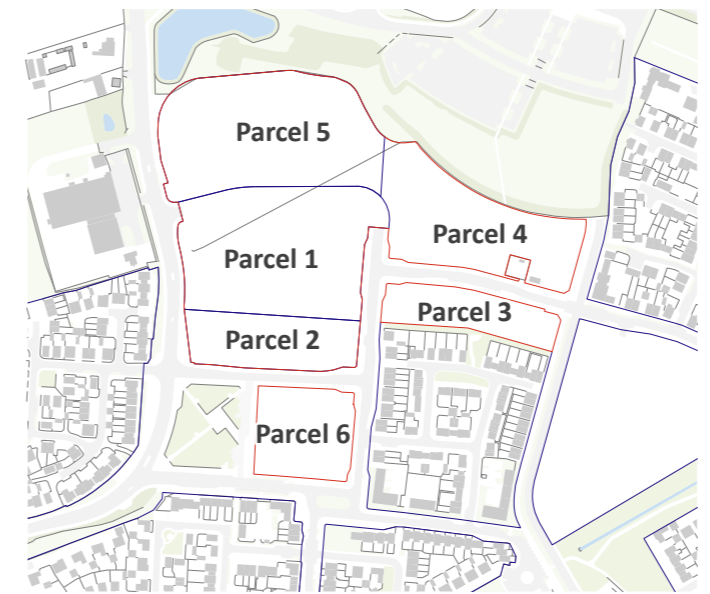
	Mixed-use centre
	School
	Employment

Design Code 2017 p.135 Identity Areas

**Design Code 2014 on Identity Areas (p.135)**

The Local Centre sits within Identity Area 'Mixed-use centre', with those buildings that face directly onto the Green also sitting within Identity Area 'T1 Spine (formal)'.

T1 Spine (formal) marker building, landmark building, Building group / composition to be designed as unified whole, Internal vista along Station Rd



Parcel Subdivision - NTS



## 5.7. Character Areas

The LCEZ Northstowe comprises two main, distinct character areas that are defined in the 2014 Design Code as "Identity Areas", and which are preserved by this masterplan as follows:

- Employment Zone - comprises Parcels 1, 3, 4 and 5
- Mixed-use Local Centre - comprises Parcels 2 and 6

The character of the Local Centre is determined in large part by the existing Green that has been already built.

The character areas proposed seek to build on some aspects of the existing area, while acknowledging the opportunities that strategic redevelopment brings, to create new environmental relationships within and between substantially redeveloped areas.

boundaries between these character areas are especially blurred in the public realm, and the two are knit together by the cohesive character of the Linear Green Park that runs north-south to connect the two Character Areas

The creation of distinct character areas within the LCEZ area helps to structure the masterplan and define the interconnection between different parts



View to the north across the Green



Community Street entry viewed from the east



**Design Code 2014 on Mixed use Centre (p.174)**

The opportunity for a landmark feature, such as a clock tower associated with the community building should be considered, up to 25m high.

A high level of building enclosure should be achieved around the public space.

Civic buildings (such as the community building) must be distinctive buildings of architectural merit. The potential to increase scale and massing should be considered through interesting roof profiles or similar feature elements.

**Design Code 2014 on T1 Spine (formal) (p.136-138)**

Building group around the Green to be designed as unified whole;

Marker / landmark buildings terminate vista along approach to space, such as the internal vista along Station Rd;

High level of enclosure around public squares and the approaches to them;

Consistent building rhythm on streets approaching Local Centre;

Buildings close to the local centre should be built with higher ground floor to ceiling heights to provide flexibility of change of use;

**Mixed-use Local Centre Character Area**

The Mixed-use Local Centre area is defined by the already provided Green open space, and will form an important local activity centre to the north of Northstowe with a cluster of amenities that include a Community Centre, retail, leisure, commercial and residential uses.

The design of the Community Centre and its associated recreational space is informed by the S106 requirements agreed in 2014 for community facilities as part of the granted Phase 1 Outline Planning Consent.

**Built Form**

- Building heights at the Local Centre should be variable, and respond to location, context and use;
- The Community Centre building should be 1-2 storeys in height, the taller element to provide sufficient height for a hall;
- The Central Block building, located to the east of the Green open space on Parcel 6, should be a perimeter block with gaps on the northern and southern sides to allow north-south circulation but also increase sunlight and daylight access into the courtyard. These gaps should be about 10m wide;
- The height of the buildings comprising the Central Block should be variable. The building facing the Green should be 4 storeys generally and 5 storeys at the corners. The building facing residential should be 3 storeys generally and 4 storeys at the corners;
- The Central Block upper floors should be set back from the building line for private terraces on outer elevations;

- The Central Block should provide roof terraces for residents on the roof of the top floors between the taller corners;
- In light of the predominant 3 storey height across the LCEZ, the Central Block building should have a 'shoulder datum' at 3 storeys on both eastern and western sides;
- The design of Community Centre cycle storage and bin storage must be integrated with the Community Centre building;

**Movement & Access**

- The Local Centre must be a pedestrian priority area, with main vehicular access routes along its sides on Station Rd, Pathfinder Way and Links Lane;
- The pedestrian movement network must be designed to connect the Green open space directly to the Park and Ride through the Linear Green Park;
- Internal courtyards must provide ongoing routes for pedestrians and cyclists and not form dead-ends;
- To facilitate access to the Local Centre from Mulligan Way and viceversa, the block to the east of the Green must have two single or double openings strategically located for access from the Green into the block's courtyard, as well as from the courtyard towards the residential parcels to the east;
- The main entrance of the Community Centre must face the Linear Green Park, while the gated entry for children and scouts must be located on the Green side;
- The Community Centre vehicular requirements should follow the Local Plan policy and reflect a reasonable expected requirement, acknowledging the need to promote active travel;

- The location of Community Centre parking should consider the need for people to unload effectively, especially groups who set up or run events in the Local Centre;
- The Community Centre must be provided with 10 parking spaces, in line with the S106 agreement;
- The Community Centre must also provide 5 disabled parking spaces, as required by the S106 requirement. These must be provided on the Community Street;
- The Community Centre must provide cycle storage as as per Local Plan, including for non-standard bicycles. This should be located along Community Street where possible;



**T1 Spine (formal) design guidance**



View of the Linear Green Park



View from the entrance of the Linear Green Park from the north

**Design Code 2014 on Employment Zone**

- The Employment Zone sits within Identity Area 'Employment', with the eastern edges of parcels 4 and 3 also forming part of Identity Area 'T1 Spine (formal);

- Access to the residential units on the upper floors of the block on Parcel 6/Central Block must be provided from cores within the courtyard, rather than from the outer facades of the block;
- The business courtyard inside the Central Block should accommodate bike storage;
- Central Block service access from the courtyard?

**Public Realm & Landscape**

- Robust green framework
- Business courtyard within the Central block to the east of the Green - mixed with residents?
- Provide connected public realm - business courtyard connected to Green open space, connected to Community Street, connected to the Linear Green Park

**Sustainability**

- The Community Centre building must accommodate green roofs, as well as Photovoltaic panels on the roof of the higher section;
- The Central Block roof must be green and have PVs, as well as accommodate plant;

**Uses & Amenities**

- Activity fronts on The Green and The Community Street
- Only one courtyard "business courtyard", in the Local Centre block, with generous two storey? openings for pedestrian and cycle access
- Community Centre active frontage - Community Lounge/Cafe with spillout on the green area that

blends into the Linear Green Park

- Central Block retail, food and beverage uses at ground floor
- Central Block mix of units between one, two and three bedroom flats
- Central Block residential provision to be about 118 units
- Flexible ground floor spaces with active frontages that face directly onto the Green open space or the Community Street

**Employment Zone Character Area**

**Definition:**

- Northern commercial gateway to Northstowe, flexible building uses within robust public green framework
- To provide access to lake and greenery to north
- This area is defined by the diagonal vista of trees preserved which also frames access to the F&B at the top of the Linear Green Park
- This area is designed with most flexibility
- Access to office/ employment buildings to be provided /linked to the Linear Green Park pathway - active frontages

**Public Realm & Landscape**

- Robust green framework
- A key new green route between the Park and Ride and the existing Green open space, including the Linear Green Park and pocket green spaces along the way, must be provided using inclusive access arrangement and comfortable pedestrian and cycling access



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## PUBLIC APPENDICES

### Appendix D

#### Development of the EZ – history and current masterplan process

1. To understand the context for the EZ, it is important to understand the main reports that have recommended uses for the EZ over the past 8 years.
2. The strategy of whether to (i) pursue pre-defined, targeted sectors for the EZ or (ii) to let the market define the most appropriate occupiers, has moved back and forth over the past 7 years and has yet to settle on a consistent theme that is backed-up by the evidence or a consistent theme that attracts widespread support amongst the stakeholders.
3. The strategic aims for Northstowe were initially set out in the **Northstowe Economic Development Strategy** (Genecon, July 2014) which identified 4 aims for the town:
  - a. A new kind of enterprise community.
  - b. An incubator of talent and new ideas.
  - c. A champion of clean technologies.
  - d. A collaborative and flexible business environment.
4. The strategy also set out an economic vision which built on the close geographical proximity of Northstowe to Cambridge and the ability for the town to specialise in particular functions and/or sectors. The EZ is noted in the Strategy as a potential stimulus to businesses seeking grow on locations close to Cambridge and a location to support more expansive business park accommodation.
5. The strategy seeded the idea of the EZ becoming a ‘champion of clean technologies’ as one of four recommended strategic aims, alongside a ‘collaborative and flexible business environment’. This appears to be the main initial driver of cleantech as a theme for the EZ.
6. In November 2018, the **Cambridgeshire, and Peterborough Independent Economic Review (CPIER)** (an independent commission established by the Cambridgeshire and Peterborough Combined Authority), concluded that Knowledge Intensive (KI) industries are highly specific in their demands and want to be either in Central Cambridge or North Cambridge around the Science Park (i.e., not Northstowe). The 2018 CPIER also concluded that the EZ should restrict its ambitions to become a self-contained economy in competition with other major parks and that targeting specific sectors such as Cleantech could be very challenging. They recommended that it would be better to be more flexible and let the market decide.

7. Arcadis were commissioned in January 2021 to produce a **revised Economic Development Strategy**. This concluded that the EZ should be a 'champion of growth sectors' as opposed to a 'champion of clean technologies' with the rationale that it is difficult to pre-empt exactly what the market desires, and that narrowing the choices available to future businesses by following a single-minded approach could be counterproductive. Growth sectors that were recommended in the 2021 strategy included the KI economy (IT, telecommunications, science, pharmaceuticals, technology, engineering, media, design, creative, finance and notably, the cleantech sector), the food sector, and the care and mental health sector.
8. In July 2021, Carter Jonas produced a **Demand Assessment for Northstowe** with the aim of justifying the pursuit of green and cleantech businesses within the EZ. The report did not conclude strongly with evidence, but rather stated that the cleantech sector is in its infancy and therefore has the potential to grow, albeit "it is difficult at this stage to quantify the amount of demand over the next 10 – 15 years". Indeed, the report states that "the vision for the EZ is to attract a wider pool of tenants with a broader focus on 'sustainably minded' companies and wellness", rather than the single-minded approach to Cleantech.
9. All the above serves to highlight that many different opinions have emerged over the strategic direction for the EZ, and that none have confidently settled on a clear, targeted strategy. Rather, most of the reports conclude that an open-minded consideration of a wider range of sectors would be the most prudent approach capturing current day occupier demands and investment market appetite as fed back to the stakeholders via a more 'open' marketing strategy. Put differently, until an investment/development model is agreed and construction timescale imminent, a clear marketing vision overall will prove difficult to set out. Instead, it may be more prudent to focus on a general marketing strategy, welcoming businesses from a range of sectors befitting of Northstowe's Healthy New Town credentials etc.



## **PUBLIC APPENDICES**

### **Appendix E - Market Conditions**

1. A comprehensive review has been undertaken of recently published literature and market reports to help provide clarity on the strategic direction for the site and the routes to delivery herein. A summary of the review concluded that:
2. When considering 'commercial' space in the Cambridge market, the science and technology sectors invariably dominate the conversation driven by the very high levels of occupational demand and investor appetite over the past few years. Multiple commentators observe very low levels of supply, high levels of demand and increasing rental forecasts going forward. The market could be over heated and there is significant competition for any opportunities that present on or around the existing science parks in Cambridge.
3. More traditional office supply is limited due to the lack of space for new build within the city centre. Investors and developers may well look increasingly towards refurbishments, but rental growth is also expected in locations outside of the centre if the conditions and transport connections are sufficient.
4. Industrial and mid-tech requirements are complimentary to the demand from prime science and technology occupiers and increasing levels of more affordable space for affiliated support services will be required. Due to the lack of supply, rents are forecast to grow in peripheral locations as well as the more prominent business park and city centre locations.
5. While the EZ does not presently have some of the characteristics that are driving demand at the other locations such as an identifiable anchor tenant, cluster of existing businesses and enterprise, or, relationships to academic and public institutions, its peripheral location does have significant characteristics in that it offers a 'blank sheet of paper', a relatively affordable entry cost and the opportunity to develop a long-term vision aligning to a patient capital approach.
6. There is therefore an opportunity for the market to utilise the EZ as an overflow opportunity to accommodate other uses being priced out at the more established locations as well as an opportunity to promote the EZ for science / R&D / tech related uses.

#### **Market Engagement**

7. This new direction of travel was partially established via one-to-one market engagement conversations led by our delivery advisors, PRD who undertook conversations with several investors who are currently active or seeking to make strategic investments within the Cambridge region.
8. The feedback from the consultations provided intelligence on where the EZ could be positioned and viewed within the market and has been helpful in re-shaping the strategic objectives and approach to promoting and delivering the EZ.

9. Consistent headlines from the consultations were:

*Regarding the Market*

- Confidence should be taken from the fact that opportunities to build a scheme of this size in Cambridgeshire are rare and there should be a good number of interested parties.
- Within Greater Cambridge, there is a greater foresight of longer-term land supply opportunities and less foresight of short-medium term land opportunities. Combined with the weight of investment money pursuing the science sectors at present, now is the time to bring forward the EZ.
- All the consultees had slightly different views around the target tenants, but all were confident that demand would emanate from the science, tech and R&D sectors. A different approach for the EZ might be the positioning to offer slightly lower rents, with the established science parks around Cambridge becoming 'overheated' in terms of rental levels.
- The larger the site, the more chance it has of succeeding in the long-term. Evidence around Cambridge suggests that smaller sites will only succeed in the longer-term if they have one or two growth-generating anchor businesses that spawn new businesses and directly attract other companies to the site. An example of this type of anchor might include a university faculty or major research organisation. If the site is larger, however, there is less reliance on having a key, anchor tenant.
- The HWRC will deter potential investors / developers / tenants, but it will also reduce the overall scheme size and reduce the chances of long-term success (see previous point) and would be a material consideration for investors.

*Regarding the delivery structures*

- Symbiotic relationships between the public and private sectors are welcome, recognising that each party can positively contribute to the long-term success of any future scheme
- A long lease / ground rent structure, aligned to an Overarching Development Agreement (ODA) is a recognised model that could balance SCDC's need for long-term control but also recognises that the private sector will bring most of the expertise and funding, and therefore will also take the majority of profit.
- A fundamental question that will need an early resolution is 'how much infrastructure and place-making is required upfront, and who is going to pay for it'? Investors and developers will be cautious about early-stage investment that produces no direct revenue via rent.

- Not being overly prescriptive around the uses and users of the buildings will allow more flexibility to be employed by delivery partners in targeting investment and development activity
10. Concluding thoughts were that there is pent up developer and investor demand within the Cambridge market, particularly around science, tech and R&D. The 'blank sheet of paper' scenario and the scale of the development opportunity would be appealing. SCDC would be seen as a credible partner and the market would recognise and be supportive of a development agreement type approach.

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