

Purpose of the briefing and background

The purpose of this briefing note is to advise Members of a forthcoming reserved matters planning application for the appearance, landscape, layout and scale, for the erection of 150 residential units (Phase 3), community centre and commercial floorspace.

Outline permission was granted on 24th May 2021 (19/1168/OUT, as amended by 19/1168/NMA1) for up to 230 residential units.

The proposed scheme is being presented to the planning committee members following a series of pre-application meetings and a Cambridgeshire Quality Panel design review.

The outline permission included the full approval of both access points onto Worts' Causeway and Babraham Road (i.e., not a reserved matter). Reserved matters consent was granted in 2022 for Phase 1 (reference 21/04186/REM) this application included the main infrastructure, spine road, landscape, drainage and foot/ cycleway connections. Phase 2 (eastern side of the development parcel) was granted planning consent in July 2023 for the erection of 80 residential units and the creation of the central square (application reference: 22/02646/REM).

The Site

The application site is primarily an agricultural field. The farm buildings of Newbury Farm have been demolished. It is part of the GB2 site which lies between Babraham Road and Wort's Causeway. At the northern end is a public footpath with mature hedgerows abutting Wort's Causeway. The site slopes gently from north to south, and a gas main runs diagonally through the southern half of the site.

To the west of the application site beyond the landscape buffer are existing residential properties. To the south is Babraham Road and to the north is Wort's Causeway.

Policy considerations

The site is identified as 'GB2' in the Cambridge Local Plan adopted in 2018 (CLP 2018) and has been released from the Green Belt to deliver housing. Along with 'GB1' (Land north of Worts' Causeway opposite to GB2), both sites are to be developed to deliver up to 430 new dwellings. CLP 2018 sets out overall requirements subject to which any proposed development will be supported: (a) Any amelioration and mitigation needed to address issues of flooding and contamination; (b) Design considerations; (c) Satisfactory access and other infrastructure provision; and (d) Any other policies requirements, where applicable.

The outline permission has established the residential use, along with parameters set out in the Building Heights, Urban Form, Movement and Access, Landscape and Land Use parameter plans (PPs).

The outline permission also defines a series of conditions relating to design and landscape details, housing, connectivity, residential amenity, ecological, arboricultural and sustainability matters.

The Proposal

The reserved matters application proposes to deliver 150 homes, 40% of which will be provided as affordable housing together with commercial and community floor space and associated open space.

Background

The proposals are at pre-application stage. The applicants have worked collaboratively with officers and key stakeholders since pre application discussions commenced in June 2023. The applicants are working towards submitting the full planning applications later this year.

Councillor attendance

Whilst any subsequent planning application relating to this site will be determined by the Planning Committee, all Councillors are invited to attend and take part in this pre-application developer presentation.

Purpose of the meeting

These meetings allow developers an early opportunity to present proposals for future planning applications to elected members of the Council. The process allows Councillors to feed into the process and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted. Whilst the meetings will be held in public, they do not form part of the formal decision making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

Format of the Meeting

For each Briefing:

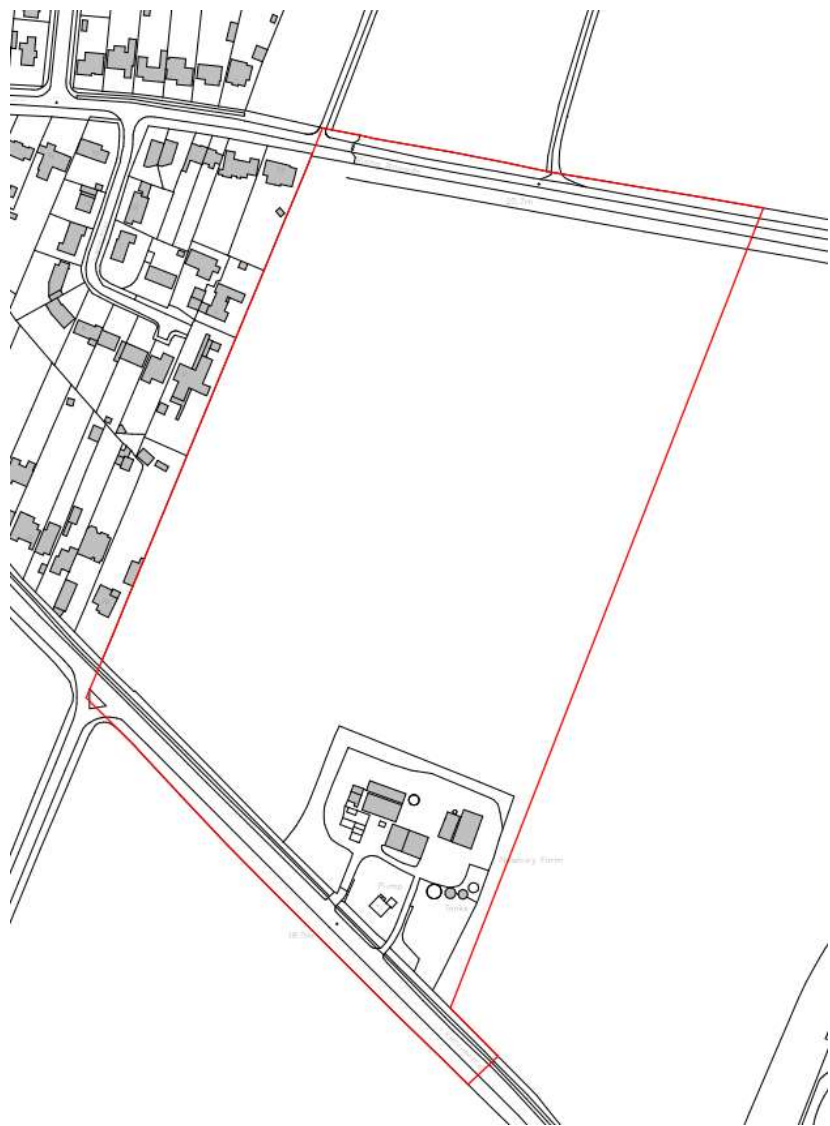
- Introduction by the Head of Planning Services or a Senior Planning Officer
– up to 10 minutes
- Presentation by the developer of the proposal
– up to 30 minutes
- Opportunity for Members to ask questions, raise issues, seek clarification, comment on the apparent positive and less positive aspects of the proposal
– up to 40 minutes

During this part of the meeting it is important that Councillors who may ultimately make the decision on any subsequent planning application do not feel unduly constrained by what they can ask or raise. However they should avoid expressing views that might give any appearance that they are approaching the proposal with a closed mind. The discussion should not be used for negotiations with the developer. These should take place with officers separately from the meeting. Members of the public must refrain from entering into the discussion at the meeting.

- Summing up
– up to 10 minutes

A Planning Department representative will take notes of the meeting, which will be a summary of the proceedings. Nothing said by Councillors at the meeting will in any way be binding on the Committee that subsequently determines the application. The notes will be uploaded to the City Council's website upon completion.

Appendix 1- Site Location



Appendix 2- Phasing Plan

