



Cambridge City Council

Planning and Transport Scrutiny Committee

Date: Tuesday, 11 January 2022

Time: 5.30 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest
- 3 Minutes (Pages 3 - 16)
- 4 Public Questions

Decisions for the Executive Councillor for Planning Policy and Transport

- 5 Review of Taxicard and Transport Initiatives (Pages 17 - 64)
- 6 Authority Monitoring Report 2020-21 (Pages 65 - 364)
- 7 Biodiversity Supplementary Planning Document (Pages 365 - 760)
- 8 North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) (Pages 761 - 1110)
Please note with the exception of Appendix A1 and A2 all the appendices to this item will be published separately due to the size of the documentation.
- 9 ***ROD Creating a Vision for the Oxford-Cambridge Arc (Spatial Framework) Consultation Response (Pages 1111 - 1114)
- 10 ***ROD: Greater Cambridge Local Plan: Preferred Options (Regulation 18) Post Scrutiny Committee Changes (Pages 1115 - 1116)
- 11 ***ROD Network Rail's Ely Area Capacity Enhancements 2 Consultation (Pages 1117 - 1118)

Planning and Transport Scrutiny Committee Members: D. Baigent (Chair), S. Smith (Vice-Chair), Bick, Bond, S. Davies, Gawthrop Wood, Page-Croft, Pounds, Sargeant and Scutt

Alternates: Bennett, Bird, O'Reilly and Porrer

Executive Councillors: Thornburrow (Executive Councillor for Planning Policy and Transport)

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PLANNING AND TRANSPORT SCRUTINY COMMITTEE 28 September 2021
5.30 - 8.20 pm

Present: Councillors D. Baigent (Chair), S. Smith (Vice-Chair), Bick, S. Davies, Gawthrop Wood, Page-Croft and Pounds

Executive Councillors: Thornburrow (Executive Councillor for Planning Policy and Transport)

Officers:

Chief Executive (Cambridge City Council): Robert Pollock
Director of Planning and Economic Development: Stephen Kelly
Assistant Director: Paul Frainer
Planning Policy Manager; Jonathan Dixon
Engagement and Communication Lead Officer: Hana Loftus
Principal Planning Officer: Stuart Morris
Committee Manger: Claire Tunncliffe

FOR THE INFORMATION OF THE COUNCIL

21/37PnT Apologies for Absence

Apologies were received from Councillor Bond, Councillor Porrer attended as the alternate.

21/38PnT Declarations of Interest

Name	Item	Interest
Councillor Baigent	All	Cam Cycle

21/39PnT Minutes

The minutes of the meeting held on 29 June were approved as a correct record and signed by the Chair.

21/40PnT Public Questions

The following statement was read out on behalf of Cambridge Councillor Copley:

Would the Committee and Executive Councillor change the boundary of the Eastern Gate Opportunity Area, to exclude both the North End of St Matthew's Piece, and the allotments between Harvest Way and New Street, which are of immense value as green spaces and for the physical and mental wellbeing of residents, on behalf of residents of those areas, and put forward a consultation to the public with these sites not specified within this opportunity area for development?

The Executive Councillor for Planning Policy and Transport responded with the following:

The Council placed a high priority on the protection and enhancement of green spaces. The proposal to continue the Eastern Gate Opportunity Area in the First Proposals Plan, which includes the green spaces you identify, does not infer that the Council are proposing development for these spaces. On the contrary, the adopted Plan explicitly protects them, and the policy directions set out in the First Proposals show that it is highly likely that the Greater Cambridge Local Plan will do the same.

Reasons for saying this include:

- The green spaces you identify are identified in the Protected Open Spaces Policy in the adopted Cambridge Local Plan 2018, but are also included in the current Eastern Gateway Opportunity Area to ensure that this area is considered as a whole in the context of its redevelopment
- Proposing to continue to identify the Eastern Gate Opportunity Area in Policy S/OA: Opportunity Areas in Cambridge, to provide “a holistic approach to any future development that comes forward, to provide policy guidance for development that also improves public transport access and infrastructure delivery, and seeks improvements to the public realm”. As such, designation within an Opportunity Area does not infer development of the whole area.
- Policy BG/PO: Protecting open spaces states that the Local Plan will continue to include policies which identify and protect open spaces (such as the Protected Open Spaces in the adopted Cambridge Local Plan 2018), including village greens, parks, sports and recreation areas, allotments, community orchards and Protected Village Amenity Areas, and Local Green Space
- Also note that the Plan places a high priority on the protection and enhancement of green spaces. The green infrastructure proposals Policy

BG/GI identifies area-wide strategic green infrastructure initiatives including to protect, enhance and expand allotments and community growing facilities, and to support urban greening. Both initiatives would support the protection and enhancement of the spaces you refer to.

It was also noted there were opportunity areas within the current Local Plan being brought forward where the protected open spaces were included within the opportunity areas. During the development of the Greater Cambridge Local Plan it was important to clarify this and ensure it is understood that these areas remain protected.

A member of the public presented the Committee with the following statement: **What should the role be of local historians in the processes to create the new Greater Cambridge Local Plan?** This stems from one of the reports you commissioned independent consultants to write - the Greater Cambridge Retail and Leisure Study 2021. In it, they wrote: **"Cambridge city centre has always had an active nightclub scene, meeting the needs of residents alongside students from more than one University"** P118

As a teenager in 1990s Cambridge I can categorically state that this statement was factually incorrect, there was a very limited night-time economy for young people.

Furthermore, the historical record showed that young people in Cambridge *literally had a riot* in 1985 at the derelict Cycle King warehouse on East Road - listed for demolition at the time, in the face of so many closures of music venues. (It resulted in police officers being put in hospital, and suspects hauled before magistrates). It proved to be the spark that led to the search for a site for a new venue which resulted in The Junction opening in 1990.

If expensive consultants cannot get Cambridge town's historical record right, what should the role be for the county's local history network? Is there scope for the council's joint planning team commissioning some refreshed historical studies and joint-funding some new local history publications - including those for the surrounding villages affected, to provide a more comprehensive and accurate historical background to your deliberations? This developing Local Plan did not deal with transport and leisure issue; the provision of leisure and sports facilities did need to be addressed as it was vital that these should be part of the Council's strategy.

I declare an interest as an unpublished local historian, a member of the Cambridge Antiquarian Society, a committee member of the Cambridgeshire Association for Local History, and a holder of a post-

graduate diploma in historical studies from Anglia Ruskin University in Cambridge

The Executive Councillor for Planning Policy and Transport thanked the public speaker for their comments on the historic perspective of the retail consultants and had read the public speaker's local history blogs which were a benefit to the community.

On a wider note, an extensive evidence base had been prepared by consultants with relevant sector experience and had been reviewed by officers who had local knowledge to ensure that it is robust. Different evidence base studies placed emphasis on the recent and longer-term past, as appropriate to each topic to inform their findings.

The Plan was being informed by a strategic heritage impact assessment, and a baseline study had been published as part of the background documents.

In relation to planning for villages, the approach was also informed in part by Conservation Area Appraisals which specifically focus on their historic pattern.

The Council welcomed all comments highlighting issues to consider in the First Proposals and its supporting evidence, and would encourage everyone, including those with historic local knowledge, to contribute to the forthcoming First Proposals Consultation and future consultations, to make the plan the best it can be. The evidence gathering was a continuous process, any evidence submitted would be appreciated.

The Executive Councillor concluded that the pandemic had brought changes to the retail and leisure industry and the impact on residents which needed to be investigated.

The public speaker gave the following supplementary statement:

Expressed concern about the future of the retail area, the Grafton Centre. The Supplementary Planning Document (SPD) for that area of Cambridge required a 'refresh', especially with retail units closing. Was concerned the emerging Local Plan provided 'piece meal' expansion of the city and there would not be an opportunity to include leisure facilities such as 'concert hall or a swimming pool'.

The Executive Councillor acknowledged the future of the Grafton Centre was interesting due to the changes in retail brought on by the pandemic and

planning law relating to changes to the Use Classes Order. However, this was an important area of retail which offered a different experience to the Grand Arcade and was vital to the area. There may be possibilities for the Supplementary Planning Document (SPD) and other documents to be updated in the future to take account of these changes.

21/41PnT Greater Cambridge Local Plan: Preferred Options (Regulation 18) – For consultation

Matter for Decision

The First Proposals (Preferred Options) represented the next stage in the preparation of the Greater Cambridge Local Plan being jointly prepared by Cambridge City Council and South Cambridgeshire District Council. It was proposed the public consultation would take place between 1 November and 13 December 2021.

Decision of the Executive Councillor for Planning Policy and Transport.

- i. Agreed the Greater Cambridge Local Plan: First Proposals (preferred options) (Regulation 18) (Appendix A) for public consultation;
- ii. Noted the First Proposals Sustainability Appraisal (Appendix B) and Habitats Regulations Assessment (Appendix C) and agreed them as supporting documents to the First Proposals that would also be subject to public consultation;
- iii. Agreed the following supporting documents to the public consultation: (a) Topic papers for each theme (Appendix D) (b) Statement of Consultation, including the Councils' consideration of and responses to representations received to the Issues and Options consultation 2020 (Appendix E); (c) Duty to Cooperate Statement of Compliance (Appendix F); (d) Draft Duty to Cooperate Statement of Common Ground (attached at Appendix G) (e) Equalities Impact Assessment (Appendix H);
- iv. Agreed the findings of the following background document that informed the First Proposals and was proposed to accompany the public consultation: (a) Housing and Economic Land Availability Assessment (Appendix I and errata at appendix J);
- v. Noted the findings of the following background documents that have informed the First Proposals and are proposed to accompany the public consultation (see Background documents to this report): (a) Greater Cambridge Local Plan: First Conversation (issues and options) (Regulation 18) data release published September 2020 (b) Interim Evidence published in November 2020 (c) New Evidence published August 2021; 6. Agree that any subsequent material amendments be made by the Lead Member for Planning Policy in Cambridge City Council

and South Cambridgeshire District Council, in consultation with respective Chairs and Spokes;

- vi. Agreed that any subsequent minor amendments and editing changes that do not materially affect the content be delegated to the Joint Director of Planning and Economic Development in consultation with the Lead Member for Planning Policy in Cambridge City Council and South Cambridgeshire District Council, in consultation with respective Chairs and Spokes.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable

Scrutiny Considerations

The Joint Director of Planning Policy and Economic Development introduced the Officer's presentation which outlined the first proposals and where the project was in the process.

Following a detailed presentation from the Planning Policy Manager and the Engagement and Communication Lead Officer, the following responses were given to Members' questions. The questions were taken under four headings:

Needs and Numbers

- i. Affordable housing (AH) was a key element to the Plan; it was important to maximise delivery of AH through the Plan.
- ii. If the number of homes calculated were not provided this could increase commuting into Cambridge as the jobs in the City increased and would put pressure on accommodation costs.
- iii. The job market in Cambridge was extremely successful which brought both benefits and disbenefits, increased commuting, a scarcity of housing for those working in Cambridge which impacted the rising cost of housing.
- iv. The Climate Change Study had stressed the importance of homes being located appropriately for jobs in the city to reduce the volume of long-distance commuting.
- v. A complex modelling exercise had been undertaken to quantify the growth of the job market; it sought to identify those sectors/jobs which would continue to draw people into Cambridge and who needed to be housed in locations that provided good access to those jobs. This would

- also address the quality of life issues which have been highlighted in the emerging Plan.
- vi. Noted the comment that on p345 the reference '200,000 vehicles crossing the boundary every day', should be 200,000 vehicle movements crossing the boundary every day.
 - vii. The National Planning Policy Framework (NPPF) defines sustainable development to include economic, social, and environmental considerations. Therefore, the emerging Plan needed to look at delivery of the government's definition of sustainable development which meant it did not just look at the housing need but had to look at the economic needs of the area for the Plan to be found sound.
 - viii. The price/cost of workspaces in Cambridge had increased significantly which had an impact on small and local businesses as well as large companies.
 - ix. Within the emerging Local Plan, a flexible supply of employment land had been allocated, whether for multinational or local businesses. It was important to ensure that small local businesses were not priced out of the market.
 - x. Noted the comment there was an increased chance of achieving the goal of 40% affordable housing in the urban extension than adding new homes into new settlements.
 - xi. Work had been undertaken to try to determine the trajectory of water consumption; a wider water resource management plan for the region is being prepared which was expected to identify long and shorter term measures for supplementing or changing the existing supply arrangements - in recognition of the impact upon the chalk streams that existing abstraction was having.
 - xii. The Environment Agency were due to review the abstraction licences for Cambridge Water from the aquifer as part of the regional water planning process.
 - xiii. There was a regional planning process to address water issues and a Water Resources Management Plan was due to be published next year. This timeline meant that Officers would be aware of the outcome of the process of that Plan before the more formal stages of the emerging Plan were concluded.
 - xiv. While consideration had been given to the Cambridgeshire and Peterborough Independent Economic Review (CPIER), the emerging Plan did not seek to provide for the economic growth rates referred to in that plan but followed its recommendation and was informed by additional evidence considering the need for homes and jobs in the Greater Cambridge area;

- xv. Officers would advise what the split of the 20,000 office and industrial positions were from the 58,500 jobs created during the Plan period outside of the meeting.

Proposed sites and green space

- i. The definition of sites referenced as the 'edge of Cambridge' and the 'city of Cambridge' followed the Issues and Options Consultation which had categorised site by location. When viewing the digital map of the emerging Plan the locality of these sites would be clearer to the reader.
- ii. When viewing the Plan digitally the reader would be able to search by area.
- iii. With reference to the BioMedical Campus Policy S/CBC, noted the comment that the proposal submitted through the call for sites from landowners, from Jesus College, St John's College, Pembroke, and Cambridgeshire County Council.
- iv. The Plan identified an appropriate windfall allowance within the Cambridge area and South Cambridgeshire area; these figures had been determined by a housing delivery study.
- v. The annual monitoring report published by the Council highlighted locations of sites and anticipated sites which would be brought forward including windfall sites. The data which showed the completion of sites could be found through the annual survey. With this data it would be possible to undertake further tracking of assumptions around the windfall sites and the cumulative impact as it was important to understand the infrastructure needs.
- vi. Noted the comment there was no reference to cumulative impact under the banner of health and wellbeing.
- vii. Noted the suggestion the CBC Addenbrookes site would come under greater scrutiny for use of the green belt.
- viii. The issue of open spaces would continue to be looked at throughout the Plan process; it was important to get the right balance between off site contributions towards green open spaces
- ix. There was a policy proposal which would ensure a good level of self-builds would be provided.
- x. Noted the recommendation that the needs of Gypsy, Romany, and Travellers needed to be accommodated. Currently an assessment was being undertaken regarding this matter; permanent provision and / or temporary space would be investigated based on the needs collated from the results.
- xi. The delivery study explored issues such a market absorbency, market trends, and current issues in the area; these would be considered when determining if the sites could be delivered at a faster rate.

- xii. Central Government had a substantial stake in the two sites identified in the Plan for faster delivery. The Council's expected to engage with Homes England on the matter of new/additional tenures and at ways in which more accessible housing could be delivered.
- xiii. The Housing Strategy would also explore the ongoing issues around the delivery of affordable housing and the build to rent properties.

Environmental issues – policies

- i. Noted the advice that it would be helpful to provide additional information on article 4 directions (which can add additional controls for changes of use that do not otherwise require planning permission) regarding retail centres, so the public have a greater understanding of the meaning of article 4.
- ii. Noted the suggestion the wording on the section regarding retail centres could be changed from Cambridge city centre and village centres to local centres within the city.
- iii. The people and place responsive design did highlight community engagement to inform design decisions and would look to develop this point further.
- iv. Believed the Plan did take a strong and innovative approach regarding visitor accommodation but noted the comments regarding better control of short term lets.
- v. Work would begin on the statement of consultation for the plan which would address community engagement.
- vi. The digital glossary would allow the reader to click on a word such as neighbourhood plan or article 4 and an explanation of the term would appear.
- vii. As part of the consultation, residents would be welcome to put forward policy suggestions to be carried over from the existing plan or new policies for consideration.

Resilience/ structures to support the plan

- i. Believed that through evidence and engagement work to date, the Council was in a good position to understand the infrastructure and collateral requirements required as part of the Plan process with those external agencies who would assist with delivery.
- ii. It was important to recognise the issues of working with external agencies, such as utilities companies, or external partnerships such as the Greater Cambridge Partnership, to ensure the growth strategy could be met by all involved or whether due to the level of growth had to be rethought.

- iii. Through the independent examination process the deliverability of the plan would be tested.
- iv. The emerging Plan related to several internal and external documents which could be used as an evidence-based document when speaking to Central Government.
- v. The 10% buffer included in the number of new homes to the year 2041 would allow flexibility and safeguarding of supply.
- vi. Officers would be exploring whether it was possible to seek agreement with Central Government for greater flexibility over issues such as the 5-year housing land supply (as Oxfordshire had done as part of the housing and growth deal for their area). This discussion could be progressed with government as part of the ongoing work surrounding the Oxford-Cambridge Arc Spatial Framework.
- vii. The Plan would be accompanied by a viability assessment. Such an assessment had been carried out at this current stage which had demonstrated that the proposals were reasonably viable. Policies and standards were developing which would be fed into the viability assessment for further work.
- viii. Noted the conversation around resilience from the utility companies, climate change resilience and the wish to expand on community resilience in the Plan.
- ix. Would investigate whether it was possible to take out the word 'options' from the title Greater Cambridge Local Plan: Preferred Options (Regulation 18) – For consultation.
- x. Noted the point that it needed to be clearer that approximately 11,500 homes were required for the new plan; 37,000 homes were existing commitments.

The Committee

Resolved unanimously to endorse the recommendations as set out in the Officer's report.

The Executive Councillor for Planning Policy and Transport approved the recommendations and congratulated Officers on their efforts to produce such outstanding work.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

21/42PnT Creating a vision for the Oxford-Cambridge Arc - response to consultation and OxCam ARC Environmental Principles

Matter for Decision

The purpose of the report was to agree Cambridge City Council's response jointly with South Cambridgeshire District Council, to the Government's Creating a Vision for the Oxford-Cambridge Arc Consultation for which the deadline for responses was 12th October. Also, for Cambridge City Council to endorse the locally led Environment Principles produced by the Arc Leadership Group.

Decision of the Executive Councillor for Planning Policy and Transport.

- i. Agreed a joint response with South Cambridgeshire District Council to the Government's Creating a Vision Oxford-Cambridge Arc Consultation as set out in Appendix 1 of the Officer's report.
- ii. Endorsed the shared Environment Principles at Appendix 2 of the Officer's report hereto.
- iii. Supported the development of an Arc Environment Strategy which would provide for how the principles could be delivered in the Officer's report.
- iv. Agreed to write to Anthony Browne MP and Daniel Zeichner MP requesting they support the Environmental Principles at Appendix 2 of the Officer's report

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable

Scrutiny Considerations

In response to Members' questions Officers said the following:

- i. Noted Members' assumption that rail would be electric and should be the only option.
- ii. As reported at the previous Planning and Transport Community meeting, the Executive Councillor for Planning Policy and Transport in consultation with Chair and Spokes had in response to East West Rail Informal Consultation Stage expressed their support of electric rail only.
- iii. Important to understand the environment principles had been formed by the local authorities and would be difficult for central Government to ignore if all local authorities were to approve them.

- iv. The consultation was aimed as a 'first conversation' with communities across the arc. This was not the primary channel for Local Authorities as there were work streams which they were being engaged upon.
- v. Believed it was important to put forward the Council's position in relation to the emerging Local Plan.

Councillor Bick proposed an additional recommendation:

- i. To write to Anthony Browne MP and Daniel Zeichner MP requesting they support the Environmental Principles at Appendix 2 of the Officer's report.

The additional recommendation was carried unanimously.

The Committee

The recommendations in the Officer's report were voted on separately by the Committee, the votes were as follows:

- i. The Committee **unanimously endorsed** the recommendation i as set out in the Officer's report.
- ii. The Committee **endorsed** the recommendation ii as set out in the Officer's report by **8 votes to 0**.
- iii. The Committee **unanimously endorsed** the recommendation iii as set out in the Officer's report.
- iv. The Committee **unanimously endorsed** the additional recommendation iv to write to Anthony Browne MP and Daniel Zeichner MP requesting they support the Environmental Principles at Appendix 2 of the Officer's report

The Executive Councillor for Planning Policy and Transport approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

21/43PnT To Note Record of Urgent Decision Taken by the Executive Councillor for Planning Policy and Transport

ROD Cambridge South Station Consultation Response

The decision was noted.

ROD Local Cycling and Walking Infrastructure (LCWIP)

The decision was noted.

ROD Joint Response to the Bedford Borough Council Draft Plan (Regulation 18) Strategy Options and Draft Policies consultation
The decision was noted.

The meeting ended at 8.20 pm

CHAIR

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REVIEW OF TAXICARD AND TRANSPORT INITIATIVES

To:

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Transport
Planning & Transport Scrutiny Committee [11/01/2022]

Report by:

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Wards affected:

All

Key Decision

1. Executive Summary

A report making recommendations in relation to Transport Initiatives funded by Cambridge City Council and the Taxicard Scheme was presented to Planning and Transport Scrutiny Committee on 29 June 2021.

A further report was to be presented to this Committee in January following a review and feedback on the agreed changes to the Taxicard Scheme implemented in October 2021.

This report now outlines the findings of that review and long-term recommendations for the Scheme from 1 April 2022.

At the June meeting, the Executive Councillor also approved the undertaking of review work in relation to the Council's Transport Initiatives, working with

the Council's partners including the Greater Cambridge Partnership (GCP). This would include the City Council's Taxicard Scheme, Cambridge City Bus Subsidies and Cambridge Dial-a-Ride. This report updates and makes recommendations in relation to this work.

2. Recommendations

2.1 The Executive Councillor is recommended to:

1. Approve the proposed changes to the Taxicard scheme for Taxicard members to be implemented from 1 April 2022 – see 3.1.1.
2. Stop the provision of the City Council's subsidy for the Citi 1 Night Bus Service from 1 April 2022 – see 3.2.1
3. Continue to fund Cambridge Dial-a-Ride with a Grant Agreement for the 2022/23 financial year to the value of £40k - see 3.3.1.
4. Note future joined up working with Cambridgeshire and Peterborough Combined Authority (CPCA) and the GCP regarding existing City bus subsidies linked with the Bus Service Improvement Plan and City Access projects – see 3.4.1
5. Continue to approve the Head of Human Resources' delegated authority, in liaison with the Executive Councillor for Planning and Transport, and consultation with the Chair and Spokesperson for Planning and Transport Scrutiny Committee, to make any changes that may be necessary to support the transport initiatives and schemes going forward, until such time as a wider decision around the policy and strategy decisions is agreed.

3. Background

3.1 Taxicard

A review of Cambridge City Council's Taxicard scheme has recently been carried out with the aim of increasing usage by its members, within the remit of providing a more flexible Taxicard Scheme.

The changes made on 1 October were aimed to improve access to the scheme and make the scheme easier to use so encouraging existing members to use it more, and to help new members join the scheme by widening the eligibility criteria. Responses to the survey show that 6 people joined the scheme on or after 1 October 2021 as a result of the changes made to the eligibility criteria on the application form.

The changes were made in keeping with the Council's budget for the scheme. This meant that the number of vouchers issued, and the total voucher value available for members reduced.

All existing Taxicard members were written to in November and sent a questionnaire to complete providing feedback on the changes introduced to the scheme and to obtain some general information around how the Taxicard vouchers are used, and to help shape any future changes. An on-line version of the survey was also made available on the Taxicard pages of the website for existing members to complete. (See Appendix A).

Prior to the questionnaire being sent, we also received comments from existing Taxicard members who had questions around the changes that had been implemented – both positive and negative and this feedback has also been considered in the recommendations.

A total of 125 responses were received out of a possible 350 (35%). A summary of those responses is attached at Appendix B.

Having reviewed the responses we are now recommending long-term changes to the scheme to be implemented from 1 April 2022.

Usage from April 2021 – September 2022

Data was also captured on the usage of vouchers by Taxicard members from 1 April to 30 September 2021 when the scheme was amended to include the use of 1 or 2 vouchers per trip as opposed to the former 1 voucher.

From that it showed;

- 3,876 Journeys were made
- Of those journeys 3,166 single vouchers had been used per trip
- Of those journeys 710 had consisted of 2 vouchers per trip
- Membership numbers increased from 1 April 2021 to 30 September 2021, so an average over those 6 months would be 325 members
- At the end of April there were 304 members compared to 340 at the end of September 2021.

- From April to September, if all 340 members received 50 vouchers this would equate to 17,000 vouchers each at £3.80 totalling £64,600.
- From the records for this period, we can see that only 4,589 of the estimated 17,000 vouchers were used, equivalent to 27% totalling £17,438.20.

Responses from the survey issued in November also provide feedback on how members are currently using their vouchers. See Appendix B.

Usage from October 21 – November 21

The invoices received for October show;

- 631 Journeys were made
- Of those journeys, 386 single vouchers had been used per trip
- Of those journeys, 245 had consisted of between 2 and 10 vouchers per trip with the vouchers being used (subsidy) totalling between £2 and £18 per trip
- Total vouchers used in October totalled 1080

The invoices received for November show;

- 508 Journeys were made
- Of those journeys, 304 single vouchers had been used per trip
- Of those journeys, 204 had consisted of between 2 and 10 vouchers per trip with the vouchers being used (subsidy) totalling between £2 and £17 per trip
- Total vouchers used in November totalled 895

The total number of Taxicard members in the scheme in December 2021 is 360.

Usage with Cambridge Dial-a-Ride

The use of Taxicard vouchers on Cambridge Dial-a-Ride during October showed;

- 11 Journeys had been made
- Of those journeys, 4 single vouchers had been used (4 x £5)

- Of those journeys, 7 had consisted of between 2 and 4 vouchers per trip with the vouchers being used (subsidy) totalling between £2 and £7

The usage of Taxicard vouchers on Cambridge Dial-a-Ride during November showed;

- 15 Journeys had been made
- Of those journeys, 6 single vouchers had been used (1 x £1 and 5 x £5 vouchers)
- Of those journeys, 9 had consisted of between 2 and 3 vouchers per trip with the vouchers being used (subsidy) totalling between £2 and £7

According to Cambridge Dial-a-Ride, it would appear that only existing members have submitted Taxicard vouchers, so there is no evidence that new members have joined because of this change. However responses received to the survey show that 6 Taxicard members have joined Cambridge Dial-a-Ride since 1 October, although they may not have yet travelled using their Taxicard vouchers.

3.1.1 Proposals with effect from 1 April 2022

As a result of the work carried out to date with the Review of Taxicard, the following changes are proposed;

- 1) To continue to allow the use of more than one Taxicard voucher per journey.
- 2) To continue to provide books of mixed value vouchers of £5 and £1
- 3) From 1 April 2022 and ongoing, to issue a book of vouchers at a total value of £150.
- 4) To increase the total value of a book of vouchers by £5 per year, until reviewed or ceased.
- 5) To agree to the issue of replacement lost or damaged books, at the Council's discretion.
- 6) No additional book of vouchers to be issued in the same financial year for those who use all their vouchers.
- 7) To continue to allow the use of Taxicard vouchers on Cambridge Dial-a-Ride.

- 8) To continue to ensure Taxi companies provide invoices within 2 months of the previous financial year and to include the vouchers when submitting invoices.
- 9) If approved, changes would be implemented from 1 April 2022.
- 10) To review the usage of the Taxicard scheme in 2023, comparing with usage prior to the review to identify the impact of the changes made and / or pandemic.

3.2 Bus Subsidies

The City Council currently subsidise 4 buses. The Citi 1, Citi 2, Citi 3 and 114 (Saturday) service. The total cost of these services is approximately £120k pa.

Citi 1 (Stagecoach)

(to note this service has now ceased to operate)

The Route: Arbury – City Centre – Rail Station – Addenbrookes Hospital – Cherry Hinton – Fulbourn

Days / Times of Operation: Fridays and Saturdays 0040 hrs – 0247hrs

Citi 2 (Stagecoach)

The Route: Addenbrooke's / Sainsbury's / City Centre / Chesterton / Cambridge North Station

Days / Times of Operation: Monday – Saturday: 1918 – 2332 hrs /
/ Return - Monday to Saturday: 1903 – 1046 hrs

Citi 3 (Stagecoach)

The Route: Thorpe Way - Fison Road – City Centre – Rail Station –
Cherry Hinton Tesco

Days / Times of Operation: Monday – Saturday: 1950 – 1032 hrs /
Return – Monday to Saturday: 2010 – 2246 hrs

114 Star Cabs (formerly Big Green Bus Company)

This service is made up of 2 separate contracts;

Contract 1: Monday to Friday journeys, subsidised by the CPCA (not addressed in this report)

Contract 2: Saturday service, subsidised by Cambridge City Council.

The Route: Cambridge City Centre – The Grafton Centre – The Beehive Site (Coldhams Lane), Addenbrookes Hospital

Days / Times of Operation: Saturday 1010 – 1425 hrs / Return – Saturday 0930 – 1345hrs

Of the services supported throughout the pandemic one service has ceased to operate and we have no estimated restart date - the Citi 1 Nightbus service. The other bus services are currently operational as per pre-covid timetables.

The Citi1 Nightbus hasn't restarted because bus usage is still suppressed at 70% of pre-Covid levels and the industry is suffering from driver shortages leading to current bus service levels being only 90% of previous levels. In this operating environment the Nightbus is not seen as a priority to provide. We do not have information on users or the impact of it being withdrawn, but there do not appear to have been requests for it to be reinstated.

From March 2020, and continuing currently until April 6 2022, all bus companies have received a package of support from various quarters. DfT have directly funded support for operator's commercial services and at the same time asked local authorities to continue paying for contracted services and reimburse operators for concessionary travel at pre-Covid levels. The services funded by Cambridge City Council have not therefore received direct DfT funding as they are contracted and not operated commercially, the funding has come via local authorities by continuing to pay for the contract. At the present time Stagecoach would not be able to claim support from DfT as it is not a commercial service and all DfT support is due to end on 6 April 2022.

We contacted the CPCA who confirmed it would be very difficult to reclaim money that has already been paid as part of a package of measures to support the bus industry when payments have previously been authorised.

The continued provision of these subsidies will be considered in discussion with the CPCA and GCP linking in with the City Access Programme and Bus Service Improvement Plan.

The City's future support to the bus subsidies will continue to be discussed with the Executive Councillor and Opposition Spokesperson for Planning and Transport.

3.2.1 Proposals for Bus Subsidies

As a result of the work carried out to date with conversations held with the GCP and CPCA, the following is proposed;

- 1) To cease subsidising the Citi 1 (Nightbus) from 1 April 2022
- 2) To continue to subsidise the Citi 2, 3 and 114 services for the 2022/23 financial year
- 3) Agree that these services and subsidies should be considered as part of the wider City Access Programme and Bus Service Improvement Plan being managed by the GCP and CPCA.
- 4) The future provision of these services to be agreed in discussion and consultation with the Executive Councillor and Opposition Spokesperson for Planning and Transport.

3.3 Dial-a-Ride

The minutes of the Planning and Transport Committee from 29 June 2021 indicated there should be a review of the Dial-a-Ride service.

Cambridge Dial-a-Ride is a private charity organisation, and as such Cambridge City Council are not able to review the service.

The Council continue to be involved with Cambridge Dial-a-Ride but need to consider the future funding of the annual Grant Agreement.

There will be a review of the level of funding for future years which will involve discussions with the Executive Councillor and Opposition Spokesperson for Planning and Transport.

Quarterly 'Fundings Meetings' are held with Cambridge Dial-a-Ride and attended by the Corporate Business & Executive Support Manager, along with representatives from other partner authorities. It may be helpful for a City Councillor to attend future meetings.

3.3.1 Proposals for Cambridge Dial-a-Ride

Following conversations held with the Executive Councillor for Planning and Transport and The Leader of the Council, the following is proposed;

- 1) To continue to support Cambridge Dial-a-Ride through Grant Funding to the value of £40k for the 2022/23 financial year.
- 2) To approve a review of the level of funding for future years.
- 3) A City Councillor is in attendance at future quarterly 'Fundings' Meetings' held by Cambridge Dial-a-Ride

3.4 Transport Review

It is no longer felt a 'Transport Review' is required in the same way it was when presented to Committee in June. Discussions have been held with representatives of the GCP and CPCA, and these will continue in relation to the City Council bus subsidies as noted earlier in this report.

The review of Taxicard has been completed, and it is proposed will be reviewed once the new arrangements from 1 April 2022 have been in place for a year.

In relation to Cambridge Dial-a-Ride it is proposed to review the level of funding and the nature of the grant agreement. Proposals for this service have been identified in 3.3.1.

3.4.1 Proposals for Transport Review

- 1) Agree that discussions remain ongoing as part of the wider City Access Programme and Bus Service Improvement Plan being managed by the GCP and CPCA in relation to the City Bus Subsidies.
- 2) The future provision of these services to be agreed in discussion and consultation with the Executive Councillor and Opposition Spokesperson for Planning and Transport.

4. Implications

a) Financial Implications

Taxicard Scheme: The operational changes implemented to the Taxicard scheme from 1 October 2021 and those proposed from 1 April 2022 will be met from the existing Taxicard budget.

Bus Subsidies: Savings may be identified looking at links with wider transport plans for Cambridgeshire being managed by the CPCA and the GCP.

Dial-a-Ride: Budget provision to be reviewed for the 2023/24 financial year.

b) Staffing Implications

The work carried out to date on these initiatives has been provided through existing resources within the Business Support Team, Human Resources. As the wider review of Taxicard nears completion, and the decisions around the future support to Cambridge Dial-a-Ride and Bus Subsidies can be reviewed and agreed in discussion with Executive and Opposition Spokesperson for Planning and Transport, there are no staffing implications currently proposed or known about.

c) Equality and Poverty Implications

The Taxicard Scheme should be accessible to all City residents who are eligible. An updated Equality Impact Assessment has been completed. Please see Appendix C.

d) Net Zero Carbon, Climate Change and Environmental Implications

Taxicard: Low Negative Impact.

The council is transitioning the taxi fleet to an ultra-low emission taxi fleet. The Hackney Carriage and Private Hire Licensing Policy – July 2021, refers.

The council requires all new saloon vehicles which wish to be licensed taxis (Hackney Carriage vehicles and private hire vehicles) registered in Cambridge to be Ultra Low Emission Vehicles (ULEVs) (plug-in hybrid or extended range electric vehicles (E-Rev) with CO2 emissions less than 75g per km) or zero emissions vehicles from 2020 (zero emission

– those that emit no emissions during their operation. These include battery electric vehicles, hydrogen fuel cell vehicles, and electric vehicles), and all taxis to be ULEVs or zero emissions vehicles by 2028.

Since the taxi licensing policy was implemented in April 2020, as of September 2021 there were 42 fully electric and 6 Ultra Low Emission taxi vehicles out of a total of approximately 430 licenced taxi vehicles in Cambridge (11%). Numbers of electric taxis are fluctuating but tend to be on the increase.

Bus Subsidies: Low Positive effect. The bus subsidies help to provide a better alternative for those travelling around the City, than single car use.

Cambridge Dial-a-Ride: No Impact.

e) Procurement Implications

Taxicard: The current suppliers of the Taxicard vouchers are contracted until 31 March 2022. Procurement for the provision of this service from 1 April 2022 for a period of 2-3 years is underway in line with the relevant procurement regulations.

Bus Subsidies: Any contract renewals to be prepared by the CPCA who manage the contracts on behalf of the City Council.

Cambridge Dial-a-Ride: Annual Grant Agreement for 2022/23.

f) Community Safety Implications

Taxicard: To ensure those with disabilities are supported to move around the City safely.

Bus Subsidies: If existing services are not provided by Cambridge City and those routes change, the economy may be affected as the routes support shops, the city centre and the rail station.

Cambridge Dial-a-Ride: Drivers are CRB checked and trained to work with those with disabilities.

5. Consultation and communication considerations

5.1 Consultation and communication since the June Committee meeting has included;

Taxicard

- A news release was issued in July following recommendations approved at Planning and Transport Scrutiny Committee in June
- The City Council's Taxi Forum was attended in September, when drivers and operators were made aware of the changes being implemented to the Scheme from 1 October.
- All existing Taxicard members were written to explaining the changes being made to the scheme from 1 October when their books of vouchers were issued in September.
- The City Council's Website was updated to include changes to the Taxicard scheme from 1 October
- The details of the changes being introduced from 1 October were shared with representatives from Cambridgeshire and Peterborough Healthwatch, Disability Cambridge and Camsight
- Conversations were had with Cambridge Dial-a-Ride to confirm arrangements for taking the vouchers from 1 October
- All existing members were written to at the end of November to confirm the changes, and the reasons behind the changes that had been made. They were also issued with a questionnaire to complete and return at the same time and encouraged to respond.
- A copy of the questionnaire was made available on the City Council's Website under the Taxicard pages and consultations.
- A note was issued to all Taxi Drivers / Operators regarding invoicing for Taxicard vouchers taken and a sample invoice template for the same was created and provided in early December

The following groups will be notified of the decisions made at this meeting, and confirmation of how the scheme will operate from 1 April 2022;

- Existing Taxicard members
- Cambridge Dial-a-Ride
- Taxi Drivers and Operators
- Representatives from Cambridgeshire and Peterborough Healthwatch, Disability Cambridge and Camsight

Cambridge Dial-a-Ride

- Further conversations to be had within the Council, with other partner organisations regarding the provision of the existing Grant Agreement.

Bus Subsidies

- Ongoing dialogue with the Executive Councillor for Planning and Transport with regards to the future provision of these services
- Continued communication with the CPCA and GCP to discuss existing arrangements and any future proposals for change

Review of Transport Initiatives

Meetings have been held with various City officers and officers from partner organisations to discuss various aspects of the existing initiatives and any future arrangements / considerations with regard to carrying out a review and the support available to conduct that piece of work. These officers have included;

- Head of Corporate Strategy - Cambridge City Council
- Public Transport Manager – Cambridgeshire and Peterborough Combined Authority
- Assistant Director, Sustainable and Inclusive Growth – Greater Cambridge Partnership
- Executive Councillor, Planning and Transport – Cambridge City Council
- Executive Councillor for Communities, Deputy Leader – Cambridge City Council
- Disability and Access Lead for Cambridge City Council and Chair of Planning and Transport, Cambridge City Council

6. Background papers

Background papers used in the preparation of this report:

- Report on 'Review of Taxicard and Transport Initiatives' previously submitted to Planning and Transport Scrutiny Committee on 29 June 2021.
- Responses to questionnaire sent to all existing Taxicard members which ran from 18 November to 3 December 2021

7. Appendices

- Appendix A: Letter and questionnaire sent to existing Taxicard members
- Appendix B: Summary of responses to questionnaire (anonymized)
- Appendix C: Equality Impact Assessment

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact Sharon Line, Corporate Business & Executive Support Manager, tel: 01223 - 457570, email: sharon.line@cambridge.gov.uk or Deborah Simpson, Head of Human Resources, tel: 01223 – 458101, email: Deborah.simpson@cambridge.gov.uk

Enquiries to:
Taxicard Administrator
T: 01223 457164
E: taxicard@cambridge.gov.uk



«Title» «FN» «SN»
«A1»
«A2»
«A3»
«A4»
«A5»
«PC»

«Number»

Date: «Date»

Customer No: «Number»

Dear «Title» «SN»

Your views on the Council's changes to the Taxicard Scheme

Recently changes have been made to the Taxicard Scheme, which helps disabled people who live in Cambridge and have a low income to pay for taxi journeys. We are asking what you think about the changes and further changes the Council is planning to make from April 2022.

You can complete the survey online through this webpage: www.cambridge.gov.uk/taxicard The online version of the survey can be completed on a computer, Tablet or smart phone. For most people it is easiest and quickest to complete the survey online. However, if it is easier for you to complete a paper copy, we have provided one with this letter. There is also a pre-paid envelope to return a paper copy to us.

It is very important to us to know what you think of the changes and how they will affect you. Your answers will be used to help us to make the Scheme easier to use and understand how much you need to use it.

Your feedback from the survey will be shared at the Planning and Transport Scrutiny Committee in January 2022. The feedback shared will be anonymized.

Changes to the Taxicard Scheme

On 1 October 2021 Cambridge City Council made some changes to the Council's Taxicard Scheme aimed to improve access to the Scheme and:

- Make the Scheme easier to use so existing members can use it more
- Help new people to join by widening the eligibility criteria

The changes were made in keeping with the Council's budget for the Scheme. This meant that the Council also reduced the number of vouchers issued, and the total voucher value available for members.

Before October, the scheme provided up to 100 vouchers to members each year (from 1 April to 31 March). Year on year, the amount for individual vouchers increased by 10p and reached £3.80 for 1 April 2021 to 30 September 2021. Between 1 April to 30 September 2021 members were issued with vouchers that reached a total of £190 (50 x £3.80).

From 1 October to 31 March 2022, the main change introduced since 1 October has been the reduction in the number of vouchers issued, and the total voucher value. Currently £75 for 6 months.

Other ongoing changes that have been introduced since 1 October are:

- There are vouchers for different values (so for example a mix of £1 and £5) rather than the previous set amount of £3.80
- Taxicard members can use 1 or more vouchers per one-way journey
- Existing Dial-a-Ride members can now use their Taxicard vouchers on Dial-a-Ride mini-buses
- People receiving the Higher Care Component of the Disability Living Allowance or the Daily Living Enhanced Personal Independence Payment are now able to join the Taxicard Scheme
- No additional books of vouchers will be issued in this time
- Replacement vouchers will be issued at our discretion but a fee may be charged

From 1 April 2022 to 31 March 2023, we are currently proposing a book of vouchers totaling £150 will be provided to members. The overall value of vouchers has been reduced but the flexibility to use the vouchers has been increased.

It is hoped that these changes will mean that existing and future Taxicard users will be able to use the full value of their vouchers.

What hasn't changed?

- Taxicard members must hand over the voucher(s) to the driver so the costs can be reimbursed
- Vouchers are not transferrable to another person.

Thank you for reading this information and we really hope you can respond to the survey on changes to the Taxicard Scheme. If you have questions or are unable to complete the online or paper versions, please call Customer Services on 01223 457200. This will take you through to the Planning Team where you will hear a number of options. Please select 'Option 7' for all other enquiries where an advisor will be able to assist you.

Yours sincerely

Taxicard Administrator



Cambridge City Councils privacy notice provides you with information about what we do with your personal data (information that is about you and identified you). You have several rights over your information, details of which are at: <https://www.cambridge.gov.uk/privacy-notice>

Taxicard Trial Feedback Questionnaire

(For completion by existing Taxicard Members only)



Please complete and return by Friday 3 December 2021

If preferred, an online version of the questionnaire is also available at www.cambridge.gov.uk/taxicard

Please submit only one response.

If you have questions or are unable to complete the online or paper versions, please call Customer Services on 01223 457200. This will take you through to the Planning Team where you will hear a number of options. Please select 'Option 7' for all other enquiries where an advisor will be able to assist you.

Introduction

On 1 October 2021 Cambridge City Council introduced some changes to the existing Taxicard Scheme aimed to increase usage by existing members by making the scheme more flexible to use, and extending the eligibility criteria to encourage new members to join and benefit from the scheme.

Previously the scheme operated by issuing 100 vouchers to members each year (from 1 April to 31 March). Year on year, the amount for individual vouchers increased by 10p and reached £3.80 for 1 April to 30 September 2021. For the 6 months from 1 April to 30 September 2021, vouchers to the value of £190 (50 x £3.80) were issued. The main change introduced since 1 October has been the reduction in the number of vouchers issued, and the total voucher value, now £75 for 6 months.

From 1 April 2022 we are currently proposing to issue vouchers totalling £150 for 12 months. The overall value of vouchers has been reduced but the flexibility to use the vouchers within this overall amount has been increased. It is anticipated that with this change more of the existing and future Taxicard users will be able to use the full value of their vouchers.

Our overall aim is to provide a scheme that increases the use of the vouchers provided by an increased number of Taxicard members within our overall budget. This necessitates changes to the overall voucher values for individual Taxicard members.

We are aware that some existing Taxicard users have previously used the majority of their vouchers and we are particularly keen to hear from these Taxicard users about the changes to the scheme.

One of the flexibilities introduced to the scheme is around the use of vouchers enabling Taxicard members to use as many vouchers per trip as they so choose rather than the previous 1 or 2 per trip which had been introduced in April 2021. The vouchers recently issued are made up of a combination of £1 and £5 vouchers rather than the previous set amount (£3.80).

Changes were made to the application form to increase eligibility criteria for those who previously wouldn't have been able to apply and benefit from the Taxicard scheme. Those receiving the Higher Care Component of the Disability Living Allowance or the Daily Living Enhanced Personal Independence Payment can now apply to join.

In partnership with Cambridge Dial-a-Ride, the use of Taxicard vouchers on Cambridge Dial-a-Ride by existing Dial-a-Ride members has also been agreed.

We would welcome your feedback on how changes have been received by you, and would like you to complete the following questionnaire, the results of which will be important to us in reviewing the scheme further. A report of the findings of the survey and feedback received so far will be presented to Planning and Transport Scrutiny Committee on 11 January 2022. Feedback will be anonymised.

Privacy Notice

Cambridge City Council's privacy notice provides you with information about what we do with your personal data (information that is about you and identifies you). You have several rights over your information, details of which are at:

<https://www.cambridge.gov.uk/privacy-notice>

Your Taxicard Membership

1. **Please enter your Taxicard Customer Number**
(This is the 8 digit number printed on your Taxicard Vouchers)

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How Do You Currently Use Your Vouchers

2. **What do you travel to with using your Taxicard vouchers?**
(Tick as many as apply)

	Shops
	Hospital
	Doctors
	Place of Worship
	Railway Station
	See Friends / Socialise
	Recreational Purposes
	Other (please say how you use your vouchers to travel)

3. **Approximately how often do you use your Taxicard vouchers?**

	Weekly
	Fortnightly
	Monthly
	Bi-Monthly
	Every three months
	Every six months
	I do not use them
	Other (please say how often)

4. Approximately how many Taxicard vouchers did you use from 1 April 2019 – 31 March 2020?

We are asking about this timeframe because it is the year before the pandemic restricted most people's travel.

Please select one option

	1 - 20
	21 - 40
	41 - 60
	60 or more
	Not applicable (I joined after April 2021)
	Not applicable (I joined after October 2021)

5. If joining the Taxicard Scheme from 1 April 2021, roughly how many of the 50 vouchers issued did you use?

	1 - 25
	26 – 50
	Not applicable (I joined before April 2021)
	Not applicable (I joined after 1 October 2021)

6. Has it been helpful for you to use as many vouchers as you choose per trip?

From 1 April 2021 we introduced the use of up to 2 Taxicard vouchers per trip, and from 1 October have increased the flexibility by removing this limit enabling Taxicard members to use as many vouchers as they choose per trip. Prior to April 2021 Taxicard members were limited to using only 1 voucher per trip.

	Yes
	No

7. Please indicate why you haven't used more than one voucher per trip?

Please mark this question as N/A if not applicable to you

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8. There has been no limit on the amount of vouchers that can be used per trip since October 2021. Since this change, how likely are you to use all Taxicard vouchers in your book?

	Very likely
	Somewhat likely
	Neither likely nor unlikely
	Somewhat unlikely
	Very unlikely

Proposed Total Value of Vouchers for Issue from 1 April 2022

From 1 April 2020 to 31 March 2021 under the scheme Taxicard members could receive 100 vouchers at £3.70 totalling £370 but only available to use one voucher per trip.

We were reviewing the scheme and in April 2021 issued 6 months worth of vouchers at £3.80 (10p increase) x 50 to the value of £190 and introduced the change that you could use 2 vouchers per trip.

Following the review, changes were introduced from 1 October where 35 vouchers to the value of £75 for the 6 month period to 31 March were issued. The vouchers were in denominations of £5 and £1 and members could use as many as they like per trip, could use on Cambridge Dial-a-Ride and eligibility criteria changed. The overall value of the vouchers has reduced by 60%.

From April 2022 it is proposed to issue a book of vouchers totalling £150 for the 12 month period to 31 March 2023. The overall reduction in face value being 60%. The scheme would however allow the use of multiple vouchers per trip, increased

eligibility, Cambridge Dial-a-Ride and it is anticipated that new members will join the scheme.

The proposals are to fund more members in the overall scheme.

- 9. From 1 April 2022 Cambridge City Council is proposing to change the total value of vouchers issued to £150 per year. Do you think you will use all £150 worth of vouchers?**

	Yes – I would use all of the £150
	No – I would not use all of the £150
	Don't Know – I might use all of the £150

- 10. If the reduction to £150 a year for the total value of Taxicard vouchers is too large a reduction in one year, what do you consider the total value of Taxicard vouchers should be?**

Taking into consideration members are now permitted to use as many vouchers per trip, the use of vouchers on Cambridge Dial-a-Ride and increased eligibility encouraging new members to join, within the overall budget for the scheme.

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- 11. Is it helpful to have a mixture of Taxicard voucher values in the books?**
(From 1 October vouchers were issued for £5 and £1)

	Yes
	No

- 12. Have you found the £1 vouchers issued for use from 1 October useful?**
You may have used a number of these at once, or one or two added to a £5 voucher

	Yes
	No

The Taxicard Application Process

13. Did you join the scheme by completing the on-line application form?

	Yes
	No
	Don't Know

14. What did you think of the application process?

Please provide feedback of your experience of using either the on-line application form or paper version.

--

15. Did you join the Taxicard Scheme on or after 1 October 2021?

	Yes
	No

16. If you joined on or after 1 October 2021, was this because the Scheme now includes people on the Higher Care Component of the Disability Living Allowance and the Daily Living Enhanced Personal Independence Payment?

	Yes
	No
	Not applicable

17. Did you recently only just become aware of the scheme in the last 12 months?

	Yes
	No
	Not applicable

- 18. If answering 'yes' to Q18, how did you become aware of it?**
Please select all that apply (or not applicable if this doesn't apply to you)

	A friend / relation
	Other Taxicard member
	Cambridge City Council website
	Cambridge Matters (Cambridge City Council's magazine for City residents)
	Other (please say how you became aware of it)
	Not Applicable

Partnership with Cambridge Dial-a-Ride

In partnership with Cambridge Dial-a-Ride, Taxicard vouchers can now be used on the Dial-a-Ride buses. This is for people who are both Taxicard members and Cambridge Dial-a-Ride members.

- 19. Are you currently a member of Dial-a-Ride and do you use your Taxicard vouchers to travel with them?**

	Yes – I am an existing Dial-a-Ride member and have used Taxicard vouchers on the mini-bus
	Yes – I am an existing Dial-a-Ride member but have not yet used the Taxicard vouchers on the mini-bus
	Not a member of Cambridge Dial-a-Ride

- 20. Have you become a member of Cambridge Dial-a-Ride since we introduced the use of Taxicard vouchers on their mini-buses?**

	Yes
	No
	Not applicable

Your Experience of Taxicard Journeys

21. On a scale of 1 to 5, how easy is it to use your vouchers on taxi journeys?

(Where 5 is 'really easy' and 1 is 'very difficult')

1	2	3	4	5

22. Please share details on how easy or difficult it is to use your vouchers on taxi journeys

23. On a scale of 1 to 5, how easy is it to use your vouchers with Cambridge Dial-a-Ride?

(Where 5 is 'really easy' and 1 is 'very difficult')

(Please select the relevant option if you don't currently use your vouchers with Dial-a-Ride)

1	2	3	4	5	I do not use my vouchers with Cambridge Dial-a-Ride

24. Please share details on how easy or difficult it is to use your vouchers with Cambridge Dial-a-Ride.

(If you are not a member of Cambridge Dial-a-Ride please do not answer this question).

Thank you for taking the time to complete the questionnaire.

Please return your form in the pre-paid envelope provided.

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Taxicard Trial Feedback Questionnaire

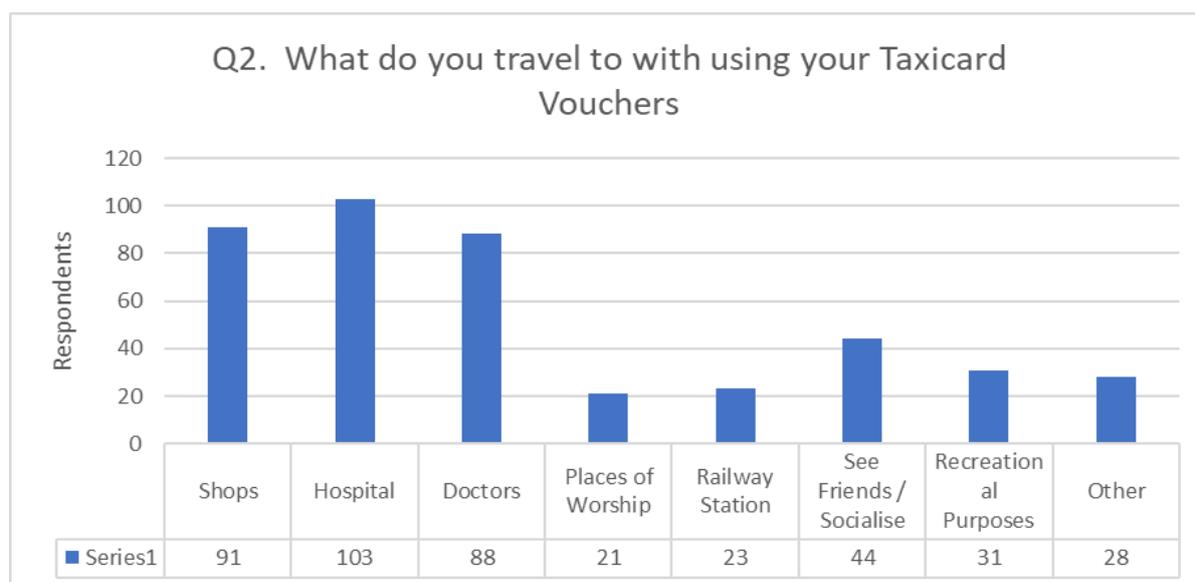
(For completion by existing Taxicard Members only)



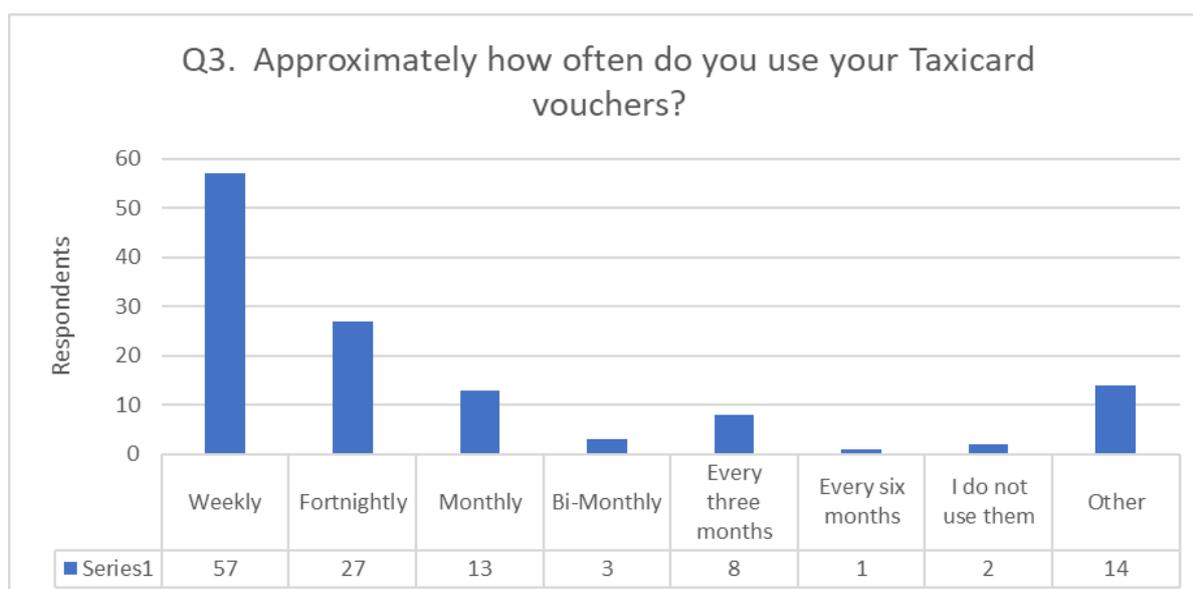
Summary Of Responses Received

A total of 125 responses were received out of a possible 350 (35%).

How Do You Currently Use Your Vouchers

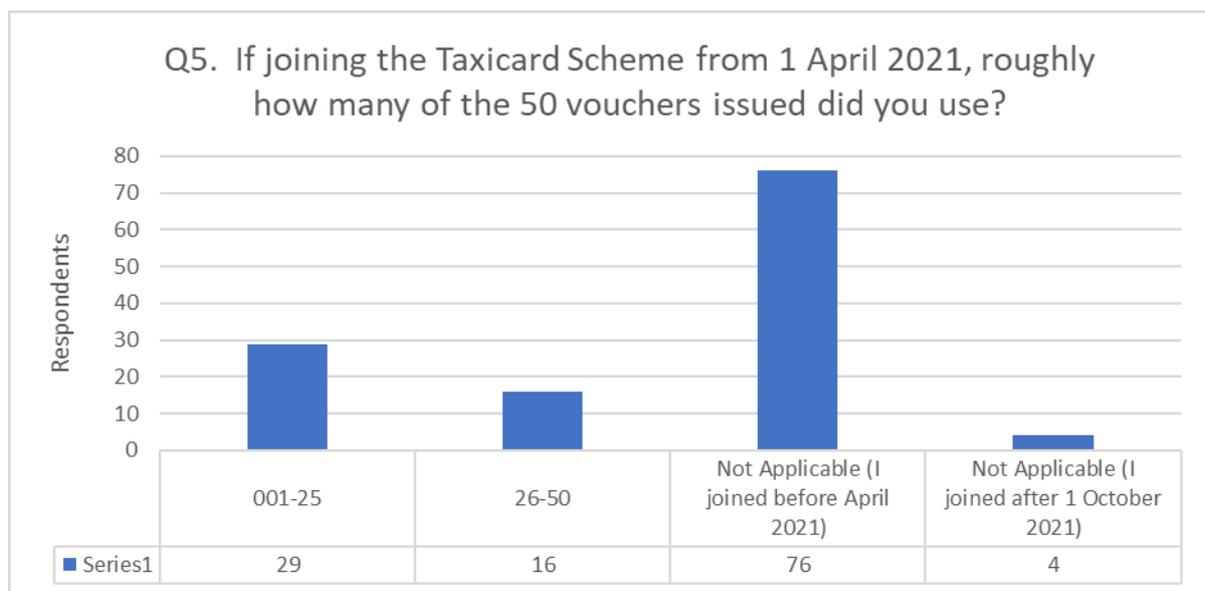
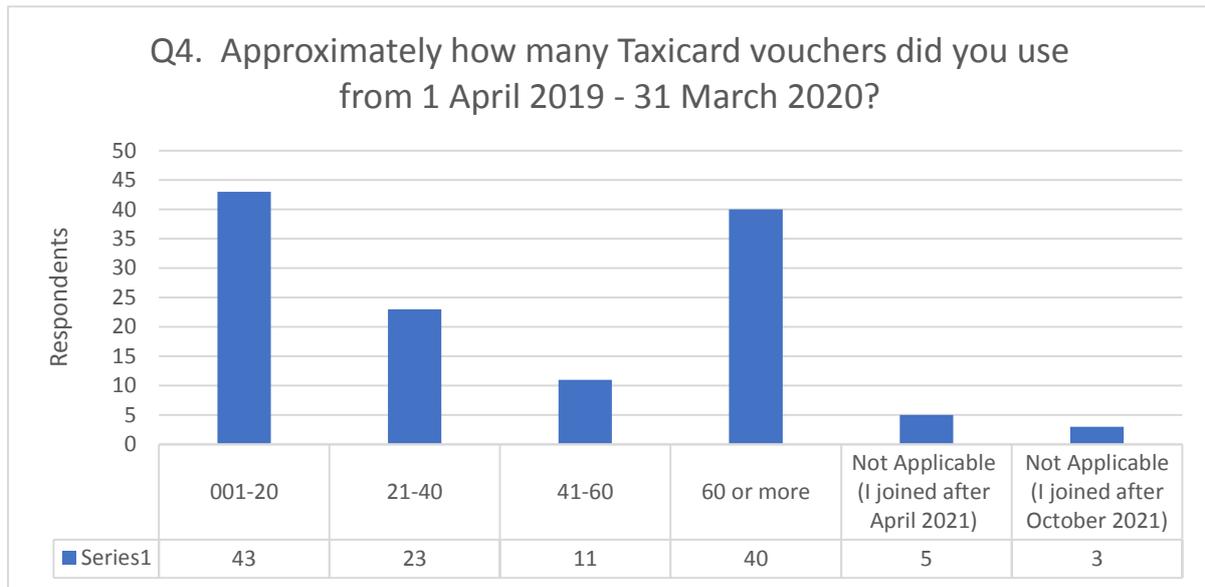


The 'Other' responses included;
Theatre, respite, hairdresser, other appointments i.e., dentists, opticians etc.

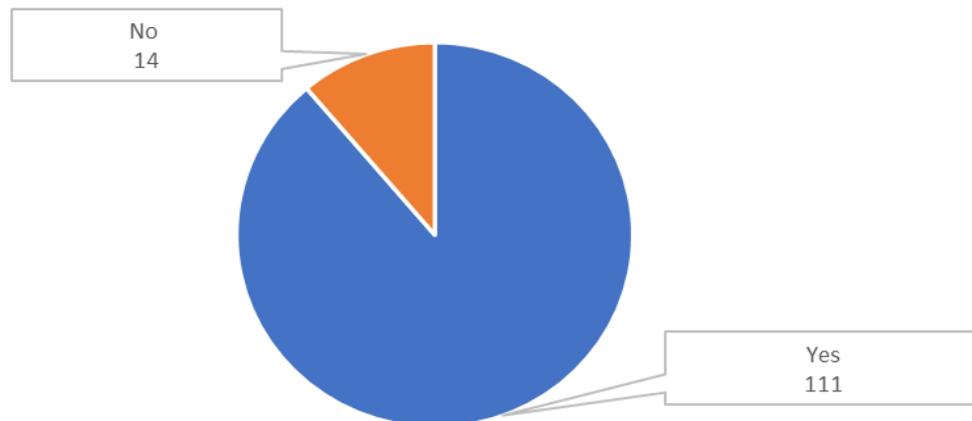


The 'Other' responses included; As needed, varies, hard to say, don't use them.

Q4 - relates to a period of time when Taxicard members received books of 100 vouchers at £3.70 each.



Q6. Has it been helpful for you to use as many vouchers as you choose per trip?



7. Please indicate why you haven't used more than one voucher per trip?

Please mark this question as N/A if not applicable to you

Use of multiple vouchers per trip

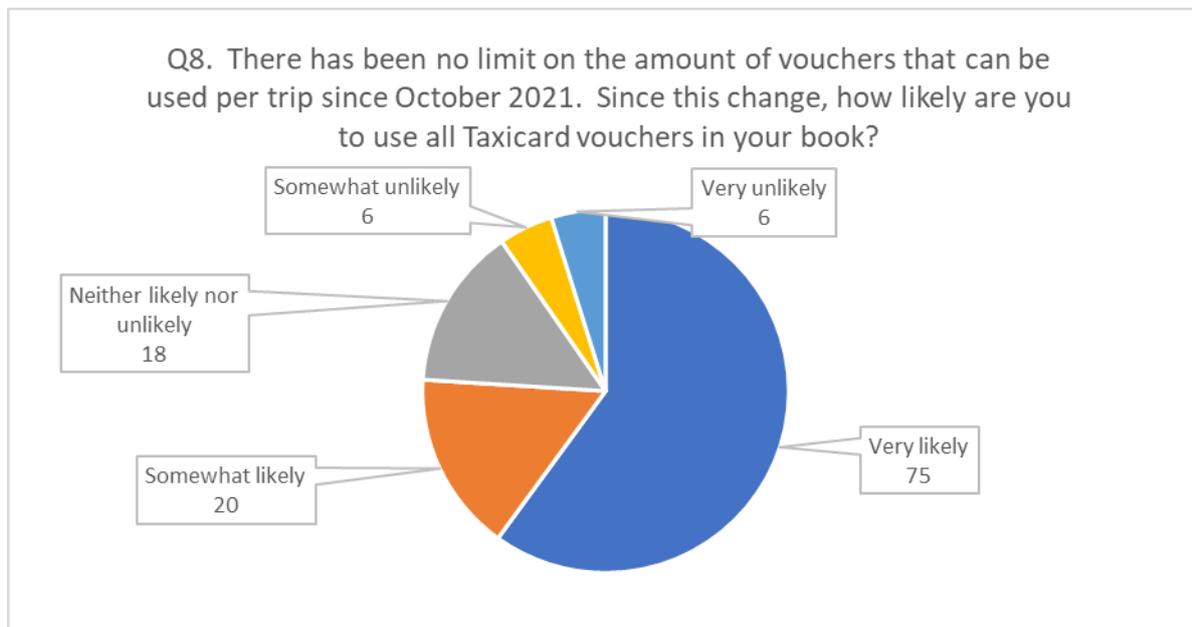
- whilst we can see that some members are using more than 1 voucher per trip, members are concerned about getting through them quicker and running out so are using 1 to make them last
- some members don't use them
- some members hadn't realised the use of more than 1 voucher per trip was now permitted
- some members were pleased to be able to use 1 or more vouchers
- some members had difficulties adapting to the new voucher system

Drivers

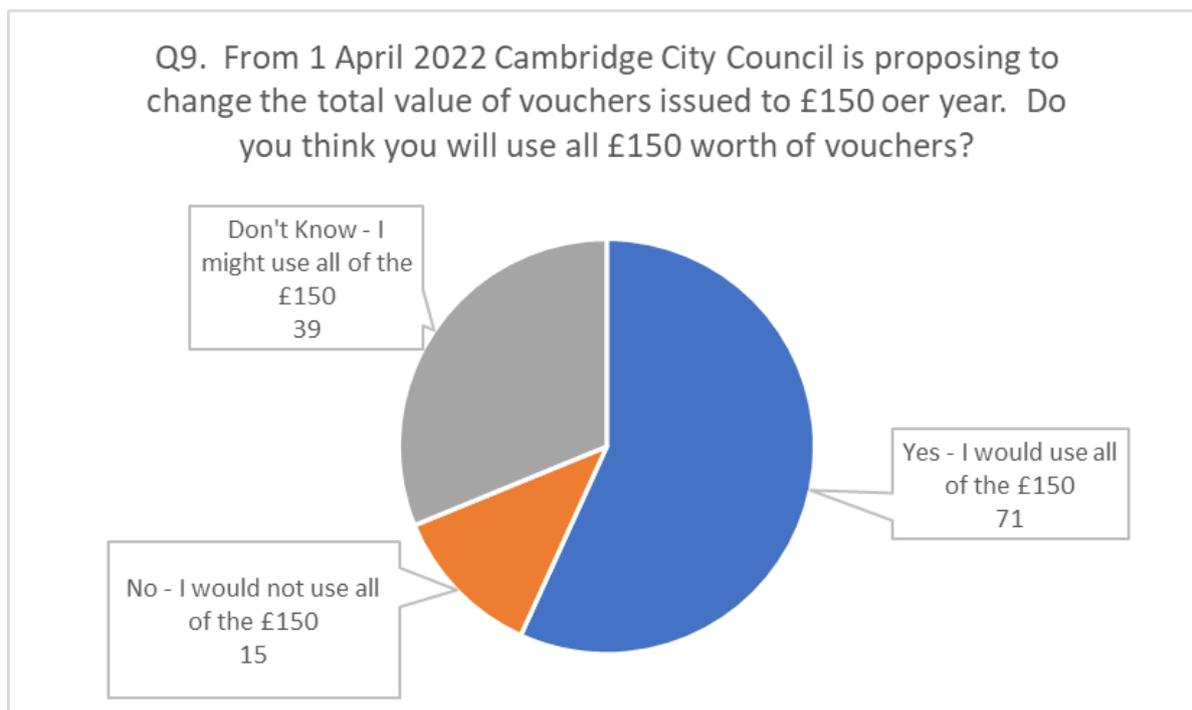
- some drivers have been unaware they are able to take more than 1 voucher per trip
- some drivers have not wanted to take more than 1 voucher

£1 vouchers

- some have used on a few occasions but not everyone has found them easy to use
- some members do not think the £1 vouchers are of much use



Proposed Total Value of Vouchers for Issue from 1 April 2022



10. If the reduction to £150 a year for the total value of Taxicard vouchers is too large a reduction in one year, what do you consider the total value of Taxicard vouchers should be?

Taking into consideration members are now permitted to use as many vouchers per trip, the use of vouchers on Cambridge Dial-a-Ride and increased eligibility encouraging new members to join, within the overall budget for the scheme.

Of the 125 respondents, 65 said they didn't know or didn't provide an answer to the question. 2 respondents were happy for whatever was agreed.

However, 58 respondents specified an amount as follows;

A	1 x £75 2 x £100 1 x £125 13 x £150 (inc 2 x £150+) 1 x £170 1 x £175 4 x £190 (inc 2 x £190+) 10 x £200 1 x £200-£250 7 x £250
B	1 x £250-£300 1 x £260 1 x £285 4 x £300 9 x £380 1 x £390

To summarise;

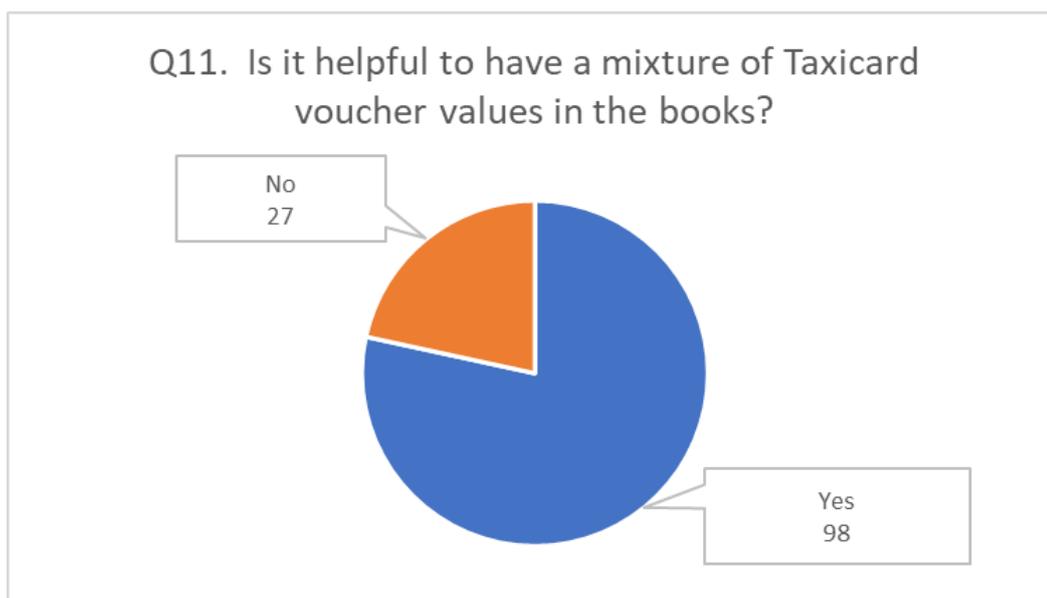
41 members responded between £75-£250 as indicated in 'A' above and 17 members responded between £260-£390 see 'B' above

15 members suggesting up to £150

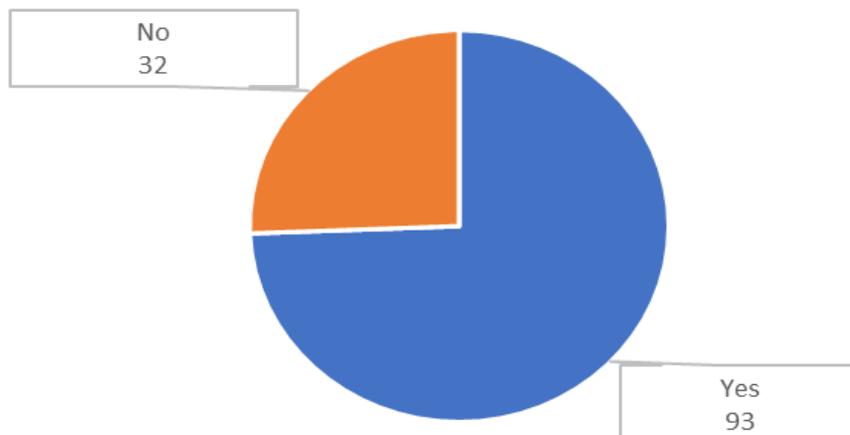
18 members suggesting between £160 and £200

11 members suggesting between £250 and £290

14 members suggesting £300 and £390

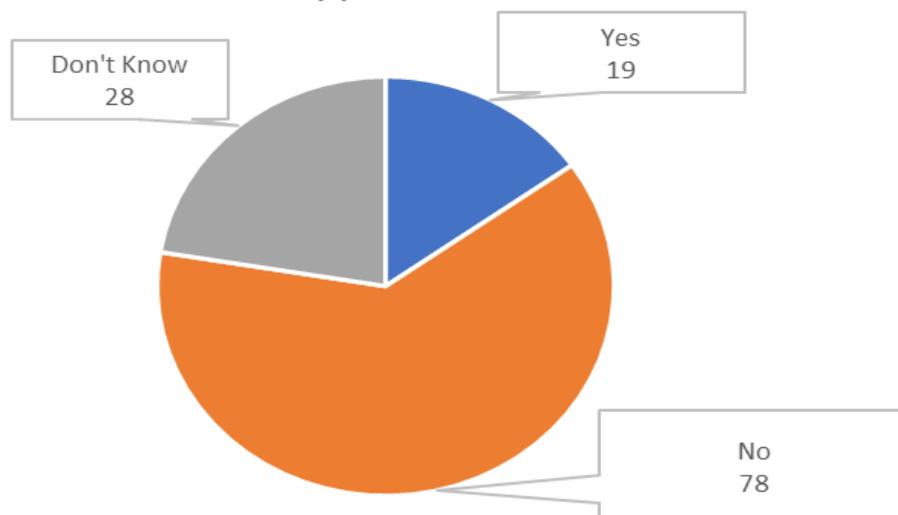


Q12. Have you found the £1 vouchers issued for use from 1 October useful?



The Taxicard Application Process

Q13. Did you join the scheme by completing the on-line application form?



Q14. What did you think of the application process?

Please provide feedback of your experience of using either the on-line application form or paper version.

On-line Application Form

Comments from the 19 respondents who had applied on-line included;

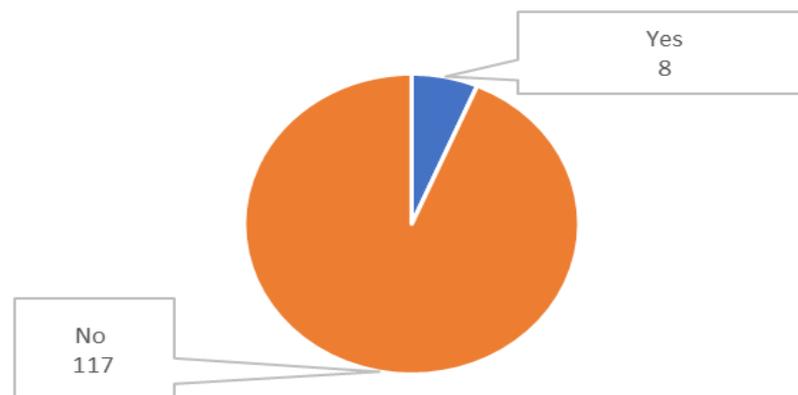
- The process was good, quite easy, excellent, appropriate and easy to complete and preferred the on-line version.
- Some respondents required assistance to complete the on-line application form

Hard Copy Application Form

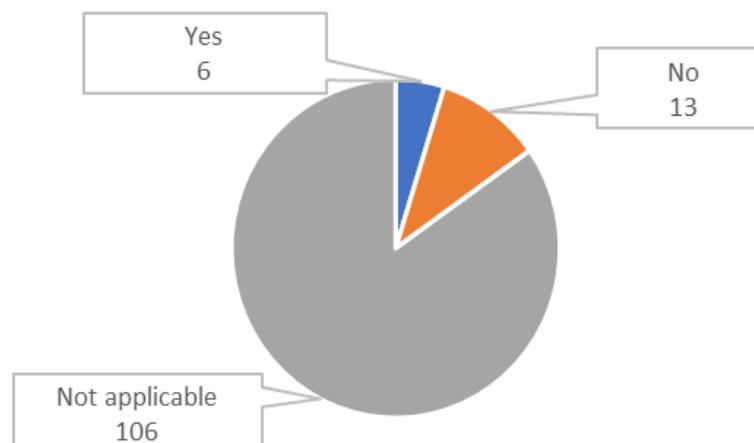
Comments from the 78 respondents who had applied using the hard copy application form included;

- The process was clearly explained, easy to complete, they weren't on-line, preferred paper versions, had no problems completing it and the form was easy to understand
- Some respondents required assistance to complete the form.

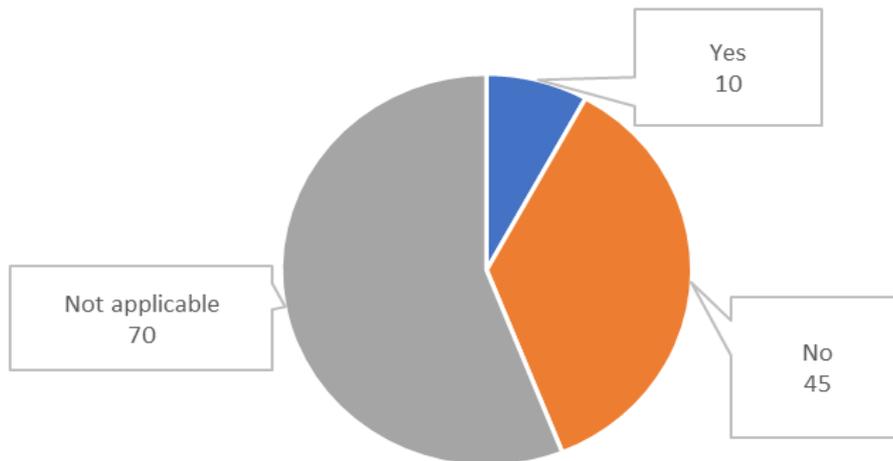
Q15. Did you join the Taxicard Scheme on or after 1 October 2021?



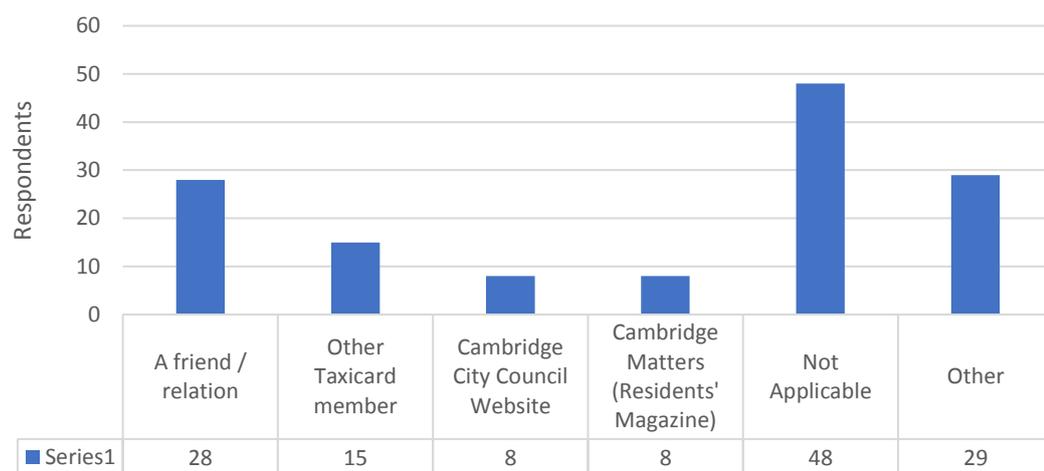
Q16. If you joined on or after 1 October 2021, was this because the scheme now includes people on the Higher Care Component of the DLA and the Daily Living Enhanced PIP?



Q17. Did you recently only just become aware of the scheme in the last 12 months?

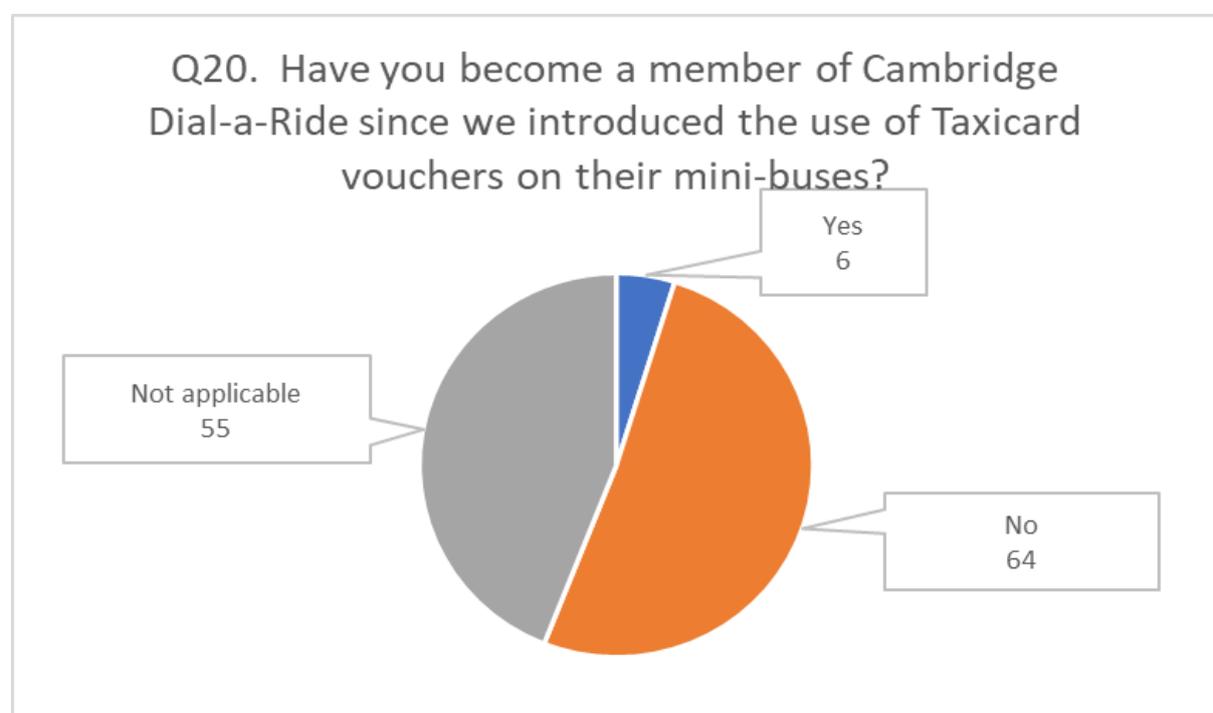
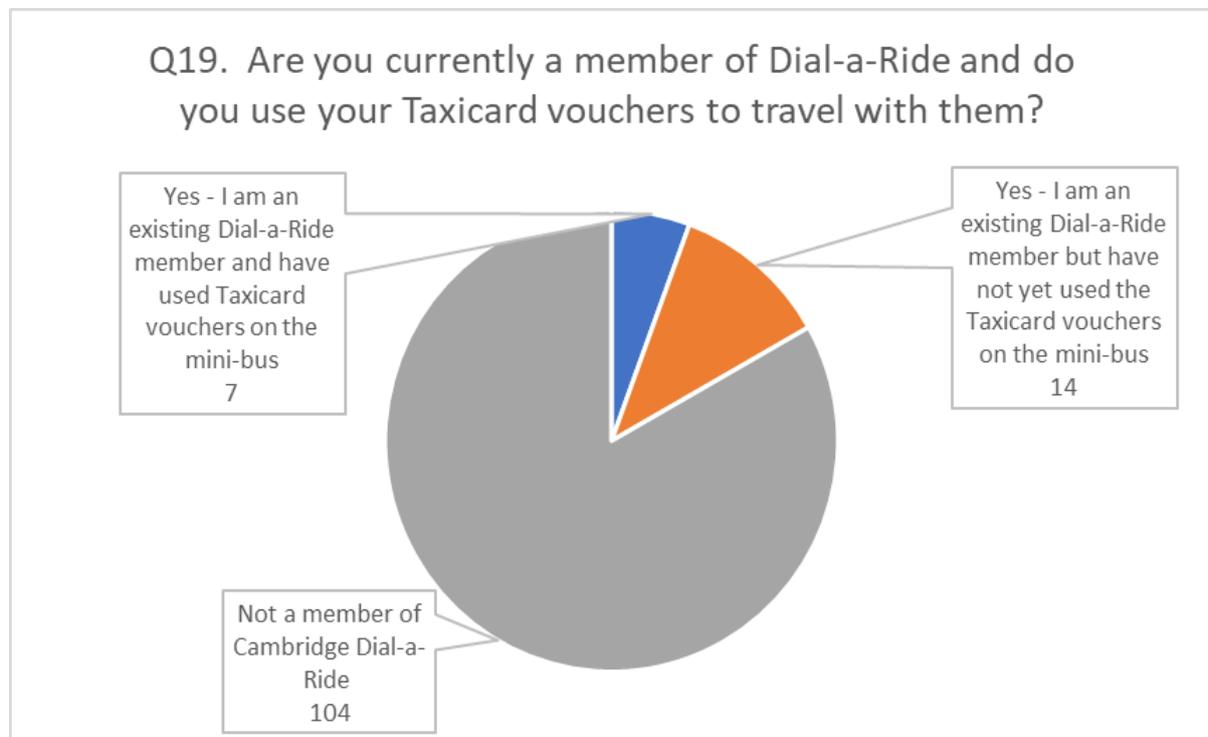


Q18. If answering 'yes' to Q17, how did you become aware of it?

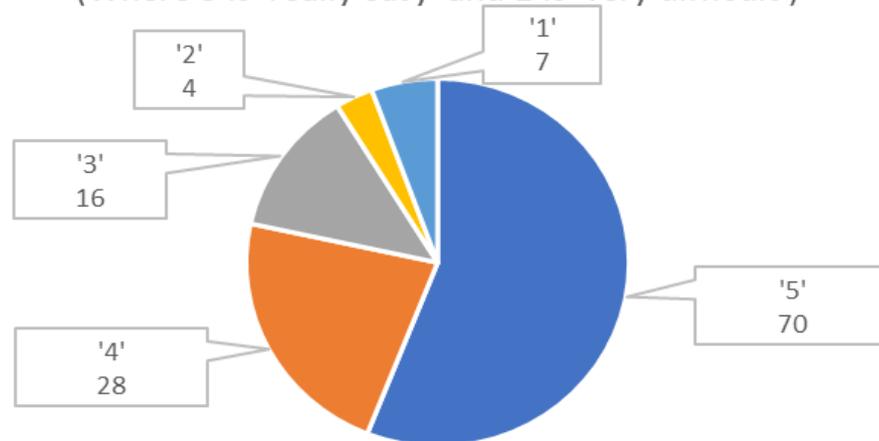


The 'Other' responses included; google search, doctor, CPN nurse, work, Camsight, Citizens Advice Bureau, Rent Office, Councillor, support worker, carer, and Housing 21.

Partnership with Cambridge Dial-a-Ride



21. On a scale of 1 to 5, how easy is it to use your vouchers on taxi journeys?
(Where 5 is 'really easy' and 1 is 'very difficult')

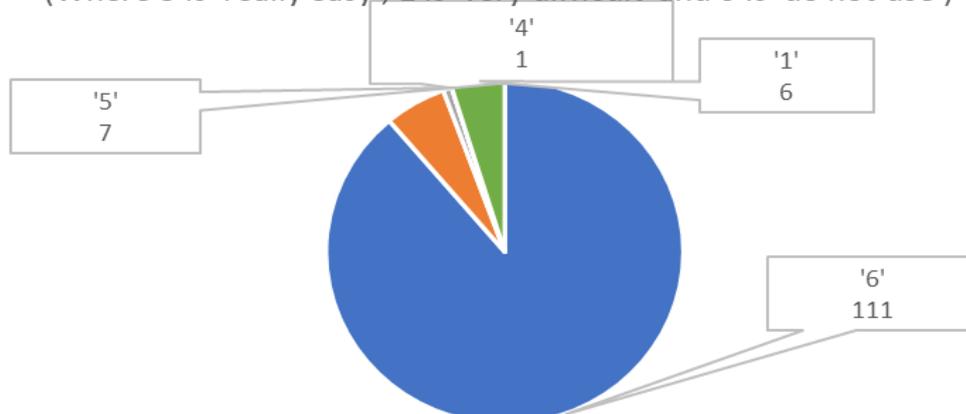


Q22. Please share details on how easy or difficult it is to use your vouchers on taxi journeys

Of those respondents indicating 5 and 4 above, comments included;
Easy to use, they found drivers helpful and taxis were on time.

Of those respondents indicating 3, 2 and 1 above, there were a number of responses where no comments were given, although other comments ranged from; the experience being ok, handling of money does not suit everyone, some difficulty to work out quickly which vouchers to use along with the need for further communication to be had with the taxi companies to raise awareness of the changes introduced from 1 October.

23. On a scale of 1 to 5, how easy is it to use your vouchers with Cambridge Dial-a-Ride?
(Where 5 is 'really easy', 1 is 'very difficult' and 6 is 'do not use')



- 24. Please share details on how easy or difficult it is to use your vouchers with Cambridge Dial-a-Ride.**
(If you are not a member of Cambridge Dial-a-Ride please do not answer this question).

The comments received from respondents in relation to their experiences with Cambridge Dial-a-Ride included; Easy and straightforward to use, very easy and have had no problems using the vouchers with Dial-a-Ride.

111 of respondents are not members of Cambridge Dial-a-Ride so couldn't comment.

Summary

- Most respondents use their vouchers to go to medical appointments and shops
- Not all respondents are using all vouchers issued
- Most respondents use their vouchers on a weekly basis
- Respondents have found it useful to use more than 1 voucher per trip
- Just over half of all respondents are likely to use all their vouchers because of this change
- Just over half of all respondents thought they would use all £150 vouchers issued for use from 1 Oct – 31 March
- 58 respondents provided a suggested total voucher value from 1 April 2022. These were made up of 41 people answering between £75 - £250 and 17 answering between £260 and £390
- Around 78% of members found it useful to have a mixture of voucher values in the book
- Around 74% of respondents had found the £1 vouchers useful
- The majority of respondents had not joined the scheme by doing so on-line
- 8 respondents had joined the scheme from 1 October, 6 as a result of the changes to the eligibility criteria.
- The majority of respondents had heard about the scheme through friends, other Taxicard members or through carers, support workers, citizens advice etc.
- The majority of respondents are not members of Cambridge Dial-a-Ride
- 6 respondents have joined Cambridge Dial-a-Ride since 1 October 2021
- Most respondents rate their experience of using Taxicard vouchers with Taxi companies as easy to do so.
- Some respondents had raised concerns around the need for more communication with taxi companies about the use of Taxicard vouchers.

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Cambridge City Council Equality Impact Assessment (EqIA)

This tool helps the Council ensure that we fulfil legal obligations of the [Public Sector Equality Duty](#) to have due regard to the need to –

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Guidance on how to complete this tool can be found on the Cambridge City Council intranet. For specific questions on the tool email Helen Crowther, Equality and Anti-Poverty Officer at equalities@cambridge.gov.uk or phone 01223 457046.

Once you have drafted the EqIA please send this to equalities@cambridge.gov.uk for checking. For advice on consulting on equality impacts, please contact Graham Saint, Strategy Officer, (graham.saint@cambridge.gov.uk or 01223 457044).

1. Title of strategy, policy, plan, project, contract or major change to your service

Review of Cambridge City Council's Taxicard Scheme. Updated December 2021

2. Webpage link to full details of the strategy, policy, plan, project, contract or major change to your service (if available)

<https://www.cambridge.gov.uk/taxicard>

3. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

The Taxicard is a scheme that aims to help disabled people on low incomes to afford to use taxis for essential journeys. It is not known when the last review of this scheme was carried out, so a review was requested in an attempt to;

- 1) Increase usage by existing members
- 2) Generate more members

In order to do this, the administration of the scheme has been looked at in so far as the arrangements for how the scheme operates, usage, the invoicing and a review of the Application Form to ensure it meets the requirements in so far as eligibility criteria is concerned. As a result of the work carried out, and consultation carried out, we are proposing the following changes;

- To continue to allow the use of Taxicard vouchers on Cambridge Dial-a-Ride.
- Allow the use of more than one Taxicard voucher per journey
- The application form criteria have been reviewed so it reflects requirements to include eligibility if you cannot use public transport in line with benefit requirements
- To issue a book of vouchers worth £150
- To remind members, taxi drivers and operators to ensure vouchers are handed over to the driver so the driver has their membership number and voucher number for monthly invoicing purposes.
- Ask taxi operators to ensure invoices for vouchers used in one financial year are invoiced within 2 months of the new financial year.

4. Responsible service

Business Support – Human Resources

5. Who will be affected by this strategy, policy, plan, project, contract or major change to your service?

(Please tick all that apply)

- Residents
- Visitors
- Staff

The client groups affected by this review include;

Staff: The renewals process is administered by the Business Support Team. They will need to be made aware of any changes. In particular, when communicating with existing members which may require letters to be sent explaining the proposals. Colleagues in other departments have been called upon to assist and provide expertise on certain areas of the review, for example the review of the application form where advice was sought from Revenue & Benefits and the Licensing Team in Environmental Health in relation to communications for Taxi Drivers and Operators.

Members of the Public - Existing Members: All members were written to during the renewals process prior to April 2021 making them aware of changes to be made to the scheme from 1 April and the changes proposed going forward being presented to Committee in June. The proposals were listed in the correspondence and all were asked to get in touch should they have comments or questions around the changes from 1 April or the wider review taking place. Prior to the changes implemented to the scheme from 1 October, all existing Taxicard members were written to in September, to explain the changes which were sent with their new books of Taxicard vouchers for use from 1 October 2021 – 31 March 2022. In November existing Taxicard members were again written to with proposals for the scheme from 1 April 2022 and were encouraged to complete the questionnaire enclosed with their letter to obtain feedback on the changes introduced to the scheme from 1 October to see how they had been received, and to provide information on the proposals from the scheme from 1 April so they could help shape the scheme going forward.

Taxi Companies: Liaison with taxi drivers and operators to inform them of the changes proposed around the vouchers included areas surrounding the invoicing for the reimbursements of the vouchers, so we receive the same information on invoices from each company. A template invoice was provided for them to use, should they choose to do so. Further communication will be had with the taxi drivers and operators after the outcome of the committee meeting is known.

Cambridge Dial-a-Ride: Our proposals are linked with this service which Cambridge City Council supports in the form of a Grant Agreement. Since 1 October 2021, existing Taxicard members have been able to use their vouchers on the Cambridge Dial-a-Ride. This change is hoped to be implemented on a permanent basis and a decision will be known after the Committee meeting in January. Further communication will be had with DaR after the outcome of the committee meeting is known.

The Council's supplier of the Taxicard Scheme Vouchers: Our existing provider has been made aware there could be a further change to the denomination and value of vouchers from the 1 April 2022. Any amendments to the way in which the books are currently issued, will need to be discussed with them. Further communication will be had with them once the outcome of the committee meeting is known.

6. What type of strategy, policy, plan, project, contract or major change to your service is this?

- New
 Major change
 Minor change

7. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service? (Please tick)

- Yes
 No

If 'Yes' please provide details below:

- Cambridge Dial-Ride
- Taxi Drivers and Operators
- The Council's provider of the Taxicard book of vouchers
- Revenue & Benefits Team
- Licensing Team, Environmental Health
- The Executive Councillor for Transport and Planning
- The Leader of the Council (in their former role as Executive Councillor for Communities)
- Disability and Access Lead for Cambridge City Council and Chair of Planning and Transport

8. Has the report on your strategy, policy, plan, project, contract or major change to your service gone to Committee? If so, which one?

Proposals were originally presented to Planning and Transport Scrutiny Committee on 29 June and are being presented back to the next Committee meeting on 11 January as the changes have been implemented, to provide feedback on the 1 October 2021 changes and for agreeing proposals for the Taxicard Scheme from 1 April 2022.

9. What research methods/ evidence have you used in order to identify equality impacts of your strategy, policy, plan, project, contract or major change to your service?

Discussions with 7 local authorities (including South Cambridgeshire District Council and Cambridgeshire County Council) on similar schemes they operate were held to identify if the pattern being seen for reductions in our membership was being experienced by others, how many vouchers are in their books, the value of their vouchers, if they increase the voucher values annually and how many vouchers are permitted each journey.

Ongoing conversations with our existing supplier of Taxicard Vouchers to see whether the books can be produced in different ways going forward, i.e, a mix of voucher values in each book, and issuing throughout the year to new members.

Existing Taxicard members were written to in September providing information on the changes to the scheme from 1 October along with their new books of vouchers. In November they were again written to and sent a questionnaire to complete providing feedback on those changes introduced and to provide feedback on the proposals to the scheme from 1 April 2022 in order for them to help shape the scheme in the future.

Consultation has previously taken place with disability organisational groups including Camsight, Healthwatch Cambridgeshire and Peterborough and Disability Cambridge on the changes to the scheme from 1 April and 1 October. Feedback received from disability organisational groups supported the proposals. Some were unaware of the scheme which has highlighted the need for further publication of the scheme going forward which has been addressed as part of the review.

Informal consultation was also undertaken with taxi drivers and operators, the Council's provider of Taxicard vouchers and existing members in relation to the changes to the system from 1 April, and 1 October and further communication will be had with them once the outcome of the recommendations presented to Committee in January for the scheme from 1 April 2022 are known

10. Potential impacts

For each category below, please explain if the strategy, policy, plan, project, contract or major change to your service could have a positive/ negative impact or no impact. Where an impact has been identified, please explain what it is. Consider impacts on service users, visitors and staff members separately.

(a) Age - Please also consider any safeguarding issues for children and adults at risk

The scheme is open to disabled people of all ages and especially benefits older people who may be more likely to have disabilities to qualify for the scheme.

The criteria for joining the scheme changed in 2006 to bring in a means tested element to the eligibility. At the time of the change, special rights were granted for those aged 80+ before 2006 who were automatically issued with a Taxicard. That right was removed for new applicants after 2006. That means that those members aged 80+ before 2006 do not need to meet the financial criteria to remain on the scheme.

(b) Disability

The scheme is to benefit people with disabilities who live within the Cambridge City Boundary and the review aims to increase usage by existing members and to increase membership, which would mean it benefits more disabled people.

Currently, to qualify members must indicate how they meet one of the following;

- Income Support / Pension Credit / Income Based Jobseekers' Allowance
- Housing Benefit
- Universal Credit
- Council Tax Reduction including Disability premiums / reductions, but NOT including 25% single occupancy reduction
- Income – related Employment and Support Allowance (not contribution – based ESA)

(Applicants are asked to provide the letter sent to them when awarded the allowance or benefit)

Applicants must also provide proof of one of the following;

- Higher Mobility or the Higher Care Component of the Disability Living Allowance (DLA)
- Mobility or the Daily Living Enhanced Personal Independence Payment
- Attendance Allowance
- War Pensioners' Mobility Supplement
- Be registered blind or partially sighted

(Applicants are asked to provide the letter sent to them when awarded the allowance or benefit)

Or

- A permanent wheelchair user
- You cannot walk without a walking aid such as a frame crutches etc
- Cannot walk more than 100 metres
- Unable to stand unsupported for more than 5 minutes

(A medical practitioner is required to complete part of the form here for compliance)

We consulted with the following groups on the approved amendment to the scheme from 1 April 2021 and also the proposals being presented to Committee in June;

- Cambridgeshire and Peterborough Healthwatch
- Disability Cambridgeshire
- Camsight

(see 9 above for feedback received)

Existing Taxicard members were written to informing them of the changes to the scheme from 1 April and also the proposals going to Committee in June, which if approved would be implemented from 1 October 2021. Indications show that between 1 April and 30 September 2021 some members chose to use 2 vouchers per journey as opposed to the 1 previously permitted. Data analysis work to see how vouchers have been used from 1 October is ongoing.

Since 1 October, Taxicard Members who are also members of Cambridge Dial-a-Ride have been able to use their Taxicard vouchers on the Dial-a-Ride mini buses. Whilst early days, we have seen that a few Taxicard members have used their vouchers on the mini-buses. Recommendations for this arrangement to continue will be presented to Committee in January.

(c) Gender reassignment

No Impact identified specific to this protected characteristic group.

(d) Marriage and civil partnership

No Impact identified specific to this protected characteristic group.

(e) Pregnancy and maternity

No Impact identified specific to this protected characteristic group.

(f) Race – Note that the protected characteristic ‘race’ refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

No Impact identified specific to this protected characteristic group.

(g) Religion or belief

No Impact identified specific to this protected characteristic group.

(h) Sex

No Impact identified specific to this protected characteristic group.

(i) Sexual orientation

No Impact identified specific to this protected characteristic group.

(j) Other factors that may lead to inequality – in particular, please consider the impact of any changes on low income groups or those experiencing the impacts of poverty

It is hoped the proposals will benefit low income groups as use of the Taxicard scheme is means-tested.

See (b) for qualifying criteria.

11. Action plan – New equality impacts will be identified in different stages throughout the planning and implementation stages of changes to your strategy, policy, plan, project, contract or major change to your service. How will you monitor these going forward? Also, how will you ensure that any potential negative impacts of the changes will be mitigated? (Please include dates where possible for when you will update this EqIA accordingly.)

We spoke with Disability Groups prior to the changes implemented in April 2021 and explained our plans that went to Committee in June. The groups were also updated following the decisions made at the June Committee. We will update them again following the decisions made at Committee in January so they are aware and can inform their members accordingly.

We have carried out consultation with existing members to see how the scheme implemented from 1 April to 30 September has supported them more (or otherwise), on the 1 October changes and proposals from April 2022. This consultation took place with members in November, once additional changes approved at Committee in June had been implemented on 1 October.

12. Do you have any additional comments?

The review was carried out in an attempt to increase the usage of the scheme, to encourage existing members to use it more, to obtain new membership and to adapt the scheme to make it more appealing to new members. Another part of the review was to look at the back office administration of the scheme in conjunction with taxi drivers and operators, and look at the Cambridge Dial-a-Ride scheme and how we could work with them when considering our proposals for the Taxicard.

13. Sign off

Name and job title of lead officer for this equality impact assessment: Sharon Line,
Corporate Business & Executive Support Manager

Names and job titles of other assessment team members and people consulted: Deborah
Simpson, Head of HR

Date of EqIA sign off: December 2021

Date of next review of the equalities impact assessment: June 2023

Date to be published on Cambridge City Council website: [Click here to enter text.](#)

**All EqIAs need to be sent to Helen Crowther, Equality and Anti-Poverty Officer. Ctrl +
click on the button below to send this (you will need to attach the form to the email):**

Send form

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CAMBRIDGE CITY COUNCIL AND SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL - AUTHORITY MONITORING REPORT FOR GREATER CAMBRIDGE 2020-2021

To:

Councillor Katie Thornburrow, Executive Councillor, Planning Policy and Transport
Planning & Transport Scrutiny Committee, 11/01/2022

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development,
Greater Cambridge Shared Planning Service
Tel: 07711 918993, Email: Stephen.Kelly@greatercambridgeplanning.org

Wards affected:

All

Not a Key Decision

1. Executive Summary

- 1.1. All Local Authorities are obliged to publish an Authority Monitoring Report (AMR) each year (note: these were previously referred to as Annual Monitoring Reports). They describe progress against the Local Development Scheme and monitor the impact of planning policies included in development plan documents. Cambridge City Council and South Cambridgeshire District Council produce a joint AMR to monitor their development plans and policies collectively.
- 1.2. The AMR 2020-2021 demonstrates that the authorities are making good progress in implementing their Local Development Scheme to update plans, and that planning policies continue to have a positive impact on the sustainable

development of Greater Cambridge and the quality of life of its residents. The AMR includes a wide-ranging commentary supported by a detailed set of data tables.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1. Agree the Cambridge City Council and South Cambridgeshire District Council - Authority Monitoring Report for Greater Cambridge 2020-2021 (included as Appendix A) for publication on the Councils' websites.
- 2.2. Delegate any further minor editing changes to the Cambridge City Council and South Cambridgeshire District Council - Authority Monitoring Report for Greater Cambridge 2020-2021 to the Joint Director of Planning and Economic Development, in consultation with the Executive Councillor for Planning Policy and Transport, and the Chair and Spokes for the Planning Policy and Transport Scrutiny Committee, including the final designed version of Appendix 3.

3. Background

- 3.1. Local planning authorities are required to publish information monitoring progress of the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis in an Authority Monitoring Report (AMR). The AMR is also required to give details of what action the Council has taken relating to the duty to co-operate, details of any neighbourhood development orders or neighbourhood development plans made, and once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.
- 3.2. The AMR for Greater Cambridge 2020-2021 covers the period from 1 April 2020 to 31 March 2021. The AMR includes indicators to measure the performance of the Councils' adopted planning policies as set out in the Cambridge Local Plan 2018, the South Cambridgeshire Local Plan 2018, and the four adopted Area Action Plans for Northstowe, Cambridge East, Cambridge Southern Fringe, and North West Cambridge. It also includes indicators to measure change in the area against the objectives set out in the Sustainability Appraisals that accompany each of the adopted plans and to look at the wider effects of its planning policies on the district. The AMR also includes details on the action the Councils have taken relating to the Duty to Co-operate and of any neighbourhood plans made.
- 3.3. Authority Monitoring Reports were formerly known as Annual Monitoring Reports. They were renamed by government.
- 3.4. The AMR for Greater Cambridge 2020-2021 accompanying this report has three chapters. Chapter 1 provides some background and context. Chapter 2 includes

sections on the progress against the Local Development Scheme, what actions the Councils have taken relating to the duty to co-operate and the current status of Neighbourhood Plans. Chapter 3 sets out a topic by topic analysis of the Greater Cambridge area including the impact of various policies.

3.5. Key findings from the AMR for Greater Cambridge 2020-2021 include:

- The Greater Cambridge Local Plan has made good progress against the Local Development Scheme timetable. During the monitoring year the Councils published their initial evidence base findings and development strategy options assessments. They also undertook a series of workshops with parish councils, residents' associations, statutory bodies and other relevant stakeholders to explore the evidence and options assessments, and to hear what strategy and policies they thought the Councils should be developing. Progress has continued beyond the monitoring year. The First Proposals were published on 1 November 2021 starting a six week public consultation process ending on 13 December 2021. The North East Cambridge Area Action Plan has also progressed to the committee stages at the proposed submission stage in November 2021.
- We have continued to meet our duty to co-operate requirements across governance (for example the Joint Local Plan Advisory Group), consultation (for example strategic cross-boundary matters) and evidence gathering (for example transport and environmental data) issues.
- Although no new Neighbourhood Plans were formally made in 2020-2021, particularly due to delays resulting from the Covid19 pandemic, a number did make significant progress such that three were formally made post March 2021: Cottenham; Histon & Impington; and Foxton.
- The combined annual completions in 2020-2021 for Greater Cambridge (1,752 dwellings) is slightly higher than the average annual delivery rate required of 1,675 dwellings a year. This means that delivery has exceeded the required rate in four of the last five years. Completions were apportioned 1,335 in South Cambridgeshire and 417 in Cambridge.
- There were 362 affordable dwellings completed in Greater Cambridge. This is a lower percentage than last year at 21%. Permissions granted this year secured 33% as a percentage of eligible schemes.
- In the 2020-2021 monitoring year, business completions (net) were 23,739 sqm/0.15 hectares in Cambridge and 16,796 sqm/7.58 hectares in South Cambridgeshire.
- Retail space continues to fall in Cambridge due to multiple schemes converting retail space to residential or leisure uses. Growth was minimal in South Cambridgeshire although there remain commitments of 51,723 sqm (net) including permissions and allocations within the new settlements. There was no

significant change in the hotel stock in Cambridge in 2020-2021. However, there remain substantial commitments including new permissions in the current monitoring year.

- In 2020-2021 no applications were permitted without suitable mitigation where the environment agency objected on flood or water quality grounds across Greater Cambridge.
 - In terms of air quality, the objectives for nitrogen dioxide and the particulate PM10 were met at all the monitoring locations in 2020-2021.
 - There was one development granted permission within the Green Belt that was considered to be inappropriate, relating to redevelopment of the Former Wastewater Treatment Facility at Hauxton. However, because of the benefits of the scheme in terms of the remediation of the pollution on site and landscaping and ecological enhancements provided by the redevelopment, it was concluded that very special circumstances exist to grant permission in this case.
 - There were also low levels of permissions within or adjacent to Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. All were assessed as acceptable or insignificant in terms of their impact.
 - There have been no significant changes to the number of listed building or entries on the Historic England Buildings at Risk register in either Cambridge or South Cambridgeshire.
 - Quality of life indicators continue to be generally favourable for the Greater Cambridge area. For example, life expectancy rates and the percentage of adults who are physically active are above the national average in both Cambridge and South Cambridgeshire. Crime rates fell in both districts in 2020-2021.
 - All the above impacts, trends and changes need to be considered in the context of Coronavirus. Social distancing requirements have changed at various times throughout the monitoring year but it is clear that considerable development activity has continued.
- 3.6. The report is supplemented by three appendices. Appendix 1 lists all of the indicators across the plans and provides data where it is available. A traffic light system is used for target based indicators to quickly illustrate whether the target is being met. Appendix 2 provides the detailed data behind the indicators.
- 3.7. In addition, it has now been decided to incorporate information regarding infrastructure delivery into the AMR. Infrastructure Funding Statements were previously published separately as technical statements, but in order to provide a more comprehensive overview of infrastructure delivery supporting new developments a new section has been created within the AMR providing an

overview of the infrastructure funding process, funding that has been secured and infrastructure that has been delivered. Appendix 3 of the AMR therefore provides an Infrastructure Funding Statement for Cambridge and South Cambridgeshire, supplementing the technical statements that we are required to publish for each district. This is consistent with Planning Advisory Service guidance which sets out that these statements provide an opportunity to demonstrate how we are developing and delivering an infrastructure strategy. The version of Appendix 3 included for your consideration within Appendix A of this report provides the words for this document. Officers are working on gathering photographs or images to support each of the case studies included, and the final document will be designed and presented as a short leaflet / brochure.

4. Implications

a) Financial Implications

4.1. There are no direct financial implications.

b) Staffing Implications

4.2. There are no direct staffing implications.

c) Equality and Poverty Implications

4.3. There are no direct equality and poverty implications. However, the AMR does provide some data on the impacts on equality and poverty of our adopted planning policies.

d) Net Zero Carbon, Climate Change and Environmental Implications

4.4. There are no direct environmental implications. However, the AMR does provide some data on the impacts on the environment of our adopted planning policies.

e) Procurement Implications

4.5. There are no direct procurement implications.

f) Community Safety Implications

4.6. There are no direct community safety implications.

5. Consultation and communication considerations

5.1. Council officers and external organisations have provided information and data for the indicators included in the AMR. The final report will be published on the Greater Cambridge Shared Planning Service website.

6. Background papers

Background papers used in the preparation of this report:

- 6.1. The adopted Cambridge Local Plan 2018, the adopted South Cambridgeshire Local Plan 2018, and the four adopted Area Action Plans for Northstowe, Cambridge East, Cambridge Southern Fringe, and North West Cambridge, and their accompanying Sustainability Appraisals are published on the Councils websites:

www.cambridge.gov.uk/development-plan-for-cambridge

www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/

7. Appendices

Appendix A: Cambridge City Council and South Cambridgeshire District Council - Greater Cambridge Authority Monitoring Report (AMR) 2020-2021 (including Appendices)

8. Inspection of papers

Mark Deas, Senior Policy Planner, telephone: 07857 665001, email:

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Cambridge City Council and South Cambridgeshire District Council

Authority Monitoring Report for Greater Cambridge

Covering the period 1 April 2020 – 31
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1. Introduction and Context

A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 villages and hamlets. The Office for National Statistics estimate that the Greater Cambridge area had a population of 286,000 in 2020. This was divided between 125,100 people in Cambridge and 160,900 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. The area is bordered by a number of market towns, like Huntingdon, Royston and Haverhill, which fall outside the area, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. Greater Cambridge has a reputation for design excellence and has focused on new development that is innovative and promotes the use of sustainable modes of transport. It is also a centre of excellence and world leader in the fields of higher education and research. It has fostered a dynamic and successful knowledge-based economy, while aiming to retain the high quality of life in the city and surrounding villages that underpins that economic success. Cambridge is also an important centre for a wide range of services

B. The Authority Monitoring Report (AMR)

- 1.3 Local Authorities have a statutory duty to publish an Authority Monitoring Report (AMR). It also provides an opportunity to monitor recent trends in land use and other issues (such as transport, socio-economic changes and biodiversity) and to consider the effectiveness and appropriateness of current planning policies and targets.
- 1.4 The Planning and Compulsory Purchase Act 2004 and subsequent regulations introduced the requirement for local planning authorities to produce an AMR. The AMR sets out the Councils' progress in producing new planning policy documents against the timetable included in the approved Local Development Scheme and in implementing planning policies included in their Local Development Framework (or Local Plans).

- 1.5 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out revised requirements for monitoring. Local planning authorities are still required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis, although the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.6 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.
- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 have also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.
- 1.8 Local Authorities are also required by the CIL Regulations to publish an Infrastructure Funding Statement (IFS) to provide information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development, and the subsequent use of those contributions. For convenience a Greater Cambridge IFS has been incorporated into the AMR (as Appendix 3) to provide further information on delivery of infrastructure associated with new development in Greater Cambridge.
- 1.9 This AMR covers the period from 1 April 2020 to 31 March 2021. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
- Cambridge Local Plan (2018) - adopted 18 October 2018;
 - South Cambridgeshire Local Plan (2018) – adopted on 27 September 2018;
 - Cambridge East Area Action Plan (AAP) – adopted in February 2008;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Northstowe AAP – adopted in July 2007.

C. Monitoring in Greater Cambridge

- 1.10 Monitoring in Cambridgeshire is currently carried out through a partnership between the Business Intelligence (Research) Team at Cambridgeshire County Council and the planning departments at the five district councils. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South Cambridgeshire District Council. The Business Intelligence (Research) Team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. A survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.
- 1.11 The Business Intelligence (Research) Team provides the district councils with the necessary results for their AMR indicators and a site-by-site list of planning permissions and their status. The Business Intelligence (Research) Team also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Business Intelligence (Research) Team to remove any inaccuracies.
- 1.12 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council (SCDC), and other external organisations such as Natural England and the Environment Agency. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from NOMIS (the National On-line Manpower Information System).

D. Structure of the document

- 1.13 Chapter 2 of the document provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, and updates on neighbourhood planning, the Community Infrastructure Levy and on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as Housing and Employment, and provides textual updates and the headline findings in relation to the monitored indicators. Appendix 1 lists all of the indicators by document. A RAG (Red, Amber, Green) column is included in the table for each indicator and where the indicator includes a target a colour is assigned to indicate whether the target is on track. Appendix 2 contains tables and charts with data which relate to the indicators listed in

Appendix 1 and the commentary in the main report. Appendix 3 provides a combined Infrastructure Funding Statement for Cambridge and South Cambridgeshire.

2. Commentary

A. Progress against the Local Development Scheme

- 2.1 The Councils adopted their current Local Plans in autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' current adopted 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 City and South Cambridgeshire District Councils for their combined districts (Greater Cambridge). A new Local Development Scheme (LDS) was adopted in October 2018 setting out a timetable for the preparation of a Greater Cambridge Local Plan.
- 2.3 The latest [LDS](#) was approved in July 2020. This July 2020 LDS includes an additional Preferred Options stage in autumn 2021 to enable public consultation on the emerging preferred approach to key strategic issues, and for those views to be considered before detailed policies are drafted. The future timetable for the Local Plan will be influenced by the decision on whether to progress ahead of or in parallel with the North East Cambridge Area Action Plan (NECAAP). Therefore, it is envisaged that the Local Plan will be submitted to the Secretary of State for independent Examination in either Autumn 2023 or Spring 2024.
- 2.4 In September 2020 the Councils published the [responses to the consultation and calls for sites](#). In November 2020 the Councils published [initial evidence base findings and development strategy options assessments](#). In the same month, a series of workshops were held with parish councils, residents' associations, statutory bodies and other relevant stakeholders to explore the evidence and options assessments, and to hear what strategy and policies they thought the Councils should be developing. In January 2021 Parish Councils and Residents Associations were invited to contribute their local knowledge about the sites put forward for development, and this has been fed into the assessment of their suitability. In August 2021 the [First Proposals](#) for the Plan for consideration by councillors at both Councils were published. Following a period of scrutiny and subsequent amendments the [First Proposals](#) were published on 1 November 2021 starting a six week public consultation process ending on 13 December 2021.

- 2.5 The October 2018 LDS also set out the Councils' intention and timetable for preparing a North East Cambridge Area Action Plan (NECAAP). The AAP is being prepared jointly between both councils. North East Cambridge includes 182 hectares of brownfield land, just a 15-minute cycle ride from the city centre. The plan aims to deliver an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods.
- 2.6 An initial issues and options consultation was undertaken between December 2014 and February 2015. A further issues and options consultation was undertaken in Spring 2019, as anticipated in the October 2018 LDS. The latest [LDS](#) was approved in July 2020 and this July 2020 LDS set out an updated timetable for consultation on the draft NECAAP. Public consultation on the draft NECAAP ran from 27 July to 5 October 2020. The comments received have been considered, and along with additional evidence base studies, have informed the Proposed Submission version of the NECAAP. In November 2021 the [Proposed Submission NECAAP](#) for consideration by councillors through a series of meetings at both Councils between November 2021 and January 2022 was published. The comments received on the draft NECAAP have been [published](#) and the Council's responses to them are set out in the [Statement of Consultation](#).
- 2.7 Significant government Housing Infrastructure Funding has been secured to facilitate the relocation of the Milton Waste Water Treatment Plant which will enable the development of a major brownfield site and comprehensive planning of the North East Cambridge area. Anglian Water proposes that a Development Consent Order (DCO) process will be undertaken to enable the relocation. This is expected to be submitted in Summer 2022. The July 2020 LDS anticipates that the NECAAP will be submitted to Secretary of State for independent Examination in Spring 2024.

B. Action taken on Duty to Co-operate

- 2.8 For the joint Greater Cambridge Local Plan and the North East Cambridge Area Action Plan which have been in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all relevant aspects of the plans, including governance, consultation, and evidence gathering.
- 2.9 In terms of governance supporting constructive and ongoing engagement supporting both plans, a non-statutory Joint Local Planning Advisory Group

meets to discuss each plan at key plan-making stages to provide efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to cooperate).

- 2.10 Supporting member engagement for the Local Plan, a joint high-level officer group comprising representatives of both councils, Greater Cambridge Partnership, Cambridgeshire County Council, and the Cambridgeshire and Peterborough Combined Authority meets on a regular basis to help steer the development of the Local Plan; in addition, a Greater Cambridge Local Plan transport sub group - comprising the councils, County Council, Combined Authority, National Highways and Network Rail - also meets to facilitate preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan. This group has also addressed transport matters relating to North East Cambridge Area Action Plan. Supporting member engagement for the North East Cambridge Area Action Plan, a Public Partners Stakeholder Group – comprising the councils, County Council and Combined Authority - has met regularly throughout preparation of the plan to discuss relevant planning issues, including cross-boundary matters.
- 2.11 In terms of consultation and engagement for the Local Plan, following the Greater Cambridge Local Plan: The First Conversation (Issues & Options 2020) held between January and February 2020, which identified [an initial list of potential strategic cross-boundary matters](#), scoping was then undertaken to confirm strategic cross-boundary matters, including analysing responses to the First Conversation, and mapping out the process for engagement to address the duty to cooperate right through to submission of the Plan. Cambridge and South Cambridgeshire members approved a [Duty to Cooperate & Statement of Common Ground Proposed Approach – For Consultation](#) document, which set out Greater Cambridge’s proposed approach to engagement and provided an initial view on strategic cross-boundary matters relevant to Greater Cambridge. Using the Proposed Approach document, officers have engaged with a wide range of relevant bodies to explore substantive issues via Duty to Cooperate roundtable meetings, and via bilateral meetings, which also addressed duty to cooperate matters relevant to North East Cambridge Area Action Plan. To support the [Greater Cambridge Local Plan First Proposals consultation](#) in autumn 2021 the Councils published a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#), and offered the opportunity for further meetings with relevant bodies. Ahead of [publishing the Proposed Submission North East Cambridge Area Action Plan](#), the Councils worked with relevant bodies to resolve strategic cross-boundary matters, as documented in a [draft](#)

[Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).

- 2.12 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples for the Local Plan include working with the County Council and Combined Authority on the development of the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies on the development of environmental evidence. An example for the North East Cambridge Area Action Plan was engaging with Historic England on the scope and outputs of the North East Cambridge Heritage Impact Assessment.

C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

- 2.13 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
- 2.14 Before a Neighbourhood Plan can be prepared a neighbourhood area must be designated. At November 2021 there are nineteen designated neighbourhood areas in South Cambridgeshire. No new areas were designated in the monitoring year:
- Babraham;
 - Bassingbourn-cum-Kneesworth;
 - Cottenham;
 - Foxton;
 - Fulbourn;
 - Gamlingay;
 - Great Abington Former Land Settlement Association (LSA) Estate – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington;
 - Histon & Impington – this covers the area of the parish to the north of the A14;
 - Horseheath;
 - Linton and Hildersham – these two parishes have joined together to form a single neighbourhood area;
 - Melbourn;
 - Pampisford;
 - Sawston;

- Stapleford and Great Shelford – these two parishes have joined together to form a single neighbourhood area;
- Swavesey;
- Thriplow;
- Waterbeach – South Cambridgeshire District Council and Waterbeach Parish Council have agreed a framework as to how they will work together;
- West Wickham; and
- Whittlesford.

2.15 There is one designated neighbourhood area in Cambridge. The South Newnham Neighbourhood Area and the Neighbourhood Forum was designated on 22 March 2017.

2.16 Four Neighbourhood Plans have been 'made' (adopted) in South Cambridgeshire, following successful referendums, and these are:

- Great Abington Former LSA Estate Neighbourhood Plan - 21 February 2019
- Cottenham Neighbourhood Plan - 20 May 2021
- Histon & Impington Neighbourhood Plan - 20 May 2021
- Foxton Neighbourhood Plan - 5 August 2021

2.17 Four further Neighbourhood Plans have reached formal stages in the preparation of a Neighbourhood Plan:

- Waterbeach: Waterbeach parish was designated a neighbourhood area on 10 August 2015. Waterbeach Parish Council carried out consultation on their pre-submission Neighbourhood Plan in January and February 2019. The parish council submitted its neighbourhood plan to South Cambridgeshire District Council in February 2021 and SCDC carried out a public consultation between February and April 2021 which was followed by a formal examination. The examiner's report was published in August 2021 and the parish council and SCDC have been working together to prepare a Referendum version of the neighbourhood plan. Once this is done a referendum date will be set.
- Gamlingay: Gamlingay parish was designated a neighbourhood area on 3 February 2015. Gamlingay Parish Council carried out consultation on

their pre-submission Neighbourhood Plan in September and October 2020. The parish council submitted their plan to SCDC on 26 August 2021 and SCDC has carried out a public consultation between September and November 2021. An examination is now taking place on this plan.

- Fulbourn: Fulbourn parish was designated a neighbourhood area on 13 August 2018. A pre-submission consultation was carried out in January and February 2021. The Fulbourn Neighbourhood Plan was submitted to SCDC in October 2021 and SCDC is carrying out a public consultation which will end in January 2022.
- West Wickham: West Wickham parish was designated as a neighbourhood area on 17 November 2015. The parish council carried out the pre-submission consultation on their plan in May – June 2021. They are currently preparing to submit their neighbourhood plan to SCDC.

2.18 Initial discussions have taken place with a number of other Parish Councils about neighbourhood planning and whether a Neighbourhood Plan would be the right tool for them to achieve the aspirations they have for the future in their villages. There is growing interest from parish councils to prepare neighbourhood plans.

2.19 Further information can be found in relation to Neighbourhood Planning on the [Greater Cambridge Planning website](#).

D. Information relating to the Collection and Spending of Community Infrastructure Levy Monies

2.20 The Community Infrastructure Levy (CIL) is a charge 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.

2.21 The position will be kept under review. The Councils will update the Local Development Scheme if they intend to commence preparation of a CIL scheme.

- 2.22 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments. The statements for Cambridge and South Cambridgeshire have been combined together with additional information to create the Infrastructure Funding Statement included as Appendix 3.

E. Greater Cambridge Statement of Community Involvement

- 2.23 The Statement of Community Involvement sets out how and when the councils will involve the community and key stakeholders in preparing, altering and reviewing our plans and guidance to guide future development in Greater Cambridge. It also explains how the councils will involve the community in planning applications. Both councils have jointly prepared a [Statement of Community Involvement](#). This was adopted by SCDC in July 2019 and by Cambridge City Council in June 2019.
- 2.24 In June 2020 both councils jointly issued an [Addendum to the Statement of Community Involvement](#). An [Updated Addendum](#) was published in December 2020. This sets out which elements are impacted by current restrictions related to the coronavirus pandemic, and how the Councils will continue to enable full involvement of people in planning matters. It includes guidance on Neighbourhood Plans. Appendix 1 provides a summary of the changes that have been made to the original statement. The need for these temporary measures is being kept under review.

3. Topics

A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan (2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the objectively assessed need. The Cambridge Local Plan (2018) requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Therefore, together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report published in April 2021. This shows that 37,226 dwellings are expected to be delivered between 2011 and 2031 (14,129 in Cambridge and 23,097 in South Cambridgeshire), which is 11% (3,726 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions.
- 3.3 Both Local Plans set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly.
- 3.4 The [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report (published in April 2021) shows that the Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.
- 3.5 The most up to date housing trajectory and five year land supply calculations are published on the [Greater Cambridge Shared Planning website](#).

- 3.6 **Housing completions:** Between 2011 and 2021 (the first ten years of the plan period for both adopted Local Plans), 16,114 net additional dwellings were completed (7,806 dwellings in Cambridge and 8,308 dwellings in South Cambridgeshire). In the 2020-2021 monitoring year, 1,752 net additional dwellings were completed in Greater Cambridge, with 1,335 net additional dwellings in South Cambridgeshire and 417 net additional dwellings in Cambridge. This includes 258 dwellings at Northstowe, 30 dwellings at Eddington, 89 dwellings on Darwin Green, 67 dwellings at Marleigh (part of Cambridge East), 99 dwellings at Clay Farm, 128 dwellings at Trumpington Meadows, 68 dwellings on sites allocated in the Cambridge Local Plan within the city of Cambridge, and 195 dwellings on sites allocated in the South Cambridgeshire Local Plan within the villages.
- 3.7 The combined annual completions in 2020-2021 for Greater Cambridge (1,752 dwellings) is slightly higher than the average annual delivery rate required of 1,675 dwellings a year. This means that delivery has exceeded the required rate in four of the last five years.
- 3.8 South Cambridgeshire achieved a significantly higher level of completions than the previous year (1,107 dwellings were completed in 2019-2020). In Cambridge there has been a decrease in the number of dwellings completed in comparison to the previous monitoring year (460 dwellings were completed in 2019-2020). The completion rate in Cambridge has now fallen for four successive years which reflects the spatial strategy. The higher level of completions previously achieved in Cambridge was a result of high numbers of completions on the edge of Cambridge sites completing within the city boundary. The increase in housing completions in South Cambridgeshire and decrease in Cambridge therefore reflects the build out pattern of the edge of Cambridge sites and the move towards higher delivery from new settlements.
- 3.9 Actual net completions in 2020-2021 (1,752 dwellings) were well above the anticipated net completions included in the April 2021 housing trajectory (1,095 dwellings), with delivery above the housing trajectory estimations in both local authorities. For some sites, the schemes were completed rather than only being anticipated to be partially completed. Although increasing delivery in 2020-2021, there is potential that there will be a reduction in actual completions in 2021-2022 (compared to the April 2021 housing trajectory) to compensate for this, but this will be reviewed when the trajectory is updated.
- 3.10 The **Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period which is required by the National Planning Policy Framework (NPPF). HDT results are published by

the Department for Levelling Up, Housing and Communities (DLUHC) each year.

- 3.11 The most recent results for 2017-2018 to 2019-2020 were published in January 2021 and are 176% for Cambridge and 114% for South Cambridgeshire. There are no consequences from the HDT results published in January 2021 for Cambridge or South Cambridgeshire.
- 3.12 A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#). The results for the period 2018-2019 to 2020-2021 have yet to be published but will be added to the website when available.
- 3.13 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL has now fallen for five successive years. The proportion for 2020-2021 (14%) was the lowest over the first ten years of the plan (albeit only marginally lower than 2012-2013). The fall appears to be due to the nature of sites currently being developed. The largest levels of completions in the last year were within edge of Cambridge locations, 'five year supply' sites and new settlements. These all tend to be predominantly on green field sites.
- 3.14 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan (2018) sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. A review of all applications for subdivision of garden plots over the 2020-2021 monitoring year was carried out. There were a total of 12 permissions granted on garden land. Two of the applications granted were on sites with extant consents that pre-date the 2018 Local Plan; these did not reference Policy 52 so have been discounted from the assessment of the use of the policy given the extant consents on site. One of the permissions had an extant permission from 2019. The application granted in the 2020-2021 monitoring year did not reference Policy 52 but the 2019 permission did reference Policy 52 meaning that the proposal was assessed against the criteria of the policy. Of the remaining 9 permissions for subdivision of existing residential plots, 100% were considered to be appropriate when assessed against Policy 52.
- 3.15 **Housing density:** Over the plan monitoring period (2011-2021), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year, the average net density was 37.3 dwellings per hectare (DPH) on sites greater than nine dwellings. This was slightly above the average of 34.3 DPH over the plan period. This was partly the result of a

relatively high density being achieved on completed schemes in the Rural Centres of Histon and Cambourne.

- 3.16 Density in the city has also fluctuated over the plan monitoring period. The average density achieved in 2020-2021 of 69.8 DPH was slightly below the 2011/12 - 2020/21 average of 73.5 DPH. The largest site completed was part of the NIAB site (16/0208/REM) which resulted in 173 dwellings being built at a density of 56.0 DPH.
- 3.17 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major and growing issue. In Cambridge, the median house price has risen from 8.7 times the median income in 2011 to 12.35 times the median income in 2020. In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 9.7 times the median income in 2020. These ratios have steadied in recent years, and even fallen slightly in the case of Cambridge. However, house price to income ratios remain very high by historical standards in both local authorities.
- 3.18 The affordable housing policies in South Cambridgeshire Local Plan (2018) require the provision of 40% affordable housing on all developments of 11 dwellings or more, or on developments of 10 or less if the total floorspace exceeds 1,000 sqm (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as exception sites. Policy H/11 allows consideration to be given to exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.19 Similarly, Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 sqm. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) -14 units and 40% affordable housing required on sites of 15 or more units.
- 3.20 In total, South Cambridgeshire delivered 311 affordable dwellings in 2020-2021. At 23% of all completions this was below the plan period average for the district (26%). The scheme which accounted for the largest number of affordable homes in South Cambridgeshire was a site known as Land South of Fen Drayton Road, Swavesey (S/2315/RM). This delivered its full quota of

40 affordable dwellings from a total of 99 dwellings and the scheme is now complete. Cambridge delivered only 51 affordable dwellings in 2020-2021. This was 12% of all completions, also below the plan period average of 35% for the district. The scheme which accounted for the largest number of affordable homes in Cambridge was Parcel 8 of the Clay Farm development (15/0844/REM). This will ultimately deliver 40% affordable housing on a 251 dwelling scheme.

- 3.21 A total of 4,522 dwellings were permitted in South Cambridgeshire during the 2020-2021 monitoring year. This included 4,231 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 29% are to be affordable dwellings. This is below the policy requirement of 40% and is largely due to viability factors lowering the affordable proportions secured on some strategic sites. Residential permissions in Cambourne West (20/01536/REM, 20/01640/REM and S/4537/19/RM) have secured 30% affordable housing, which is consistent with the 30% affordable housing agreed for the whole development through the outline planning permission and s106 agreement. Also, the final residential permissions in Northstowe Phase 1 (S/0065/20/RM and S/2907/19/RM) have secured 25% affordable housing, which together with the affordable housing secured on the other residential permissions within Phase 1 have resulted in 20% affordable housing being secured for this phase as agreed through the outline planning permission and s106 agreement for this phase. The only site that was permitted without any affordable housing on viability grounds was 'Parcel COM4' at Orchard Park (S/4191/19/FL). This included 80 apartments and a clawback clause has been included in the permission.
- 3.22 A total of 1,425 dwellings were permitted in Cambridge during the same period. This included 934 dwellings within schemes eligible to provide 40% affordable dwellings (ie. schemes of 15 or more dwellings). Of these, 47% are to be affordable dwellings. This is comfortably above the policy. The high proportion of affordable housing permitted was influenced by three all affordable housing schemes at 67 - 97A Campkin Road (19/1616/FUL), The Meadows Community Centre (19/1756/FUL) and the Buchan Street Neighbourhood Centre (19/1757/FUL). All three applications were submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. There was only one scheme of 11-14 dwellings where a lower level of 25% affordable housing is required. This scheme, 212-214 Newmarket Road (18/1679/FUL) met the policy requirement will include 3 affordable dwellings out of a total of 13.

- 3.23 **Housing development by settlement category:** Over the plan period so far (2011 to 2021), the majority of completions across the whole plan area have been in the Cambridge Urban Area and Edge of Cambridge (3,817 and 4,942 respectively). In the rural area of South Cambridgeshire, Rural Centres account for the largest share of housing completions (1,756) followed by 'five year supply' sites (1,332), Minor Rural Centres (1,078) and New Settlements (935).
- 3.24 **Student Accommodation:** Policy 46 of the Cambridge Local Plan (2018) relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered in with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The policy indicator requires a review of whether applications are built to meet the specific needs of a named institution or institutions.
- 3.25 Three schemes were permitted in 2020-21 and all met the policy criteria as they were associated with Cambridge University colleges. In total, they should deliver a net increase of 133 student bedrooms. The largest proposal is a redevelopment scheme at Lucy Cavendish College (20/03342/FUL) which will deliver a net increase of 61 student bedrooms alongside a college cafe and social learning space, ancillary facilities and external works.
- 3.26 In the 2020-2021 monitoring year there was a net gain of 100 completed student rooms in Cambridge through five developments. All were related to University of Cambridge Colleges. The largest net gain was a Clare College scheme (17/0970/FUL) at St Regis and 108 Chesterton Road which resulted in the completion of 53 new student rooms. A scheme at Lucy Cavendish College (20/03342/FUL) resulted in a loss of 11 rooms. However, when completed the new buildings will deliver 72 additional student rooms. A Trinity College scheme at the Cambridge Union Society (17/1541/FUL) delivered a net gain of 32 student rooms and a Downing College scheme at 90-92 Regent Street (18/0154/FUL) delivered a net gain of 24 student rooms. Finally, Corpus Christi delivered two student rooms through the change of use of an office (18/1561/FUL).
- 3.27 There has been a net increase of 4,576 student rooms over the first ten years of the plan period (2011-2021). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council. This is the demand for a 10 year period up to 2026. Since the 2016/2017 monitoring year an additional 1,998 (net) student rooms have been provided.

- 3.28 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.29 The Greater Cambridge City Deal Board agreed in September 2016 how the 1,000 additional dwellings on rural exception sites will be monitored, and their relationship to the housing requirement set out in the Local Plans. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge, and it was agreed that only once delivery exceeds the level needed to meet the Local Plans requirements can any eligible homes be counted towards the 1,000 additional new homes on rural exception sites. Eligible homes are defined as “all affordable homes (as defined by the NPPF) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary”.
- 3.30 The latest Greater Cambridge housing trajectory (published in April 2021) anticipates that delivery will exceed the housing requirement in the Local Plans in 2022-2023, and therefore until that point affordable homes completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings. On the basis of their anticipated delivery, as set out in the Greater Cambridge housing trajectory (April 2021), known eligible sites with planning permission or a resolution to grant planning permission at November 2021 are anticipated to deliver approximately 742 eligible affordable homes between 2022 and 2031.
- 3.31 There are still a further nine years until 2031 during which affordable homes on other eligible sites will continue to come forward and that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly](#).
- 3.32 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King’s Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment](#) (GTANA) was completed in October 2016 and was used to inform the pitch and plot requirements included in the adopted Local Plans.

The GTANA (2016) concluded for South Cambridgeshire that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2020-2021 monitoring year, four plots were delivered in 2016-2017. One gypsy & traveller pitch was completed in 2020-2021 bringing the total to ten since 2016. A new GTANA is being developed as part of the evidence base for the new Greater Cambridge Local Plan but has been delayed due to the coronavirus pandemic.

- 3.33 **Accessible Homes:** An accessible home supports the changing needs of residents from raising children through to mobility issues faced in old age or through disability. Both Local Plans make provision for accessible dwellings. Policy 51 of the Cambridge Local Plan (2018) requires that a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so and b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations. There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan, however a review of part b) of the policy has been undertaken. This found that there were three developments including 20 or more self-contained affordable homes granted full permission in 2020-2021. All had a requirement for 5% of homes to be built to M4(3) standard. A further outline application was permitted for Cambridge East – Land north of Cherry Hinton (18/0481/OUT). This will require Policy 51 to be addressed in the subsequent reserved matters applications.
- 3.34 Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations. All developments of 20 or more houses are therefore required to provide an element of accessible dwellings. An evaluation of all of the developments of 20 or more dwellings approved in the 2020-2021 monitoring year was undertaken. Eleven applications were reviewed. Seven met or exceeded the required standard and the remaining schemes either had a previous outline or extant planning permission in place. Overall, the impact of the policy will continue to grow as fewer reserved matters applications are approved where there is an outline permission granted before Policy H/9 came into effect. Some schemes will be delivering or exceeding the policy requirements even where the outline permission was granted before the Local Plan was adopted. For example, the scheme at Land to the rear of 130 Middle Watch, Swavesey (S/1896/19/RM) will deliver 70 dwellings including all 28 affordable and 4 market bungalows

achieving M4(2) standard (46% of all dwellings). There have also been some significant outline permissions granted in 2020-2021 where the policy will be a requirement for all subsequent reserved matters applications. These are Land North of Cherry Hinton (S/1231/18/OL) which has permission for up to 1,200 dwellings and the Wellcome Trust Genome Campus which has permission for up to 1,500 dwellings (S/4329/18/OL).

B. Employment Monitoring

- 3.35 Cambridge is an acknowledged world leader in higher education, research and knowledge-based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area and the clustering of hi tech, biotech and research and development industries around Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011 and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Over the plan period (2011-2019) there have been 44,000 jobs created across Greater Cambridge: 19,000 in South Cambridgeshire and 25,000 in Cambridge. (This data is taken from the ONS Jobs Density data series via NOMIS. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces.) It should be noted that this data set has a significant time lag and the most recent data does not cover the Coronavirus pandemic period.
- 3.36 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan (2018)).
- 3.37 The Cambridge Local Plan supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 sqm of additional B use floorspace. Policy 40 of the Cambridge Local Plan (2018) supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site, and on suitable windfall sites around the city. The loss of B use floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41 which only permits loss of this floorspace where it facilitates modernisation or

redevelopment to allow continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.

- 3.38 In the 2020-2021 monitoring year, business completions (net) were 23,739 sqm/0.15 hectares in Cambridge and 16,796 sqm/7.58 hectares in South Cambridgeshire. The largest completion was a 17,246 sqm office block at 32-38 Station Road, Cambridge (15/0906/FUL). For 2011-2021, business completions (net) were 166,426sqm/-7.78 hectares in Cambridge and 232,480 sqm/95.52 hectares for South Cambridgeshire. In Cambridge 1.06 hectares of employment land was lost in 2020-2021 to other uses on unallocated sites. In South Cambridgeshire 2.98 hectares of employment land was lost to other uses in 2020-2021.
- 3.39 By the end of the monitoring year, March 2021, there were 3,560 people claiming unemployment related benefits in Cambridge (4.1% of residents aged 16-64). There were 3,090 people claiming unemployment related benefits in South Cambridgeshire (3.2% of residents aged 16-64). In both cases the levels had more than doubled over the year (almost trebling in the case of South Cambridgeshire). Data shows that the claimant count has fallen in both local authorities since the end of the monitoring year. However, in August 2021 the levels in both the authorities remained higher than at any time in the previous ten years prior to the Coronavirus pandemic.
- 3.40 The number of businesses in South Cambridgeshire fell in 2020 for the first time since 2011. This fall was due to a fall in business births and rise in business deaths. Overall, there was a net fall of 130 active businesses. Cambridge was a little more resilient and achieved a net increase of 70 active businesses.

C. Allocations Monitoring

- 3.41 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.
- 3.42 Indicator M34 of the South Cambridge Local Plan (2018) monitors progress on employment sites. The updates are as follows:
- **Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Bus and Cambridge North Station. Early parts of the site were built at low densities and were built forty years ago. The South Cambridgeshire Local Plan identifies the opportunity for their redevelopment and densification, to make better use of the site. It should

be noted that the policy does not allocate a specific amount of floorspace. This area is also included within the Area Action Plan being prepared for North East Cambridge. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the Area Action Plan. Details of completions and commitments in the Science Park at March 2021 are included in tables 58 and 59 of Appendix 2. A planning application (20/03444/FUL) submitted for 4,600 sqm of commercial office floorspace at 127-136 Cambridge Science Park is awaiting a decision.

- **Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** an extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical and biotechnology research and development uses and related higher education and sui-generis medical research institute uses. The Cambridge Biomedical Campus have now prepared a Vision 2050, setting out aspirations for its future. Through a collaboration with adjoining landowners, submissions have been made through the call for sites setting out proposals for future development, including in areas which are currently part of the Green Belt. Submissions by the Cambridge Biomedical Campus as part of the Cambridge South proposal considers this may be capable of a significantly higher level of development.
- **Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** a site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution - limited to data centres) uses covering the whole allocation was refused at Joint Development Control Committee on 27 October 2021. It was refused due to concerns about traffic, green belt and landscape impacts.
- **Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning application(s) has yet been received for the redevelopment of the existing Papworth Hospital site.
- **Histon and Impington Station Area: The Bishops Site, Cambridge Road, Impington:** the site has full planning permission for the demolition

of the existing buildings and the erection of 35 dwellings, which was approved in June 2018. At December 2020 the site had been cleared. However, by May 2021 there had been no further progress. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. At April 2021 the site was complete. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission for 32 dwellings and amenity space, which was approved in September 2019.

- **Bayer CropScience Site (Hauxton):** The site is allocated for housing and B1 employment uses. Outline planning permission was granted for a scheme including up to 380 dwellings, up to 4,000 sqm of B1a use and up to 250 sqm of retail use in February 2010 (which has now lapsed). Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. At February 2020, all 285 dwellings had been completed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. An application has not yet been submitted for the non-residential element of the allocation.
- **Papworth Everard West Central: Land south of Church Lane:** the site has outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A detailed planning permission for 53 dwellings was granted in August 2017. At March 2021, both permissions were under construction with 20 dwellings completed. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments. At November 2021, the church had been demolished and the new dwellings had been completed.
- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and

therefore this part of the allocation is no longer available for residential development. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that “given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework”.

- **Green End Industrial Estate, Gamlingay (Policy H/1f):** the site is 4.09 hectares of mixed B1/B2/B8, which is proposed for residential led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, therefore resulting in a loss of around 3 hectares. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016 and reserved matters planning permission was approved in June 2020. The planning permission covers approximately 75% of the site. The site is currently under construction.

3.43 Indicator M7 of the South Cambridgeshire Local Plan monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
 - **Parcel L2:** the site has full planning permission 75 dwellings (20/03802/FUL) and the pre-commencement conditions are currently being discharged. The site is being brought forward by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council).
 - **Parcel Com4:** full planning permission for the erection of a new residential block comprising 80 apartments was approved in August 2020 (S/4191/19/FL). However, an alternative scheme (S/4243/19/FL) for 138 student rooms has resolution to grant planning permission subject to completion of a s106 agreement. It is currently unclear which of these two schemes will be implemented.
- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**

- The NIAB frontage site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and planning permission for a non-residential development on the site of the remaining 34 dwellings was approved in March 2018.
 - The NIAB main site has outline permission for up to 1,593 dwellings with a primary school, community facilities and retail units. Within this permission 2 parcels have detailed permission for 287 dwellings with 204 dwellings completed by March 2021. A further reserved matters application (21/03619/REM) for 411 dwellings (parcels BDW5 and 6) was submitted in August 2021. It is expected that the local centre including library and retail areas will be completed by autumn 2022.
 - NIAB 2 & 3 (Darwin Green 2 & 3) is allocated for 1,000 dwellings and a secondary school. An Environmental Impact Assessment scoping opinion response was provided by the Council in September 2019. It is assumed that this development will follow on from the delivery of NIAB Main (Darwin Green 1) and an outline planning application is expected in early 2022.
- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh)/ Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline permission (S/2682/13/OL) was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities. Reserved matters applications (S/1096/19/RM and 20/02569/REM) for 547 dwellings have been permitted and are under construction with 67 homes completed by March 2021. The first phase of development includes a mix of non residential uses including a local centre/community building with offices above and sports facilities and buildings. A reserved matters application (21/02450/REM) for 421 dwellings was approved in October 2021. Pre-application discussions have commenced in respect of the consolidation of the Northworks part of the site (B2 land).
- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was

adopted by both Councils in November 2018. An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. A Planning Performance Agreement is currently being negotiated for infrastructure matters with a reserved matters application expected in 2022. This means that a reserved matters application for phases 1 and 2 will follow later in the year with construction likely to start late in 2022 or 2023.

- **Cambridge Northern Fringe East:** The Councils are preparing a new plan for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The North East Cambridge Area Action Plan: Issues and options document was consulted on in spring 2019 and consultation on the draft Area Action Plan was undertaken in autumn 2020. The comments received have been considered, and along with additional evidence base studies, have informed the Proposed Submission version of the NECAAP. In November 2021 the [Proposed Submission NECAAP](#) for consideration by councillors through a series of meetings at both Councils between November 2021 and January 2022 was published.
- **Northstowe:** Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
 - **Phase 1:** Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Phase 1 is being delivered by five housebuilders. 713 houses had been completed by March 2021. All residential parcels have received reserved matters consent. The primary school is completed and occupied.

- **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. The first phase (2a) of residential development of 406 homes within phase 2 of Northstowe will be delivered by Urban Splash and will be modular housing. Reserved matters planning permission for this phase including 406 dwellings, non-residential floorspace and open space was granted in February 2020. At March 2021, two show homes had been completed. A S73 application (21/02585/S73) has been submitted to make design amendments to the age restricted accommodation (60 dwellings). The education campus within Phase 2 has been completed. A reserved matters application has also been submitted for the sports pavilion (21/03350/REM).
 - **Phase 3:** The land is allocated in the Northstowe Area Action Plan (adopted in July 2007), and is anticipated to provide approximately 5,000 dwellings. Outline planning applications for phase 3a (4,000 dwellings) and phase 3b (1,000 dwellings) were submitted in early 2020 by Homes England. A further two planning applications within phase 3b were submitted by Endurance Estates and Digital Park (totalling around 210 dwellings) in mid-2020.
- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provision of access to local jobs, and support for continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate phased timescales during the life of the development. **Urban & Civic (the western part of the site):** Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, was granted in September 2019 (S/0559/17/OL). The first phase Design Code was approved at Planning Committee in June 2020 and the first reserved matters infrastructure application has also been approved. A reserved matters application (21/02400/REM) for 89 dwellings was granted in July 2021 and is expected to start on site by the end of 2021. **RLW Estates (the eastern part of the site):** An outline planning application

(S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces went to planning committee in January 2021 where it was resolved to grant subject to completion of a s106. It is anticipated that reserved matters applications for the first residential parcels could be submitted within 1-2 years.

- **Bourn Airfield New Village (Policy SS/7):** in addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site which adjoins the new village site, the new village will incorporate employment opportunities which are outlined in the Bourn Airfield New Village SPD (adopted in 2019). An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space went to planning committee in February 2021 where it was resolved to grant subject to completion of a s106 agreement. It is anticipated that this will be completed and a decision notice issued by the end of 2021 with a start on site potentially in Summer 2022. An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757sqm of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL).
- **Cambourne West (Policy SS/8):** the policy for a fourth linked village at Cambourne seeks to relocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site. Outline planning permission for Cambourne West was granted in December 2017 (S/2903/14/OL). Reserved matters applications (S/4537/19/RM, 20/01536/REM, 20/01640/REM and 20/02543/REM) have subsequently been permitted and include 826 dwellings. The first two permissions are under construction and discharging conditions. The latter two permissions are also discharging conditions and have an anticipated start on site date of the end of 2021. No planning application(s) have yet been submitted for the non residential uses. The South Cambridgeshire Investment Partnership has applied for a screening opinion (21/03771/SCRE) for a proposal for up to 300 dwellings, creation of new open spaces, a public square, a café (following the change of use of the Marketing Suite) and associated works on land within Cambourne Business Park.

3.44 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals:** Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and the first phase of demolition has been completed (S/4469/18/PN). Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019 (S/0670/17/OL). The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. A reserved matters application for 203 dwellings and land for community provision is due to be determined by the end of 2021 (20/05199/REM).
- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). At March 2021, 30 dwellings had been completed, 9 dwellings were under construction, and the remaining 119 dwellings had not been started.
- **Land South of Babraham Road (Sawston):** A full application was submitted in August 2021 (21/03955/FUL). The application is currently under-going consultation and is likely to go to planning committee in early 2022.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. At May 2021 the site was completed at least in terms of being watertight. Internal fittings were on-going.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has two full planning permissions which are both under construction. One permission for 67 dwellings (S/4414/17/FL) saw the five remaining dwellings completed in 2020-2021. The other permission is for the demolition of an existing dwelling and the erection of 22 dwellings and open space (S/2424/18/FL), and all 22 dwellings were completed in 2020-2021.

- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station (S/0122/18/RM). The planning permission covers a larger site than the allocation. At March 2021, 64 dwellings had been completed and the remaining 8 dwellings were under construction.
- **Land at Bennell Farm, Comberton:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). At March 2021, 36 dwellings had been completed and the remaining 54 dwellings were under construction.

3.45 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan (2018) monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan (2018) and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:** There has been engagement from the Anderson Group in the first quarter of 2021 to enter into a Planning Performance Agreement to come forward with an employment led application and Urban Country Park. Subsequently a hybrid planning application comprising: a) outline planning application for commercial development comprising B8 floorspace, including ancillary E(g)i floorspace, and flexible B8/E(g) floorspace, car and cycle parking, landscaping and associated infrastructure with all matters reserved except for access on Parcel A; b) full planning application for ecological enhancements on Parcel B; and c) full planning application for recreation and ecological enhancements, including landscaping, public open space and pedestrian and cycle access on Parcel C was submitted but later withdrawn (21/02326/FUL). A revised application is expected.
- Delivery of **allocation M15** as specified by the consented planning application (06/0796/OUT) and completion of the development.
Cambridge Biomedical Campus: An application by AstraZeneca (19/1070/REM - Phase 1b) for a R&D Enabling Building of 13,197 sqm, an Amenities Hub of 3,261 sqm, associated car, motorbike and cycle parking including a Multi Storey Car Park, a temporary Multi Use Games Area, hard and soft landscaping, and internal roads, supporting facilities and ancillary infrastructure was approved in January 2020. A further application was approved in June 2021 (20/05027/REM) which included an office building of 13,502 sqm; a Hive of 3,593 sqm; associated car,

motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. A new reserved matters application for the proposed Cambridge Children's Hospital was submitted in September 2021 (21/04336/REM). In the meantime, earlier permissions are progressing. Phase 2 of the outline permission (16/0176/OUT) has been granted (covering 7 parcels). Full permission has been granted for the Abcam building (parcel 1) and is now (largely) built and occupied (16/0165/FUL). Reserved matters have been granted for 1000 Discovery Drive (parcel 2) including the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM).

- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm, up to 600 at Trumpington Meadows, 286 at Glebe Farm, and up to 347 at the Bell School Site):
 - The **R42a** allocation covers Clay Farm. The site has detailed planning permission for 2,188 dwellings and is being delivered by multiple housebuilders (Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes). A total of 2,136 dwellings had been delivered at March 2021.
 - The Trumpington Meadows housing development makes up allocation **R42b**. Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire. A total of 1,016 dwellings have been completed on site (across Cambridge and South Cambridgeshire) at March 2021.
 - The Glebe Farm housing development is built on allocation **R42c**. The site was completed in the 2015-2016 monitoring year.
 - The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019-2020 monitoring year.
- Delivery of the **M13 allocation at West Cambridge**: An application (19/1763/FUL) for the extension of the Whittle Laboratory, including new National Centre for Propulsion and Power (4,251 sqm of Academic (D1) Floorspace), demolition of 1,149 sqm of D1 floorspace and all associated Infrastructure including landscaping, drainage, substation

and car and cycle parking was permitted in July 2021. All pre-commencement conditions have now been discharged. A larger outline application for the site (16/1134/OUT) which seeks outline permission for up to 383,300 sqm of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) was considered by the Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and a Section 106 agreement. The S106 is currently being negotiated.

- Delivery of progress on mixed use developments at **Station Area West (1) and (2) (allocations M14 and M44)** and **Clifton Road Area (allocation M2)**:

- At M14, planning application 08/0266/OUT provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, a new multi storey cycle and car park). It was granted permission in April 2010 but is now lapsed. However, much of the scheme has been completed.

The following are under construction:

- 89 dwellings, office space, retail space and café/restaurant space (blocks I1 and K1, 15/1759/FUL)
- office space, retail space and café space (block I2, 15/0906/FUL)
- office space (block J1, 15/1522/FUL)

The following have detailed planning permission but have not been started:

- office space (block J3, 15/0864/FUL or 15/0865/FUL) – granted in January 2020
- office space (block J4, 15/2271/FUL) – granted in January 2020

A full planning application for blocks J3 & J4 (17/1550/FUL) is also being considered. Blocks B2, F2, G1 & G2 do not have detailed planning permission, however, a full planning application for blocks B2 & F2 (21/00264/FUL) is being considered.

- At M44, the landowners submitted a planning application (20/03429/FUL) proposing 26,674 sqm of commercial office floorspace as well as 1,566 sqm of flexible use on the ground floor for retail/restaurant/café use. However, this was refused in April 2021. An appeal has been lodged and an inquiry is scheduled for January 2022. There also remains an extant permission for a mixed use scheme including 156 dwellings which is only partially completed.
- At M2, development is complicated by the number of freeholders and leaseholders involved. It has not been possible to contact all landowners but from the responses received to date there is clearly some interest in redeveloping part of the site for residential use. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Contact with the principal landowner as part of the Housing Trajectory (April 2021) revealed that the site is likely to come forward for residential development around 2029-2031. The landowner anticipates a scheme of about 100 dwellings. However, a small part of the allocation (Carlyle House) is under separate ownership and there is no evidence that this element of the allocation will come forward for development.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
 - **R9 (Travis Perkins, Devonshire Road)**: The site is currently occupied by Travis Perkins. An application for the demolition of existing depot building and redevelopment of site to provide two new buildings comprising Class E (g)(i) / E (g) (ii) floorspace with associated plant and cycle parking, three new residential buildings comprising 100 units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F.1/F.2), hard and soft landscaping and associated access was refused in December 2021 (21/03620/FUL).
 - **R10 (Mill Road Depot, Mill Road)**: Following the grant of permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL), the site now has

approved plans for 236 dwellings. By May 2021 there had been 54 completions and the remaining 182 dwellings were under construction.

- **R21 (315-349 Mill Road and Brookfields):** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL) which was approved at appeal. The landowner is working with Cambridge City Council to look at redevelopment options for this site and adjoining land, and that a number of feasibility studies are being undertaken. They anticipate that the site will be available before 2031 with development starting in 2025-2026.

- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at **Cambridge Station, Hills Road Corridor and City Centre opportunity area:** the landowner of M5 anticipates the site will be available before 2031 and has advised they are considering development options. There is no update on the redevelopment of E5. However, there is a permission for a change of use of the first floor from A2 to B1(a). This should not affect longer term redevelopment plans.

- To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 sqm of college offices, 1,773 sqm of teaching space, 1,004 sqm college leisure and community space, and 363 sqm of A1/A2/A3/A4 uses) was granted in March 2021 (18/1930/FUL). This relates to the southern part of the allocation. The remainder of the site will be brought forward for a range of college and/or university uses including student accommodation. The Council understands that the University of Cambridge is in the process of relocating its uses from this site, before coming to an agreement with one or more of the colleges to bring forward the site for development. This will be kept under review as the Councils continue discussions with the University of Cambridge and the colleges, as part of the preparation of the Greater Cambridge Local Plan.

- To deliver progress on **GB3 & 4** (25,193 sqm employment land): a planning application on GB3 for the erection of a new building comprising 9,976 sqm of E(g) floorspace was deferred by the Joint Development Control Committee in October 2021 pending a request for further information (20/05040/FUL). The application is likely to return to committee in early 2022. The redevelopment of GB4 was completed in 2017-2018.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway.
 - **GB1 (north of Wort's Causeway)**: permission was granted for up to 200 dwellings in February 2021 subject to completion of a s106 agreement (20/01972/OUT).
 - **GB2 (south of Wort's Causeway)**: permission was granted for up to 230 dwellings and up to 400 sqm of non residential floorspace in September 2020 subject to completion of a s106 agreement with a decision issued in May 2021 (19/1168/OUT). A reserved matters application for the appearance, landscape, layout and scale for Phase 1, comprising: the north-south primary route connecting Babraham Road and Worts Causeway, secondary route bellmouths, footways and cycleways, SuDS detention basins, water main diversion, hard and soft landscaping including the creation of the southern gateway and the central square, provision of a local area of play, the installation of a pumping station, and all ancillary works, associated infrastructure and engineering works, and partial discharge of various conditions of the outline permission is awaiting a decision (21/04186/REM).
- Indicator M29 of the South Cambridge Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential moorings on the allocation associated with **Policy H/7** (SCDC) and allocation RM1 (Cambridge): No relevant planning application(s) have been submitted.

D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring

3.46 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan (2018) monitor the progress on the production of SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high level vision for Central Cambridge and identified a number of key aims, objectives and strategies that would help deliver the vision. The preparation of the document and wider Making Space for People project is on-going to take into account the representations received from the consultation, coronavirus pandemic

measures that have since been introduced across the City and feedback from the Planning and Transportation Scrutiny Committee on 12 January 2021. The Councils will continue to work with key partners, such as the GCP and Cambridgeshire County Council, on this project as it progresses.

- Production of the Grafton Area Supplementary Planning Document: **The Grafton Area Masterplan and Guidance SPD** covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street/Burleigh Street/ Grafton Area of Major Change). The SPD was adopted in October 2018.
- Adoption of Cambridge East – Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council produced the **Land North of Cherry Hinton SPD** in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- Adoption of Mitcham’s Corner Development Framework SPD before a planning application is submitted: **The Mitcham's Corner Development Framework** was adopted in January 2017.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted. The **Mill Road Depot Development Framework SPD** was adopted by the council in December 2018. The first planning application on the site was submitted in December 2017 and determined on 11 June 2018.
- Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021: An initial application for the redevelopment of the Mill Lane area was submitted in January 2019. This was considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. S106 discussions delayed the permission but a decision notice was issued on 19 March 2021. The permission allows for the redevelopment of the site to form an expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising: 94 student residential units; 1478sqm B1 College office floorspace; 1773sqm D1 teaching space; 1004sqm D2 College leisure and community floorspace; 363sqm commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street,

highways, vehicular and cycle parking, and associated works and infrastructure.

- The adoption of a Flooding and Water SPD: The **Cambridgeshire Flood and Water SPD** was adopted by both councils following the adoption of the two new Local Plans. The SPD was re-adopted by South Cambridgeshire District Council in November 2018 and adopted by Cambridge City Council in December 2018.
- Production of Sustainable Design and Construction SPD including water efficiency guidance: The **Greater Cambridge Sustainable Design and Construction SPD** was adopted by both councils in January 2020.
- Consultation on a draft **Biodiversity Supplementary Planning Document** took place in summer 2021.
- Consultation on the **Draft Little Shelford Village Design Guide Supplementary Planning Document** took place over September and October 2021.

E. Climate Change, Sustainability Measures and Pollution

- 3.47 In 2019 both Councils declared a Climate Change Emergency. The Councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources.
- 3.48 In recent years, household consumption of gas and electricity in Greater Cambridge has fallen, while the generating potential of renewable energy sources in the district has increased. The South Cambridgeshire Local Plan (2018) requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (Policy CC/1). The South Cambridgeshire Local Plan (2018) also includes Policy CC/2 that sets out guidance for proposals to generate energy from renewable sources and Policy CC/3 that requires all development proposals for new dwellings or 1,000 sqm of floorspace to include renewable or low carbon energy technologies that will reduce carbon emissions by a minimum of 10% compared to Building Regulations. Policy CC/4 requires that all residential developments achieve a minimum water efficiency of 110 litres per person per day and that non-residential schemes be accompanied by a water conservation strategy to demonstrate a minimum water efficiency equivalent to 2 credits in the BREEAM standard. The Cambridge Local Plan (2018) includes Policy 28 which states that all development should take the available

opportunities to integrate the principles of sustainable design and construction into the design of proposals. All new developments are required to achieve a 44% reduction in carbon emissions relative to Part L of 2006 Building Regulations and water efficiency rate of 110 litres per person per day. Non-residential developments are expected to meet BREEAM 'Excellent'.

- 3.49 A review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies 28 and CC/4 of the adopted Local Plans 2018 and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020). This involved reviewing whether a condition relating to water efficiency measures had been included on the decision notice of the eligible permissions as required by the policies in each plan. The review found that in South Cambridgeshire 81% of eligible residential permissions included a condition relating to water efficiency and in Cambridge 68% of eligible residential permissions included a condition relating to water efficiency. Although Cambridge is hitting the indicator trigger there has been a significant improvement in the use of a condition to secure water efficiency measures since last year when only 29% of eligible permissions included the condition. Although the percentage of eligible permissions without water conditions appears high, the applications which don't include a condition are generally small applications for single dwellings. In Cambridge, there were 10 single dwellings and one application for 9 dwellings permitted without the requisite condition limiting water consumption; that means that 97% of dwellings permitted included a water efficiency condition. In South Cambridgeshire, 13 dwellings were permitted without the water condition meaning that 99% of dwellings permitted included a water efficiency condition. The review of non-residential permissions found that in South Cambridgeshire 75% of eligible permissions included a condition relating to BREEAM and water efficiency and in Cambridge 81% of eligible permissions included a condition.
- 3.50 Using the same methodology as the review of water conditions, eligible permission were reviewed to check for a condition requiring carbon reduction, low carbon technologies or renewable energy in line with Policy CC/3 and Policy 28. In Cambridge 73% of residential permissions and 81% on non-residential permissions included a condition requiring carbon reduction measures. As with water conditions, the applications which don't include a condition are generally small applications. 96% of eligible dwellings permitted included a carbon reduction condition. In South Cambridgeshire 100% of eligible residential permissions and non-residential permissions included a condition requiring renewable or low carbon technologies.

- 3.51 Officers are reviewing the way these policies are monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency or carbon reduction measures as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.
- 3.52 **Flood risk:** The NPPF requires a risk based sequential approach to flood risk that avoids development being permitted in high risk areas and steers development to areas with a lower risk from flooding. Policy CC/9 of the South Cambridgeshire Local Plan (2018) and Policy 32 of the Cambridge Local Plan (2018) state that development will only be permitted where: the sequential and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included into the proposal; and there would be no increase in flood risk elsewhere. Policy 31 of the Cambridge Local Plan (2018) requires an integrated approach to Water Management including a requirement for all flat roofs to be green or brown and all surfaces to be permeable. In 2020-2021 there were 26 developments completed where the site outline included land within Flood Zone 2 or 3 in Greater Cambridge: 20 in South Cambridgeshire and six in Cambridge. In total, 17 were residential developments and 9 were business or mixed use schemes. For all of these developments, flood risk was considered in detail as part of the determination of the planning application, with Flood Risk Assessments submitted, consultation undertaken with Environment Agency and Lead Local Flood Authority, and conditions applied to the planning permissions where necessary.
- 3.53 **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the Local Plan period.
- 3.54 Air quality is an issue alongside the A14 and South Cambridgeshire District Council has designated an Air Quality Management Area (AQMA) with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. The A14 improvements should significantly alleviate impacts on local air quality in the AQMA and possibly allow the revocation of it or, certainly, the remodelling of it. In the 2020-2021 monitoring year, the objectives for nitrogen dioxide and the particulate PM₁₀ were met at all the monitoring locations. A decrease in concentrations was seen at all monitoring locations.

3.55 Air quality varies within Cambridge and tends to be better in the suburbs away from busy roads. The centre of Cambridge has been in an AQMA since 2004. The main source of air pollution in Cambridge is nitrogen dioxide from vehicles. The trends noted from the recorded levels of air pollution in 2020 indicate that levels of nitrogen dioxide in Cambridge were considerably lower than in 2019; this is in line with the national trend which is attributed to a reduction in traffic as a result of the Coronavirus pandemic. The lockdown impact on air pollution levels was most noticeable in areas where traffic/air pollution is higher, and less noticeable away from busy roads. Recorded levels of particulate matter in 2020 fell slightly, unlike recent years where levels of particulate matter have remained stable. Only a small proportion of particulate matter in Cambridge air is related to vehicular traffic so the significant drops in traffic levels during lockdown periods has had only a small impact on overall particulate pollution levels in the city. Levels of all measured pollutants are currently below their respective national air quality objectives levels.

F. Biodiversity Monitoring

3.56 In 2019 both Councils declared biodiversity emergencies. Both Councils are committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan (2018) states that planning permission for development which would adversely impact on the population or conservation status of protected species, priority species or habitat, unless the impact could be adequately mitigated or compensated for, should be refused. Policy 70 of the Cambridge Local Plan (2018) seeks to protect and enhance priority species and habitat and states that development which will cause significant harm to a protected species, priority species or priority habitat, without adequate mitigation, should be refused.

3.57 The Greater Cambridge Shared Planning service consulted on a draft Biodiversity Supplementary Planning Document in summer 2021. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity. If adopted, the Biodiversity Supplementary Planning Document will become a material planning consideration in determining planning applications in both Council areas.

3.58 The protection and enhancement of sites of internationally and nationally important nature conservation areas must be balanced with the need for development and in some instances the Council may allow sensitively located and carefully designed developments (see South Cambridgeshire Local Plan

(2018) Policy NH/5 and Cambridge Local Plan (2018) Policy 69). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.

- 3.59 **Development in locations of environmental importance:** During the 2020/2021 monitoring year in South Cambridgeshire, the boundary of Gamlingay Heath Plantation County Wildlife Site was adjusted to remove an area of 0.1ha on the eastern side subject to an approved planning application related to an adjacent property. The officer report noted that ecological assessments had been undertaken and the proposal was considered acceptable by the council's Ecology Officer subject to condition. The report explains that although part of the site was within the County Wildlife Site, there were no designated features within the site which contribute to its ecological value as the site is laid to lawn as a domestic garden. A new road/track was created within Wimpole Park County Wildlife Site associated with the creation of a new car park just outside the County Wildlife Site. During 2020-2021 in Cambridge City, the northern end of Barnwell Pit City Wildlife Site was significantly affected by the Chisholm Trail Newmarket Road underpass compound and preparatory works for a new cycle themed café. The majority of the terrestrial habitat within the site has now been lost. The Chisholm Trail cycle route construction has also continued to affect some other City Wildlife Sites (Barnwell Junction Pastures, Barnwell Junction Disused Railway and Ditton Meadows). The officer report for the Chisholm Trail planning application (C/5007/16) explained that although there would be habitat loss as part of the works, new habitat would be created which would lead to no overall loss of biodiversity as part of the development.

G. Community, Leisure, Open Space and Green Belt Monitoring

(i) Recreational facilities, Open Space and Green Belt

- 3.60 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Both Councils therefore require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan (2018) and Policy 68 of the Cambridge Local Plan (2018) set requirements for open space in new developments.
- 3.61 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the current

quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan (2018) carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1). The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge. A joint updated open space strategy will be prepared by both Councils in the future.

- 3.62 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for both the provision of grass and artificial pitches in future, and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports Facility Strategy assesses the need for future provision of facilities to serve existing and new communities, and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision.
- 3.63 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). In South Cambridgeshire, during 2020-2021, there was one development granted permission within the Green Belt that was considered to be inappropriate. The permission relates to the remediation and redevelopment of the Former Wastewater Treatment Facility at Hauxton. Whilst the application (S/2184/16/OL) was considered by the Planning Committee in 2018, approval was subject to a Section 106 legal agreement which was finalised in January 2021. The site lies wholly within the Green Belt and due to the scale of buildings proposed and their position on the site, the development was considered to be inappropriate by definition; however, because of the benefits of the scheme in terms of the remediation of the pollution on site and landscaping and ecological enhancements provided by the redevelopment, it was concluded that very special circumstances exist to

grant permission in this case. In Cambridge there were no inappropriate developments in the Green Belt granted permission during 2020-2021.

- 3.64 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise the purpose of an Important Countryside Frontage, which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. In 2020-2021 three developments were completed adjacent to Important Countryside Frontages. One of these, the change of use and conversion of the former church hall in Duxford, comprised only minimal external alterations to the existing building. The other two developments at Hauxton (new village hall) and Shingay Cum Wendy (former Monkfield Nutrition site) were considered to be acceptable in terms of their impact upon the setting and visual amenities of each village, in accordance with Policy NH/13.
- 3.65 Policy NH/11 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were three developments completed within or partly within a designated PVAA during 2020-2021. Each of these developments were considered to be compatible with their locations and to accord with the requirements of Policy NH/11. Eight developments were completed adjacent to a PVAA during the monitoring year. In one case at Green End Industrial Estate, Gamlingay, the site formed part of a mixed use allocation under Policy H/1(f) of the Local Plan and provided an opportunity to enhance the setting of the adjacent PVAA. In the other cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable, in accordance with adopted policies.
- 3.66 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely impact on their character and particular local significance. In 2020-2021 there were three developments completed adjoining a Local Green Space. In all cases it was considered that the proposed developments would not give rise to any harmful impacts on the character of each LGS.
- 3.67 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments completed in 2020-2021

that resulted in the loss of recreation areas, allotments, or community orchards.

(ii) Community and Leisure Facilities and Local Services

- 3.68 The Cambridge Local Plan (2018) supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test as set out in the NPPF. The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). There has been a net increase of 6,831 sqm of D1 (community use) floorspace and a net increase of 1,726 sqm of D2 (recreation and leisure use) floorspace in Cambridge in the 2020-2021 monitoring year.
- 3.69 **Public Houses:** The Cambridge Local Plan (2018) (see Policy 76) seeks to protect the loss of Safeguarded Public Houses unless they have been demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge Local Plan (2018) includes a list of Safeguarded Public Houses in Cambridge; there are a total of 102 public houses on the list. The current data held by the councils on Public Houses needs to be updated and the intention is to carry out a survey of public houses as part of the Greater Cambridge Local Plan process. A number of public houses have closed during the Coronavirus pandemic. However, some have taken advantage of social distancing forced closure to refurbish so it is difficult to know which have closed permanently. A new survey in spring 2022 will hopefully be able to distinguish between short and long term closure. The opening of the Cambridge Tap on St Andrews Street does indicate a willingness to invest in public houses in Cambridge. Also, The Five Bells on the Safeguarded Public Houses list re-opened in 2021 after several years of closure. Now known as The Bird or Worm? It is the city's first gaming pub and is further evidence of the Policy 76 supporting the retention of public houses.

H. Retail

- 3.70 South Cambridgeshire District Council seeks to encourage the provision and retention of village services and facilities within villages. The South Cambridgeshire Local Plan (2018) seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of

preferred locations and be in scale with the proposed location's position in the hierarchy. An additional 268 sqm (net) of retail floorspace was completed in South Cambridgeshire in 2020-2021, with a further 51,723 sqm (net) committed at March 2021 through allocations and planning permissions, including provision within the new settlements.

- 3.71 Policy 6 of the Cambridge Local Plan (2018) sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the NPPF, retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500 sqm or at a lower threshold where the proposal could have a cumulative impact.
- 3.72 The Cambridge Local Plan (2018) identifies capacity to support 14,141 sqm net of comparison retail floorspace in Cambridge between 2011 and 2022. This will be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. 24,166 sqm of retail floorspace has been completed in the city since 2011. However, due to loss of retail floorspace, overall there has been a decrease of 7,729 sqm of retail in the city. There was an overall decrease of 2,803 sqm of retail in Cambridge in 2020-2021. This was due to multiple schemes converting retail space to residential or leisure uses. The largest loss was a result of a student accommodation scheme at 6-18 King Street (17/1497/FUL). However, there is still a further 14,630 sqm (net) retail floorspace committed at March 2021 through allocations and planning permissions.
- 3.73 District Centres are important in providing for the day-to-day needs close to where people live and work. The indicator associated with Policy 72 of the Cambridge Local Plan (2018) monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. In 2013 only one of the 6 District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three centres in 2019 but fell back to two centres in 2020 due to an increase in vacant units from the previous year. A new survey is being carried out in January of 2022 and will reflect the new Use Class Order that came into use in 2020.
- 3.74 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan (2018) states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links.

- 3.75 There were no significant hotel related completions in Cambridge in 2020-2021. In total there were three completions. Two resulted in a loss of hotel accommodation: changes of use to a residential dwelling and a House in Multiple Occupation (HMO). The third resulted in a change of use of existing staff accommodation at a restaurant to bed and breakfast accommodation. All three applications involved less than 1,000 sqm of hotel (C1) floorspace and the net result was a loss of 738 sqm of hotel floorspace.
- 3.76 There remain substantial commitments including new permissions in the current monitoring year. In total there were commitments for 53,241 sqm of hotel floorspace including 17,690 sqm under construction as of 31 March 2021. The latter emanates from a planning permission (19/0156/FUL) for a 180 room aparthotel (Turing Locke) and 150 room hotel (Hyatt Centric) in Eddington. Both have opened since the close of the monitoring year. Within the existing commitments, two significant hotel developments were approved in the 2020-2021 monitoring year. A Premier Inn has been permitted to the rear of the Grafton Centre (19/0512/FUL) which will deliver 5,834 sqm and 153 bedrooms. An easyHotel has permission on Newmarket Road which will deliver a further 1,779 sqm and 90 bedrooms.

I. Design and Conservation Monitoring

- 3.76 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the Cambridge Local Plan (2018) outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as Buildings of Local Interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.
- 3.77 Cambridge has six Scheduled Monuments and 12 Historic Parks and Gardens. There are now 17 Conservation Areas designated in the city. This represents 23.71% of the city's area. The total area has not changed in this monitoring year, and it totals 964.95 hectares.
- 3.78 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed from last year. This figure of 465 buildings, like the number of entries on the National Heritage List for England, in some cases uses a single entry to cover more than one building.

- 3.79 Cambridge has 830 listed building entries on the National Heritage List for England. There are 67 which are listed as Grade I. The number of II* is 53, and there are 710 Grade II. This is an increase of one with the addition of a K6 Telephone Kiosk in Trumpington Street. For the size of the city, Cambridge has a greater than average number of higher-grade buildings. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore the overall number of buildings is considerably higher. Cambridge has two entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, and the Church of St Andrew the Less on Newmarket Road. This has not changed from the previous year's list.
- 3.80 Policy NH/14 of the South Cambridgeshire Local Plan (2018) supports development proposals when they sustain and enhance the significance of heritage assets. There are 2,695 Listed Buildings in South Cambridgeshire as shown on Historic England's website. This is an increase of two on the previous year's report with the two new listed buildings both being grade II – a cottage in Harston and a barn west of Foxton railway station. Of these 2,695, only nine are on the Historic England Buildings at Risk register, the same number as for last year.
- 3.81 There are 108 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire. The district has a total of 85 Conservation Areas. These numbers have not changed over recent years.

J. Transport Monitoring

- 3.82 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared their adopted Local Plans and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way.
- 3.83 The Cambridgeshire and Peterborough Combined Authority are now the Local Transport Authority for the area, and they adopted a [new Local Transport Plan](#) in 2020. They have also commenced a refresh of the Local Transport and Connectivity Plan (LTCP).

- 3.84 The Ministry of Housing, Communities and Local Government published a [policy paper on the Oxford-Cambridge Arc](#) in February 2021. A 12 week digital consultation on the [vision for the Spatial Framework](#) was held over the summer of 2021.
- 3.85 Both Councils have also worked closely with Highways England (formerly the Highways Agency) as the **A14 Cambridge to Huntingdon Scheme** has progressed by formally responding to consultations in February and May 2014 and participating in the Development Consent Order application examination which was held between May and November 2015. Work started on the construction of the scheme in late 2016, part of the new road was opened in December 2019 and the remainder opened in May 2020.
- 3.86 Both Councils are partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.
- 3.87 The Executive Board of the Greater Cambridge Partnership approved the next stage of the **Cambridge South East transport** project. A Transport and Works Act Order application is planned to be submitted to the Secretary of State for Transport in winter 2021/22. Works began on the A1307 cycling and walking upgrades between the end of the A1307 dual carriageway at Magog Farm Barns to the junctions at Copley Hill Business Park.
- 3.88 The Greater Cambridge Partnership held further engagement on the proposed **Foxton Travel Hub** in September 2021. This explored providing in the region of 500 car parking spaces and 150 cycle parking spaces to encourage people to take the train into Cambridge.
- 3.89 Safety upgrades to the **Downing Street/St Andrew Street junction** were completed in April 2021.
- 3.90 **Histon Road** fully reopened to traffic in Autumn 2021 following the completion of significant upgrades to walking and cycling infrastructure.

- 3.91 The Greater Cambridge Partnership are progressing a proposal for an off-road busway route between **Cambourne and Cambridge**. At the July 2021 meeting the Executive Board approved the Outline Business Case and asked the project team to go ahead with the next stage of the application process: to undertake a full Environmental Impact Assessment.
- 3.92 The Greater Cambridge Partnership City Access project is working to improve public transport and offer people better choices for their journeys. Public consultation was held in Autumn 2021 to understand the public's view on changes to the bus network and reallocation of road space to public transport and active travel.
- 3.93 The Transport and Works Act Order submission for **Cambridge South Station took place in June 2021. An inquiry was held in Autumn/Winter 2021**. Subject to gaining consent, work could start on the station in 2023 with a target of the station opening in 2025.
- 3.94 **East West Rail** is a proposed scheme to re-establish a rail link between Cambridge and Oxford. A non-statutory consultation was held on the proposal in early 2019. In January 2020 the Preferred Route Option for the Cambridge to Bedford section was announced. This proposes a route from the south of Cambridge to a new station in Cambourne and then north to Bedford through St Neots/Sandy area with a new station proposed there. A number of community events which were scheduled to happen in spring 2020 had to be cancelled due to the coronavirus pandemic. In October 2020 East West Rail Co launched a [Community Hub](#) to inform, discuss and consult with residents. A consultation on five preferred routes alignments for the Cambridge to Bedford route ran during Spring/Summer 2021.
- 3.95 In the [Road Investment Strategy](#) the Government announced funding for upgrading the **A428 between the Caxton Gibbet and A1 (Black Cat junction)** as part of an expressway standard link between Cambridge and Oxford. Both Councils are working closely with Highways England and the Department for Transport to develop the scheme. Highways England submitted a Development Consent Order Application in February 2021 following 2 rounds of public consultation. Examination on the application began in August 2021. Subject to approval, construction is expected to start in 2022-2023.
- 3.96 **England's Economic Heartland (EEH)** are the sub-national transport body for the region covering an area from Swindon to Cambridgeshire and from Northamptonshire to Hertfordshire. EEH published their [Transport Strategy](#) in July 2021.

K. Health, wellbeing, and inclusive communities monitoring

- 3.97 Good health both for individuals and communities is related to a wide range of planning issues including good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, and opportunities to experience leisure and cultural services and activities and green and open space. The Sustainability Appraisal which accompanies the South Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.
- 3.98 The latest Public Health data reveals that life expectancy rates for females have been broadly stable in recent years whilst there has been some marginal improvement for males. Life expectancy rates remain higher for females than males locally and nationally whilst life expectancy rates in South Cambridgeshire and Cambridge exceed national levels for both genders. Rates are higher in South Cambridgeshire than Cambridge for both genders. In South Cambridgeshire the life expectancy of a female born during the period 2018-2020 was 85.9 compared with 83.1 for a male. In Cambridge the life expectancy of a female born during the same period was 84.5 compared with 80.9 for a male. In England the equivalent life expectancy rates were 83.1 and 79.4
- 3.99 The percentage of adults who are physically active in Cambridge and South Cambridgeshire is higher than in the East of England. For 2019-2020 the respective figures were 75.0% in Cambridge, 74.9% in South Cambridgeshire and 67.3% in East of England.
- 3.100 Crime rates fell significantly in 2020-2021 compared with the previous year. Previously, crime rates had stabilised after a period of significant increases. Rates in Cambridge remain well above rates in South Cambridgeshire. In 2020-2021 there were 92.9 recorded crimes per 1,000 people in Cambridge and 41.0 recorded crimes per 1,000 people in South Cambridgeshire. The rate in Cambridge is the lowest recorded since 2017-2018 and the rate in South Cambridgeshire is the lowest since 2016-2017.
- 3.101 It is not possible to monitor trends in educational performance currently due to the lack of school exams. However, the latest data is provided in appendix 2.

L. S106/Infrastructure

- 3.102 **Developer Contributions:** New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with

government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan (2018) Policy TI/8 and Cambridge Local Plan (2018) Policy 85).

- 3.103 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority, and other relevant parties, as a result of negotiations on a planning application.
- 3.104 In 2020-2021, for developments in Cambridge, a total of £17,198,409 was secured and £3,632,510 was received by both Cambridge City Council and Cambridgeshire County Council. In 2020-2021, for developments in South Cambridgeshire, a total of £14,871,801 was secured and £7,868,799 was received by both South Cambridgeshire District Council and Cambridgeshire County Council. Additional detail is set out in the Infrastructure Funding Statements for [Cambridge City Council](#), [South Cambridgeshire District Council](#) and [Cambridgeshire County Council](#), the tables of data in Appendix 2, and also the Infrastructure Funding Statement included as Appendix 3.

Appendix 1

List of indicators

<p><u>RAG Rating key</u> Green – on track Amber – running below target Red – missed target/Trigger met</p>

Cambridge Local Plan 2018

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
2	Amount and type of completed employment floorspace	To deliver an increase of at least 12 hectares of employment land	Net 23,739sqm / 0.15ha	Net 166,426sqm / -10.61ha	Amber (net growth for each of last 6 years)
2	Number of new jobs created	To deliver a net increase of 22,100 jobs in the Cambridge Local Authority Area between 2011 and 2031.	1,000 (2018-2019)	25,000 (2011-2019)	Green (2020 data yet to be published)

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
3	<p>Greater Cambridge Housing Trajectory showing:</p> <ul style="list-style-type: none"> • net additional dwellings completed in previous years and the current year; • predicted completions in future years; • progress against the housing target for the plan period; and • rolling five year supply plus relevant buffer (jointly with Cambridge City Council). 	<p>To deliver a net increase of 14,000 residential units in Cambridge between 2011 and 2031. Housing trajectory to demonstrate that this can be achieved</p>	<p>417 dwellings completed 2020-2021</p> <p>Information about the housing trajectory, predicted future completions and the five year supply is provided in the Housing Monitoring chapter.</p>	<p>7,806 dwellings completed 2011-2021</p> <p>A year by year breakdown is provided in Table 1 in Appendix 2.</p>	Green

3	Total dwellings completed annually and cumulatively in Greater Cambridge by development sequence	To focus development within Cambridge, on the edge of Cambridge, at new settlements and within the more sustainable villages in South Cambridgeshire categorised as Rural Centres and Minor Rural Centres.	1,752 dwellings completions in Greater Cambridge in 2020-2021.	<p>16,114 dwellings completions in Greater Cambridge between 2011-2021.</p> <ul style="list-style-type: none"> • 3,817 in the Cambridge Urban Area • 4,942 on the Edge of Cambridge • 935 in New Settlements • 1,756 in Rural centres • 1,078 in Minor Rural Centres • 715 in Group Villages • 209 in Infill Villages • 2,662 in the countryside <p>Completions in the countryside include rural exception sites for affordable housing (344 dwellings), sites allocated in the Local Plan (402),</p>	Contextual indicator
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Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
				'five year supply' sites (1,332 dwellings), and dwellings permitted in accordance with countryside policies such as barn conversions, and agricultural workers dwellings (584).	
4	Amount of inappropriate development on the green belt	To restrict inappropriate development in the Green Belt unless very special circumstances have been accepted that outweigh any harm caused.	In the 2020-2021 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	In the 2019-2020 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	Green
5	Proportion of journeys made by car, public transport, taxi, delivery vehicles and cycles	To increase the proportion of journeys made by car, public transport, taxi, delivery vehicles and cycles.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
5	Delivery of schemes in the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC), the Local Transport Plan (LTP) (or successor documents) and City Deal Projects	Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the local plan review.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.
6	Amount of additional retail floor space	To increase retail floorspace in the city from 2011 to 2022 by 14,141 sqm (net).	Net decrease of 2,803sqm.	Gross increase of 24,166sqm. Net decrease of 7,729sqm.	Red

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
10	Production of Spaces and Movement Supplementary Planning Document.	Production of Spaces and Movement Supplementary Planning Document	Work on the Spaces and Movement SPD is on-going to take into account the representations received from the consultation, coronavirus pandemic measures that have since been introduced across the City and feedback from the Planning and Transportation Scrutiny Committee on 12 January 2021.	N/A	Green
11	Percentage of A1 uses on primary shopping frontages	Retention of 70% A1 uses on primary shopping frontage unless adequate justification can be evidenced.	N/A – data not collected. See Retail Monitoring section.	N/A – data not collected. See Retail Monitoring section.	N/A – data not collected. See Retail Monitoring section.

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
11	Percentage of A1 uses on secondary shopping frontages	Retention of 50% A1 uses on secondary shopping frontage unless adequate justification can be evidenced.	N/A – data not collected. See Retail Monitoring section.	N/A – data not collected. See Retail Monitoring section.	N/A – data not collected. See Retail Monitoring section.
12	Amount of additional retail floorspace within Grafton AOMC	Delivery of up to 12,000 sqm of retail floorspace.	0	0 – further explanation in the text of the Retail Monitoring section	Amber
12	To produce the Grafton Area Supplementary Planning Document	To produce the Grafton Area Supplementary Planning Document.	The Grafton Area Masterplan and Guidance SPD was adopted with the Cambridge Local Plan (2018) in October 2018.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
13	Adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document	Adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019.	Following the adoption of both the Cambridge Local Plan in October 2018 and the South Cambridgeshire District Council Local Plan in September 2018, the Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
13	Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units	Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units.	An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. A PPA is currently being negotiated for infrastructure matters with a reserved matters application expected in 2022.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
15	Adoption of Cambridge Northern Fringe East Area Action Plan	Adoption of Cambridge Northern Fringe East Area Action Plan.	Consultation on the draft AAP was undertaken in autumn 2020. The comments received have been considered, and along with additional evidence base studies, have informed the Proposed Submission version of the NECAAP.	N/A	Green
16	Adoption of South of Coldham's Lane masterplan before a planning application is submitted	Adoption of South of Coldham's Lane masterplan before a planning application is submitted.	See the row below	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
16	Delivery of urban country park and appropriate development as defined in the masterplan	Delivery of urban country park and appropriate development as defined in the masterplan.	There has been engagement from the Anderson Group in the first quarter of 2021 to enter into a PPA to come forward with an employment led application and Urban Country Park. Subsequently a hybrid planning application was withdrawn. A revised application is expected.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
17	Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development	Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development. Target of up to 60,000 sqm of clinical research and treatment (D1) 130,000 sqm of biomedical and biotech research and development (B1(b)) 25,000 sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses.	An application was approved in June 2021 (20/05027/REM). A new reserved matters application for the proposed Cambridge Children's Hospital was submitted in September 2021 (21/04336/REM). Reserved matters have been granted for 1000 Discovery Drive (parcel 2) including the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM).	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
18	Progress towards development of allocation R42	Progress towards housing provision as identified in Policy 18 and allocations R42 a, b, c and d, which includes up to 2,250 dwellings at Clay Farm; up to 600 at Trumpington Meadows; 286 at Glebe Farm and up to 347 at the Bell School Site.	Updates on allocated sites are provided in the Allocations Monitoring section	R42a (Clay Farm) - A total of 2,136 dwellings had been completed by March 2021. R42b (Trumpington Meadows) – 1,016 dwellings had been completed by March 2021. R42c (Glebe Farm) - all 287 dwellings were completed by March 2016. R42d (Bell School) – 270 dwellings had been completed by March 2020.	Green

19	Completion of West Cambridge Masterplan	Approval of West Cambridge masterplan/outline planning permission by 31 March 2019.	Outline application for the site (16/1134/OUT) which seeks outline permission for up to 383,300 sqm of academic, commercial, research and other uses was considered by the Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and a Section 106 agreement. An application (19/1763/FUL) for the extension of the Whittle Laboratory, was permitted in July 2021. All pre-commencement conditions have now been discharged.	N/A	Amber
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Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
19	Delivery of allocation M13 as defined in the masterplan/outline planning permission.	Delivery of allocation M13 as defined in the masterplan/outline planning permission.	This indicator cannot be monitored until planning permission has been approved	N/A	This indicator cannot be monitored until planning permission has been approved
20	Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings	Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings	Full details of permissions on the NIAB frontage site and main site are provided in the allocations section.	N/A	Green
21	Progress towards mixed use development and principal land uses as identified in Policy 21 for allocations Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2).	Progress towards mixed use development and principal land uses as identified in Policy 21 for allocations Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2).	Full details of permissions on the NIAB frontage site and main site are provided in the allocations section. <ul style="list-style-type: none"> • M14 is largely complete • An application on M44 is at appeal • There has been little progress at M2 	N/A	Amber

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
22	Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted.	Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted.	The Mitcham's Corner Development Framework was adopted in January 2017.	N/A	Green
22	Progress towards housing provision as identified in Policy 22 and allocation R4 for approximately 48 dwellings	Progress towards housing provision as identified in Policy 22 and allocation R4 for approximately 48 dwellings	The site is not expected to come available until 2029-2031.	N/A	Amber
24	Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted.	Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted.	R10 - Mill Road Depot Development Framework was adopted with the Cambridge Local Plan (2018) in October 2018.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
24	Progress towards housing provision as identified in Policy 24 and allocations R10 (for approximately 167 dwellings), R21 (for approximately 128 dwellings and up to 1 hectare employment floorspace) and R9 (for up to 49 dwellings).	Progress towards housing provision as identified in Policy 24 and allocations R10 (for approximately 167 dwellings), R21 (for approximately 128 dwellings and up to 1 hectare employment floorspace) and R9 (for up to 49 dwellings).	R9: 21/03620/FUL refused December 2021 R10: By May 2021 there had been 54 completions and the remaining 182 dwellings were under construction R21: Part of site complete. Remainder subject to feasibility studies	N/A	Amber
25	Progress towards development of sites M5 (20 residential units over 0.5 ha of employment) and E5 (1.4ha of employment uses) as identified in Policy 25.	Progress towards development of sites M5 (20 residential units over 0.5 ha of employment) and E5 (1.4ha of employment uses) as identified in Policy 25.	The landowner of M5 had advised the site will be available before 2031 and they are considering development options. No update on E5	N/A	Amber
26	Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021.	Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021.	See row below	N/A	Amber

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
26	Delivery of Old Press/Mill Lane as defined in the masterplan/outline planning permission and SPD.	Delivery of Old Press/Mill Lane as defined in the masterplan/outline planning permission and SPD.	A planning application for redevelopment of southern part of site was granted in March 2021 (18/1930/FUL). University and Colleges are working together to bring forward remainder of site	N/A	Amber

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
27	Progress of GB1 & 2 towards the housing targets of 200 and 230 residential units.	Progress of GB1 & 2 towards the housing targets of 200 and 230 residential units.	GB1: permission was granted for up to 200 dwellings in February 2021 subject to completion of a s106 agreement (20/01972/OUT) GB2: permission was granted for up to 230 dwellings and up to 400 sqm of non residential floorspace in September 2020 subject to completion of a s106 agreement with a decision issued in May 2021 (19/1168/OUT). Reserved matters application awaiting decision (21/04186/REM)	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
27	Progress of GB3 & 4 towards the identified employment floorspace target of 25,193 sqm by the end of the plan period.	Progress of GB3 & 4 towards the identified employment floorspace target of 25,193 sqm by the end of the plan period.	An planning application on GB3 was deferred by the Joint Development Control Committee in October 2021 pending a request for further information (20/05040/FUL). The application is likely to return to committee in early 2022. The redevelopment of GB4 was completed in 2017-2018	N/A	Green
28	Number of non-residential completions delivered at BREEAM 'very good/excellent and maximum credits for water consumption	An increase in the number of non-residential completions (where applicable) delivered at BREEAM 'very good'/'excellent' and maximum credits for water consumption.	New policies so there are very few completions yet. A review of non-residential permissions found that 81% of eligible permissions included a condition relating to BREEAM and water efficiency. Officers are reviewing the	This is a new policy and therefore data for 2011-2021 is not available.	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
			way this policy is monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.		
28	Percentage of new dwellings which achieve 110L water per person per day	That all new dwellings permitted will be designed to achieve water consumption levels of 110 litres per person per day or less	97% of eligible dwellings permitted included a water efficiency condition.	This is a new policy and therefore data for 2011-2021 is not available.	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
28	Production of Sustainable Design and Construction SPD including water efficiency guidance	Production of Sustainable Design and Construction SPD including water efficiency guidance.	The Greater Cambridge Sustainable Design and Construction SPD was adopted by both councils in January 2020.	N/A	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
28	Number of schemes connected to strategic district heating	Connection of all schemes located within the strategic district heating area to district heating where available.	0	There have been no connections to the site wide strategic district heating network. The area was based on some work undertaken by Cambridge City Council and the University of Cambridge on a city centre district heating project. However, while technically feasible, the project did not come to fruition because the costs were just too great to make it a viable investment. A number of smaller heat networks are being planned for parts of the city, including a heat network serving the University's New Museums Site.	N/A

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
31	The adoption of a Flooding and Water SPD	The adoption of a Flooding and Water SPD which will enforce the requirement for developers to submit a drainage strategy by 31 March 2019	The Cambridgeshire Flood and Water SPD was adopted by both Councils following the adoption of the two new Local Plans in autumn 2018.	N/A	Green
31	Number of planning permissions granted where the Environment Agency initially objected on water quality grounds	No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.	0	0	Green
32	Number of planning permissions granted where the Environment Agency initially objected on flooding grounds	No planning permissions granted where the Environment Agency initially objected on flooding grounds without appropriate conditions and / or submission of a satisfactory flood risk assessment	0	0	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
36	Air quality	To improve air quality especially within Air Quality Management Areas	In Cambridge, the recorded nitrogen dioxide levels in 2020-2021 were considerably lower than in previous years. The levels of PM ₁₀ in Cambridge are below the legal limits.	The average nitrogen dioxide concentration and PM ₁₀ levels have been below legal limits since monitoring records started in 2014 up the current monitoring year (2020-2021).	Green
40	Amount of additional business floorspace	Increase in business floorspace by 70,000 sqm	Net increase of 23,739sqm	Net increase of 166,426sqm	Green
41	Amount of employment land lost to other non-employment uses	To limit the amount of employment land lost to non-employment uses.	1.06ha (This excludes employment land lost on land allocated for alternative uses)	17.81ha (This excludes employment land lost on land allocated for alternative uses)	N/A – no target

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
43	Progress development of specific sites for university development	To progress development of specific sites mentioned in the policy including New Museums, Mill Lane/Old Press, Eastern Gateway or near East Road, West Cambridge and Cambridge Biomedical Campus against the relevant SPDs or planning permissions.	Updates on allocated sites are provided in the Allocations Monitoring section	N/A	N/A
43	Amount of available land for university growth	To ensure there is sufficient land to support the growth of the Universities.	N/A	N/A	N/A

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
45	Amount of and mixture of tenure of affordable housing completion	To deliver affordable housing on developments as set out in Policy 45. To deliver a mix of housing to meet the needs of different groups in the community. To increase the delivery of affordable housing to respond to the high level of need identified	51 affordable units completed in the 2020-2021 monitoring year. This accounts for 12% of all completions in Cambridge in the 2020-2021 monitoring year.	2,755 completions over the period 2011-2021. This accounts for 35% of all completions over the same period.	Contextual indicator – no target
46	Amount of student accommodation delivered which is specific to an educational institutions and speculative	Target: To ensure student accommodation built meets the specific needs of a named institution or institutions.	Three planning applications approved for student rooms in 2020-2021. All linked to named institutions.	New policy introduced in 2018.	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
46	Amount of student accommodation delivered which is specific to an educational institutions and speculative	Trigger: Amount completed of student accommodation exceeds recognised need of 3,104 to 2026 as guided by the Assessment of Student Housing Demand and Supply for Cambridge City Council or successor document.	100 completed student rooms (net) in 2020-2021.	Between 1 April 2016 and 31 March 2021 a total of 1,998 student rooms have been completed.	Green
49	Number of caravans on unauthorised Gypsy and Traveller sites	To monitor the number of caravans on unauthorised Gypsy & Travellers sites. Sufficient sites coming forward to meet identified needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.	0	Numbers have varied each year. Data available in Table 17 of Appendix 2.	No identified need in Cambridge

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
52	Number of new residential developments on existing residential plots	To ensure no subdivision of existing dwelling plots in order to provide further residential accommodation.	11 dwellings were completed on garden land in Cambridge in the 2020/21 monitoring year.	208 dwellings were completed on garden land in Cambridge in the period between 2011 and 2021.	Analysis of the use of policy 52 is presented in the text of the Housing Monitoring Chapter.
54	Delivery of RM1	Delivery of allocation RM1 as specified in Appendix B of the Cambridge Local Plan 2014.	No relevant planning applications have been submitted.	N/A	Amber
62	Amount of local heritage assets lost	To retain local heritage assets	In the 2020/21 monitoring year there were 465 Buildings of Local Interest; no change on the 2019/20 monitoring year.	Trend data from 2011 is unavailable due to a change in counting methods.	Green – Small increase over last 5 years
67	Amount of Protected Open Space available	Retention of protected open space within the Local Authority area unless appropriate mitigation can be implemented or justified.	Some provisional open space data is provided in table 95. This has been calculated using aerial photography and has not been subject to a site visit so may need to be revised in future.	Trend data is unavailable.	Unable to compare with previous years

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
68	Amount of new protected open space secured through new development	Net gain of protected open spaces through new development.	Data unavailable this year.	Trend data unavailable.	Unable to compare to previous data.
69	Change in the areas of local nature conservation importance	No loss in the areas of local nature conservation importance as a result of new development where no mitigation has been provided.	No change in the 2020/21 monitoring year.	No change in the period 2011-2020.	Green
70	Amount of land within SSSI and quality of SSSI	No loss of land within SSSI as a result of new development where no mitigation has been provided. No deterioration of SSSI as a result of new development.	No change in the 2020/21 monitoring year.	15.03ha 93.5% of which is in 'favourable' or 'unfavourable recovering' condition since beginning of monitoring period (2011)	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
72	Percentage of A1 uses within district centres	To ensure that the proportion of retail (A1) uses in the district centres does not fall below 55%. Retention of an appropriate balance and mix of uses within Local and Neighbourhood Centres.	In 2020, 2 of 6 District Centres report 55% or more in A1 use.	Previous surveys: 2013: 1 out of 6 2019: 3 out of 6	Red
73	Amount of community and leisure floorspace gained/lost	To deliver new types of community and/ or leisure facilities.	There has been a net increase of 6,831sqm of D1 floorspace and 1,726sqm of D2 floorspace in the 2020/21 monitoring year.	There has been a net increase of 25,533sqm of D1 floorspace and 34,003sqm of D2 floorspace over the period 2011-2021	N/A contextual indicator
76	Number of public houses (as identified with appendix c) lost?	To retain public houses identified within Appendix C of the Cambridge Local Plan.	An updated survey of public houses is required and will be available in future years. The updated survey is expected in Spring 2022.	No data available from 2011 to 2020.	N/A no data available

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
77	Number of hotel bed spaces approved	Development of up to 1,500 additional bedspaces, as identified in the Cambridge Hotel Futures Study or successor document.	In the 2020/21 monitoring year there were two significant hotel developments permitted totalling 243 bed spaces.	Data from previous years unavailable.	Data from previous years unavailable
77	Location of new hotels	Monitor the location of new hotels in line with the identified locations set out in Policy 77 and the requirements of National Town Centre Policy (NPPF 2012, paragraph 24).	New permissions to rear of Grafton Centre and on Newmarket Road	N/A	N/A contextual indicator
78	Number of hotel bed spaces lost	To protect the loss of hotel accommodation	No significant losses (small losses through changes to two guest houses) in the 2020/21 monitoring year.	Data not collected in previous years.	Green

Policy no	Indicator description	Target	2020-2021: Meeting target?	2011-2021: Meeting target?	RAG rating: Meeting target?
85	Amount of S106 money secured for infrastructure through development	To secure sufficient infrastructure capacity to support and meet all the requirements arising from the new development.	In the 2020/21 monitoring year £17,198,409 was secured through S106 agreements (Cambridge City Council and Cambridgeshire County Council). £3,632,510 in S106 money was received by Cambridge City Council and Cambridgeshire County Council from S106 agreements in the 2020/21 monitoring year.	Details of S106 money secured and received are available in Appendix 2	N/A

South Cambridgeshire Local Plan (2018)

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M1	<p>Greater Cambridge Housing Trajectory showing:</p> <ul style="list-style-type: none"> • net additional dwellings completed in previous years and the current year; • predicted completions in future years; • progress against the housing target for the plan period; • rolling five year supply plus relevant buffer (jointly with Cambridge City Council). 	S/5	<p>To deliver a net increase of 19,500 homes in the district between 2011 and 2031. Housing trajectory to demonstrate that this can be achieved. To demonstrate a five year supply of housing land (plus relevant buffer) jointly with Cambridge City Council. Housing trajectory and accompanying five year supply calculations to show whether this can be demonstrated.</p>	<p>1,335 dwellings completed in 2020/21.</p> <p>Information about the housing trajectory, predicted future completions and the five year supply is provided in the Housing Monitoring section.</p>	<p>8,308 dwellings completed 2011-2021.</p> <p>A year by year breakdown is provided in Table 1 of Appendix 2.</p>	Green

M2	Total dwellings completed annually and cumulatively in Greater Cambridge by development sequence, including by settlement category within the rural area	S/6, S/7, S/8, S/9, S/10, S/11	Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the Local Plan review.	1,752 dwellings completions in Greater Cambridge in 2020/21.	<p>16,114 dwellings completions in Greater Cambridge between 2011-2021.</p> <ul style="list-style-type: none"> • 3,817 in the Cambridge Urban Area • 4,942 on the Edge of Cambridge • 935 in New Settlements • 1,756 in Rural centres • 1,078 in Minor Rural Centres • 715 in Group Villages • 209 in Infill Villages • 2,662 in the countryside <p>Completions in the countryside include rural exception sites for affordable housing (344 dwellings), sites allocated in the Local Plan (402),</p>	Contextual indicator Breakdown of completions by settlement category in Table 2 of Appendix 2
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Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
					'five year supply' sites (1,332 dwellings), and dwellings permitted in accordance with countryside policies such as barn conversions, and agricultural workers dwellings (584).	
M3	Affordable housing completions	S/5	Contextual indicator, to provide information on delivery of affordable housing.	311 affordable dwelling completions in 2020/21.	2,172 affordable dwelling completions between 2011 and 2021.	N/A contextual indicator
M4	Amount and type of completed employment floorspace on previously developed land		Contextual indicator, to provide information on the implementation of the development strategy and the use of previously developed land.	4.31ha of employment completions (of a total of 13.99ha) were on previously developed land in the 2020/21 monitoring year.	107.47ha of employment completions (out of a total of 166.98ha) were on brownfield land between 2011 and 2021.	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M5	Percentage of new and converted dwellings completed on previously developed land		Contextual indicator, to provide information on the implementation of the development strategy and the use of previously developed land.	14% of new and converted dwellings were on previously developed land in the 2020/21 monitoring year.	The percentage of dwellings on previously developed land has fluctuated within a range of 14% (2020/21) and 44% (2013/14).	N/A contextual indicator
M6	Number of new jobs created Amount and type of completed and committed employment floorspace and land	S/5	Delivery of additional 22,000 jobs in the district between 2011 and 2031. Maintain employment land supply to enable delivery of forecast jobs in 'B' use classes.	In 2019 there was an increase of 6,000 in the number of jobs in South Cambridgeshire. (2020 data has yet to be published). Net 16,796sqm / 7.58ha of employment land completed in the 2020/21 monitoring year.	Over the period of 2011-2019 19,000 jobs have been created (2020 data has yet to be published) Net 232,480sqm / 82.69ha of employment land completed over the plan period (2011-2021).	Green
M7	Progress and development on strategic site allocations	SS/1 – SS/8, TI/1	To deliver new mixed use development or redevelopment at Orchard Park, land between Huntingdon Road and Histon Road (NIAB / Darwin Green), Cambridge East, Waterbeach	Orchard Park: outline permission for the whole site was granted in 2005 and has largely been implemented. NIAB: Within this permission 2 parcels have detailed permission for 287		Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
			New Town, Bourn Airfield New Village, and Cambourne West.	<p>dwelling with 204 dwellings completed by March 2021. A further reserved matters application (21/03619/REM) for 411 dwellings (parcels BDW5 and 6) was submitted in August 2021. It is expected that the local centre including library and retail areas will be completed by autumn 2022.</p> <p>NIAB 2&3: It is assumed that this development will follow on from the delivery of NIAB Main (Darwin Green 1) and an outline planning application is expected in early 2022</p> <p>Cambridge East: Reserved matters applications (S/1096/19/RM and 20/02569/REM) for 547 dwellings have been permitted and are under construction with 67 homes completed by March 2021. A reserved matters</p>		

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
				<p>application (21/02450/REM) for 421 dwellings was approved in October 2021. Pre-application discussions have commenced in respect of the consolidation of the Northworks part of the site (B2 land).</p> <p>Waterbeach new town: Urban & Civic (the western part of the site): The first phase Design Code was approved at Planning Committee in June 2020 and the first reserved matters infrastructure application has also been approved. A reserved matters application (21/02400/REM) for 89 dwellings was granted in July 2021 and is expected to start on site by the end of 2021. RLW Estates (the eastern part of the site): An outline planning</p>		

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
				<p>application (S/2075/18/OL) for up to 4,500 dwellings and other uses went to planning committee in January 2021 where it was resolved to grant subject to completion of a s106. It is anticipated that reserved matters applications for the first residential parcels could be submitted within 1-2 years.</p> <p>Bourn Airfield New Village – Outline permission for 3,400 dwellings, employment, retail, leisure and a hotel was submitted in September 2018 and is under consideration. Amendments were submitted on 11 December 2020 and are currently subject to consultation.</p> <p>Cambourne West: Reserved matters applications (S/4537/19/RM, 20/01536/REM,</p>		

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
				20/01640/REM and 20/02543/REM) have been permitted and include 826 dwellings.		
M8	Renewable energy capacity installed and with planning permission by type	CC/2, CC/3	To increase the generation of renewable energy within the district.	0MW of renewable energy capacity was installed in the 2020/21 monitoring year. A total of 2.6385MW of renewable energy capacity had planning permission at 31 March 2021.	A total of 298.21MW of renewable energy capacity was installed between 2011/12 and the 2020/21 monitoring year.	Green
M9	Proportion of development proposals permitted, for all new dwellings and new non-residential buildings of 1,000m ² or more, reducing carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies	CC/3	That all development proposals for all new dwellings and new non-residential buildings of 1,000m ² or more will reduce carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies.	100% of eligible applications included a condition requiring carbon reduction measures.	100% of eligible permissions granted in both the 2019-2020 and 2020-2021 monitoring years included a permission requiring carbon reduction measures.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M10	Number of planning permissions granted where the Environment Agency initially objected on water quality grounds	CC/7	No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.	0 in the 2020/21 monitoring year.	2 in 2011/12 and 1 in 2012/13, all of which were subject to amendments or conditions to overcome the Environment Agency's objection.	Green
M11	Number of planning permissions granted where the Environment Agency initially objected on flooding grounds	CC/9	No planning permissions granted where the Environment Agency initially objected on flooding grounds without appropriate conditions and / or submission of a satisfactory flood risk assessment.	0 in the 2020/21 monitoring year.	A total of 40 over the period of 2011-2020, all of which were subject to amendments or conditions to overcome the Environment Agency's objection.	Green
M12	Proportion of new homes permitted achieving water consumption levels equivalent to 110 litres per person per day or less	CC/4	That all new dwellings permitted will be designed to achieve water consumption levels of 110 litres per person per day or less.	99% of eligible dwellings permitted included a water efficiency condition.	This is a new policy and therefore data for 2011-2021 is not available.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M13	Proportion of non-residential developments permitted demonstrating a minimum water efficiency standard equivalent to the BREEAM non-residential standard for 2 credits for water use levels	CC/4	That all suitable non-residential developments permitted will be designed to achieve a minimum water efficiency standard equivalent to the BREEAM non-residential standard for 2 credits for water use levels.	A review of non-residential permissions found that 75% of eligible permissions included a condition relating to BREAAAM and water efficiency. Officers are reviewing the way this policy is monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.	This is a new policy and therefore data for 2011-2021 is not available.	Amber

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M14	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	NH/4, NH/5	That there is no new development completed within or that will adversely affect internationally or nationally important nature conservation area(s).	In the 2020/21 monitoring year no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.	Between 2004 and 2021 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.	Green
M15	Amount of inappropriate development permitted in the Green Belt	S/4, NH/8, NH/9, NH/10	To restrict inappropriate development in the green belt, unless very special circumstances have been accepted that outweigh any harm caused.	In the 2020/21 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	In the previous 2019/20 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M16	Amount of development completed within or adjacent to a Protected Village Amenity Area (PVAA) that would have an adverse impact on its character, amenity, tranquillity or function	NH/11	That land within or adjacent to a Protected Village Amenity Area (PVAA) is protected from development that would have an adverse impact on the character, amenity, tranquillity or function.	There were no developments completed either within or adjacent to a PVAA that were assessed as having an adverse impact in 2020/21.	There were also no developments completed either within or adjacent to a PVAA that were assessed as having an adverse impact in 2019/20.	Green
M17	Amount of development completed within a Local Green Space that would adversely impact on its character and particular local significance	NH/12	That land designated as a Local Green Space is protected from development that would adversely impact on its character and particular local significance, and that where inappropriate development is completed very special circumstances have been demonstrated and discussions have been undertaken with the local community.	There were no developments that had an adverse impact on the character or local significance of Local Green Spaces in 2020/21.	There were also no developments that had an adverse impact on the character or local significance of Local Green Spaces in 2019/20.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M18	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	NH/13	That land adjacent to an Important Countryside Frontage is protected from development that would compromise its purposes.	There were no developments that had an adverse impact on the Important Countryside Frontages in 2020/21.	There were also no developments that had an adverse impact on the Important Countryside Frontages in 2019/20.	Green
M19	Change in areas of biodiversity importance (international, national and local designations)	NH/4, NH/5	That there is no loss in the areas of biodiversity importance as a result of new development where no mitigation has been provided.	The boundary of Gamlingay Heath Plantation CWS was adjusted in 2020/21 to remove an area on the eastern side subject to an approved planning application related to an adjacent property. This area had been used as part of the grounds of the property for a period of time prior to this. One new County Wildlife Site, Magog Down and Stapleford Pit, has been selected in the period 2020/21.	Details of any change in areas of biodiversity importance are recorded in Appendix 2.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M20	Average net density of all completed new housing developments on sites of 9 or more dwellings at urban extensions, new settlements, Rural Centres, Minor Rural Centres, and Group Villages	H/8	To deliver an average net density of 30 dwellings per hectare (dph) on developments completed in Rural Centres, Minor Rural Centres and Group Villages. To deliver an average net density of 40 dph on developments completed in urban extensions to Cambridge and in new settlements.	In 2020/21 the average density was as follows: <ul style="list-style-type: none"> • 62.3 dph in the Urban extensions to Cambridge • 32.9 dph in new settlements • 53.4 dph in Rural Centres • 34.6 dph in Minor Rural Centres • 27.4 dph in Group Villages 	Over the period of 2011-2021 the average density was as follows: <ul style="list-style-type: none"> • 49.9 dph in the Urban extensions to Cambridge • 34.6 dph in new settlements • 34.6 dph in Rural Centres • 35.8 dph in Minor Rural Centres • 27.5 dph in Group Villages 	Green
M21	Housing completions by number of bedrooms	H/9	Contextual indicator, to provide information on delivery of a mix of housing to meet the needs of different groups in the community across all housing developments.	In the 2020/21 monitoring year 45% of housing completions were 1 or 2 bedrooms, 29% were 3 bedrooms and 25% were 4 bedrooms.	Details for the full period are available in Table 28 of Appendix 2.	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M22	Market housing permitted on developments of over 10 dwellings by number of bedrooms	H/9	All development proposals of over 10 dwellings permitted will consist of at least 30% 1 or 2 bedroom homes; at least 30% 3 bedroom homes; and at least 30% 4 or more bedroom homes.	In the 2020/21 monitoring year on developments of over 10 dwellings: <ul style="list-style-type: none"> • 36% of completions were 1 or 2 bedrooms, • 35% were 3 bedrooms, and • 30% were 4 bedrooms. 	Figures have varied over the monitoring period. 1 and 2 bed dwellings have reached their target in 5 out of 10 years. 3 bed dwellings have reached their target in 8 out of 10 years. 4 bed dwellings have reached their target every year.	Green in 2020/21
M23	Affordable housing completions on rural exception sites	H/11	Contextual indicator, to provide information on the delivery of affordable housing on rural exception sites.	9 completions on Rural Exception sites in 2020/21 monitoring year.	339 completions on Rural Exception Sites over the period 2011-2021.	N/A contextual indicator
M24	Progress towards City Deal commitment to deliver an additional 1,000 new homes on rural exception sites	-	To contribute to the delivery of an additional 1,000 new homes on rural exception sites between 2011 and 2031, as set out in the City Deal agreement (see paras 3.27-3.29).	Cannot monitor this indicator yet - as set out in the Housing Monitoring section.	Cannot monitor this indicator yet - as set out in the Housing Monitoring section.	N/A

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M25	Gypsy & Traveller pitches and Travelling Showpeople plots completed	H/20, H/21, H/22	To deliver permanent Gypsy & Traveller pitches, as set out in Policy H/20, which identifies that no pitches are required under the evidence base supporting the Local Plan (Gypsy & Traveller Accommodation Assessment 2016). To deliver at least 11 Travelling Showpeople plots between 2011 and 2031, as set out in Policy H/20.	There was 1 private permanent Gypsy & Traveller pitch and 0 Travelling Showpeople plots completed in the 2020/21 monitoring year.	114 permanent Gypsy and Traveller pitches have been completed between 2011 and 2021. 10 Travelling Showpeople Plots have been completed between 2011 and 2021.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M26	Meeting the needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation	H/20, H/21, H/22	Sufficient sites coming forward to meet identified needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.	New Gypsy & Traveller Accommodation Needs Assessment due to be published in 2022.	-	-
M27	Number of caravans on unauthorised Gypsy & Traveller sites	H/20, H/21, H/22	Contextual indicator, to provide information for the on-going review of Gypsy and Traveller accommodation needs.	0 in January 2020. No more recent data due to Coronavirus.	Table 18 in Appendix 2 provides data from previous years.	N/A contextual indicator
M28	Progress and development on residential allocations at villages (Policy H/1), and at Bayer CropScience Site (Hauxton), Papworth Everard West Central, Fen Drayton	H/1 – H/5, E/8	Various targets for particular residential allocations	Bayer CropScience – 215 dwellings and 70 extra care apartments have been completed. The employment part of the allocation has not yet had an application. Papworth Everard West – the development on land	N/A	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
	Former LSA Estate, Fulbourn and Ida Darwin Hospitals, and Histon & Impington Station area			<p>south of Church Lane was under construction with 24 dwellings completed by March 2021. The Catholic Church site has been completed by November 2021.</p> <p>Fulbourn and Ida Darwin Hospitals – outline planning permission for 203 dwellings granted in November 2019. A reserved matters application for 203 dwellings and land for community provision is due to be determined by the end of 2021.</p> <p>Histon & Impington Station area – three areas of this site are being brought forward for mixed use developments, as set out in the allocations monitoring section.</p>		

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M29	Development of Residential Moorings at Chesterton Fen Road, Milton	H/7	To deliver residential boat moorings at Chesterton Fen Road, Milton as allocated through Policy H/7.	No relevant planning application(s) have been submitted.	N/A	Amber
M30	Number of homes completed to the accessible and adaptable dwellings M4(2) standard	H/9	That 5% of homes completed on developments of 20 or more dwellings are built to the accessible and adaptable dwellings M4(2) standard.	All schemes meeting the standard where appropriate	Trend data unavailable as the requirement relates to a policy in the 2018 Local Plan.	Green
M31	Affordable dwellings permitted as a percentage of all dwellings permitted on sites where the policy requiring affordable dwellings applies	H/10	That all developments of 11 dwellings or more, or on development sites of less than 11 dwellings if the total floorspace exceeds 1,000m ² , permitted will provide 40% of the dwellings on site as affordable dwellings, unless the exceptions listed in Policy H/10 can be demonstrated.	On schemes which were eligible to provide affordable housing in South Cambridgeshire in the 2020/21 monitoring year, 29% of dwellings permitted were affordable. This was largely due to viability factors lowering the affordable proportions secured on some strategic sites. Further details in paragraph 3.21.	Historic data available in Tables 15 and 16 of Appendix 2.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M32	Amount of employment land lost to non-employment uses: <ul style="list-style-type: none"> • Total • within development frameworks • to residential development 	E/14	To limit the amount of employment land lost to non-employment uses.	In the 2020/21 monitoring year: <ul style="list-style-type: none"> • 2.98ha of employment land was lost to other uses, • 2.92 ha was lost within the development frameworks, and • 2.98ha was lost to residential development. 	In total over the period 2011-2021: <ul style="list-style-type: none"> • 34.37ha of employment land has been lost to non-employment uses, • 20.54 ha was lost within the development frameworks, and • 18.04ha has been lost to residential uses. 	N/A contextual indicator
M33	Amount of completed and committed floorspace for retail	E/21 – E/23	Contextual indicator, to provide information on delivery of retail developments.	There was a net increase of 268sqm of retail floorspace in the 2020/21 monitoring year: 273sqm of convenience, 0sqm of durable and -5sqm of unspecified. In March 2021 there was 51,723sqm (net) of committed retail floorspace.	Over the period of 2011/12 to 2020/21 there was a net increase of 7,778sqm of retail floorspace completed.	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M34	Progress and development on allocations at Cambridge Science Park, land south of Cambridge Biomedical Campus, Fulbourn Road East, for employment uses (Policies E/4 and E/5), Papworth Hospital, Histon & Impington Station area, Dales Manor Business Park (Sawston), Green End Industrial Estate (Gamlingay)	E/1 – E/6, E/8, H/1:a, H/1:f, H/2, H/4	Various targets for employment allocations.	<p>Cambridge Science Park - details of completions and commitments in the Science Park at March 2021 are included in table 58 and 59. A planning application (20/03444/FUL) submitted for 4,600 sqm of commercial office floorspace at 127-136 Cambridge Science Park is awaiting a decision.</p> <p>Cambridge Biomedical Campus - an application has not yet been submitted.</p> <p>Fulbourn Road East – A hybrid application covering the whole allocation was refused in October 2021.</p> <p>Papworth Hospital – an application has not yet been submitted.</p> <p>Green End Industrial Estate, Gamlingay – Outline planning</p>	N/A	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
				permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016 and reserved matters planning permission was approved in June 2020. The planning permission covers approximately 75% of the site.		
M35	Progress of open space allocations	SC/1	To deliver the extensions to existing recreation grounds and new sites for open space allocated through Policy SC/1.	Data unavailable this year	Data unavailable this year	-
M36	Loss of recreation areas, allotments and community orchards resulting from new developments	SC/8	To restrict the loss of recreation areas, allotments and community orchards to other uses.	No recreation areas, allotments or community orchards were lost as a result of developments completed in the 2020/21 monitoring year without recreational areas being re-provided as part of the new development.	Also no losses in 2019/20.	Green

Indicator Number	Indicator Description	Policy	Target	Meeting target? 2020/21	Meeting target? 2011/2021	Meeting target? RAG
M37	Provision of open space, outdoor recreation and children's play space resulting from new developments	SC/7	Contextual indicator, to provide information on the provision of allotments, community orchards, sports pitches, other outdoor sports facilities, and children's play space in new residential developments.	Data unavailable this year	Data unavailable this year	-
M38	Investment secured for infrastructure and community facilities through developer contributions	TI/8	Contextual indicator, to provide information regarding securing of necessary facilities and / or contributions to support all new development.	In the 2020/21 monitoring year £14,871,801 was secured through S106 agreements (South Cambridgeshire District Council and Cambridgeshire County Council). £7,868,799 in S106 money was received by South Cambridgeshire District Council and Cambridgeshire County Council from S106 agreements in the 2020/21 monitoring year.	Details of S106 money secured and received are available in Appendix 2	N/A Contextual indicator

South Cambridgeshire Local Plan (2018) Sustainability Appraisal

Issue	Indicator	Target	Meeting target?
Land	Percentage of new and Converted Dwellings on Previously Developed Land	The Core Strategy included a target that between 1999 and 2016 at least 37% of new dwellings should either be located on previously developed land or utilise existing buildings.	In the 2020/21 monitoring year 14% of new and converted dwellings were on previously developed land.
Land	Amount and Type of Completed Employment on Previously Developed Land	-	In the 2020/21 monitoring year 4.31ha of employment land was completed on Previously Developed Land. See Table 57 in Appendix 2 for further details of types of employment land.
Land	Average Density of New Residential Development Completed	-	In the 2020/21 monitoring year the average density was 37.3 DPH.
Pollution (air quality)	Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (at monitoring points)	Member States are required to reduce exposure to PM2.5 in urban areas by an average of 20% by 2020 based on 2010 levels. It obliges them to bring exposure levels below 20 micrograms/m ³ by 2015 in these areas. Throughout their territory Member States will need to respect the PM2.5 limit value set at 25.	13 at Impington, 11 at Orchard Park School and 12 at Girton Road.

Issue	Indicator	Target	Meeting target?
Pollution (air quality)	Annual mean number of days when PM10 levels exceeded a daily mean of 50ug/m	-	0 days at all monitoring locations.
Pollution (air quality)	No of declared Air Quality Management Areas and locations within 10% of threshold	-	0
Pollution (Water quality)	% of surface waters meet the Water Framework Directive 'good' status or better for water quality	'Good' status or better for water quality in all river basins by 2015.	High 0%, Good 0%, Moderate 89%, Poor 11%, Bad 0%.
Waste reduction and recycling	Amount of municipal waste arising, and managed by management type and the percentage each management type represents of the waste managed	The Joint Municipal Waste Management Strategy for Cambridgeshire and Peterborough 2008-2022 sets targets for the reduction of household waste sent to landfill of: x 55 to 60% of household waste by 2020.	425 tonnes of household waste was collected in 2020/21. 27% of waste collected in 2020/21 was composted. 24% of waste collected in 2020/21 was recycled.
Construction waste	Tonnage of construction and demolition waste produced and proportion that is recycled / reused.	N/A	We will aim to provide this data in future years.
Biodiversity loss from development	Number of development schemes completing relevant biodiversity avoidance or mitigation measures.	N/A	It is not possible to monitor this indicator as a significant proportion of applications determined employ biodiversity avoidance and mitigation measure.

Issue	Indicator	Target	Meeting target?
Biodiversity loss from development	Amount of new development within, or likely to adversely affect internationally or nationally important nature conservation areas.	N/A	Between 2011 and 2021 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.
Biodiversity - Protected sites	Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS)	Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.	One new County Wildlife Site has been selected in the period 2020/21. One County Wildlife Site has had its boundary amended in the period 2020/21. This resulted in an overall increase in area of County Wildlife sites by 71.28ha
Biodiversity - Protected sites	% SSSIs in favourable or unfavourable recovering condition	Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.	92% in favourable or unfavourable recovering condition.
Landscape	% planning permission granted which are inconsistent with local landscape character	N/A	Data not available
Landscape	Areas inconsistent with landscape character	N/A	Data not available.

Issue	Indicator	Target	Meeting target?
Townscape	% of total built-up areas falling within Conservation Areas	N/A	23.2% of development frameworks covered by Conservation Areas
Heritage assets	Number of Listed Buildings and number that are at risk	N/A	2,695 listed buildings; 9 at risk (0.3%).
Heritage assets	Number of other historic assets, and historic assets at risk	N/A	5 Conservation areas, 1 other building structure, 6 places of worship and 13 scheduled monuments at risk.
Places	Satisfaction rating for Quality of the built environment	N/A	Data no longer collected.
Places	Buildings for Life Assessments – Number of Developments achieving each standard	N/A	Data no longer collected.
Climate Change	Carbon Dioxide emissions by sector and per capita	N/A	The most recent data available is from 2019 and is reported in Table 85 of Appendix 2.
Climate Change	Renewable energy capacity installed by type (in MegaWatts)	N/A	No renewable energy capacity was installed in the 2020/21 monitoring year.
Climate Change	Kilowatt hours of gas consumed per household per year, Kilowatt hours of electricity consumed per household per year	N/A	Data provided in Tables 78 and 79 in Appendix 2.

Issue	Indicator	Target	Meeting target?
Climate Change	Water consumption per head per day (Cambridge Water Company area)	N/A	In the 2020/21 monitoring year the average water consumption per head per day was 131 litres.
Climate Change	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	N/A	No development was completed on floodplain 2 or 3 without mitigation measures.
Health	Life expectancy at birth % of residents with a long-term illness (Census data)	N/A	The most up to date information from 2018-2020 shows life expectancy at birth to be 83.1 for males and 85.9 for females. Long term limiting illness is only measured every 10 years.
Crime	Number of recorded crimes per 1000 people	Annual targets in community safety plan.	In 2020/21 there were 41.0 crimes per 1,000 people.
Crime	Percentage of people feeling safe after dark	Annual targets in community safety plan.	This data is no longer collected.
Housing	Total and percentage of Dwellings completed that are affordable	40% of dwellings permitted on sites of three or more dwellings.	311 affordable completions on all sites in the 2020/21 monitoring year. This accounts for 18% of all completions.
Housing	House price to earnings ratio	N/A	9.68 in 2020
Housing	Delivery of Extracare Housing	N/A	Data not available.

Issue	Indicator	Target	Meeting target?
Housing	Number of new Gypsies and Travellers pitches and Travelling Showpeople plots	85 new Traveller pitches by 2031 and 4 new Travelling Showpeople plots by 2016.	There was 1 Gypsy & Traveller pitch completed in the 2020/21 monitoring year.
Inclusive communities	% of residents who feel their local area is harmonious	N/A	This data is no longer collected.
Inclusive communities	% of residents that definitely agree or tend to agree that their local area is a place where people from different backgrounds get on well together	N/A	This data is no longer collected.
Inclusive communities	Index of multiple deprivation	N/A	In 2019 South Cambridgeshire has an average deprivation score 8.49.
Inclusive communities	Amount of new residential development within 30 minutes public transport journey time of key services	N/A	Data unavailable.
Inclusive communities	% of adults who feel they can influence decisions affecting their local area	N/A	This data is no longer collected.
Inclusive communities	% of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	N/A	This data is no longer collected.
Economic Activity	Number of People in Employment	Local Plan seeks to meet objectively assessed needs of 22,000 jobs, 2011 to 2031.	The number of jobs created over the period 2011-2019 was 19,000.
Economic Activity	Annual net change in VAT registered firms	N/A	In 2019 the net change in the business population was - 130.

Issue	Indicator	Target	Meeting target?
Economic Activity	Industrial composition of employee jobs	N/A	2020 data can be found in Table 60 of Appendix 2.
Work Opportunities	Percentage of people claiming Job Seekers Allowance	N/A	In March 2021 3,090 people were claiming Job Seekers Allowance or Universal Credit who are required to seek work and be available for work. This is 3.2% of all residents aged 16-64.
Work Opportunities	% of Residents aged 16-64 in employment and working within 5km of home or at home (Census data)	N/A	The most recent data is from 2011 when 35% of South Cambridgeshire residents worked within 5km of home
Work Opportunities	Economic Activity Rate	N/A	The economic activity rate for 16-64 year olds in South Cambridgeshire was 78.0% in 2020/21.
Work Opportunities	Median Gross Household income	N/A	Median gross household income is not available. The median gross annual full-time earnings for employees was £38,726 in 2020.

Issue	Indicator	Target	Meeting target?
Investments	Investment Secured for Infrastructure and Community Facilities through developer contributions	N/A	In the 2020/21 monitoring year £14,871,801 was secured through S106 agreements (South Cambridgeshire District Council and Cambridgeshire County Council). £7,868,799 in S106 money was received by South Cambridgeshire District Council and Cambridgeshire County Council from S106 agreements in the 2020/21 monitoring year.
Investments	Percentage of 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A* to C grade	N/A	This standard has changed since the indicator was written. Data is not comparable for 2020/21 as student did not sit exams due to the Coronavirus pandemic.
Transport	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12 hour period	N/A	The total number of motor vehicles on the day of monitoring in 2020 was 161,907.
Transport	Cycling trips index	N/A	Data unavailable
Transport	Congestion – average journey time per mile during the am peak environment	N/A	In the most recent monitored period (Sept 2016-August 2017) the average journey time per mile during the AM peak was 4.75 minutes.

Issue	Indicator	Target	Meeting target?
Transport	Investment secured for transport infrastructure through developer contributions	N/A	Investment secured through s106 contributions: £7,091,960. Money received from s106 contributions: £943,759.
Transport	People killed or seriously injured in road traffic accidents	N/A	Data unavailable for 2020 – data for 2011-2019 presented in Appendix 2.
Travel - Sustainable transport Car Parking Standards (to ensure standards are helping to meet the objectives of the Local Plan with regards to generating a modal shift towards more sustainable modes of transport)	Number of development schemes implementing minimum or greater provision of cycle parking	100%	Data unavailable
Travel - Reducing journeys made by car	Amount of development within 15 minutes walking distance (1000 meters) and 10 minutes cycling distance (2km) of rural centres	N/A	Data unavailable.

North West Cambridge AAP

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC01	number of student accommodations completed	CORE	<p>To provide an adequate supply of land for housing for development (1) for 2,000 University students, and (2) for 3,000 open market and affordable dwellings.</p> <p>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each Council's Annual Monitoring Report.</p>	<p>0 student bedrooms completed in 2020/21.</p> <p>0 student bedrooms completed in 2019/20.</p> <p>0 student bedrooms completed in 2017/18.</p> <p>325 student bedrooms completed in 2016/17 on Lot 5.</p> <p>Overall 325 student bedrooms completed.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC01	number of housing completions	CORE	N/A	<p>30 units completed in 2020/21 at M1 & M2</p> <p>22 units completed in 2019/20 at M1 & M2</p> <p>373 units completed in the 2018/19 at M1 & M2 (109 units) and Lot 2 (264 units).</p> <p>352 units completed in the 2017/18 monitoring year at M1 & M2 (3 units), Lot 1 (117 units) and Lot 3 (232 units).</p> <p>73 units completed in the 2016/17 monitoring year at Lot 8.</p> <p>Overall 850 units completed.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC02	housing density	CORE	At least 50 dwellings per hectare average net density.	<p>Density of 28 dph achieved in 2020/21, on M1.</p> <p>No parcels completed in 2019/20.</p> <p>Density of 194 dph achieved in 2018/19, on Lot 2.</p> <p>Density of 160 dph achieved in 2017/18, on Lots 1 & 3.</p> <p>Density of 152 dph achieved in 2016/17, on Lot 8.</p> <p>Overall density of 160 dph achieved so far.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC03	% affordable housing	CORE	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College Key Workers	<p>No affordable units completed in 2020/21.</p> <p>No affordable units completed in 2019/20.</p> <p>264 affordable units completed in the 2018/19 monitoring at Lot 2.</p> <p>349 affordable units completed in the 2017/18 monitoring year at Lot 1 (117 units) and Lot 3 (232 units).</p> <p>73 units completed in the 2016/17 monitoring year at Lot 8.</p> <p>Overall 686 affordable units completed.</p>
NWC04	employment land supply by type	CORE	(1) 100,000m2 of employment and academic development; (2) Approximately 60,000m2 of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.	No completions from these uses at 31 March 2021.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC05	employment uses in local centre	CORE	100% of completed development for B1 uses in the local Centre in units not exceeding 300 m2.	No completions in 2020/21. No completions in 2019/20. 200 sqm of B1a completed at Lot 1 in 2017/18.
NWC06	distance to public transport	LOCAL	Majority of development within 400m of a bus stop.	It is not possible to monitor this indicator until the development has completed.
NWC07	amount of completed non-residential development which complies with parking standards	CORE	Car parking standards are set out in Appendices 1 and 2.	Data unavailable.
NWC08	public open space and recreation facilities	LOCAL	Standards for provision of public open space and recreation facilities are set out in Appendix 3. Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.	It is not possible to monitor this indicator until the development has completed.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC09	amount of development in line with the code for sustainable homes	LOCAL	Amount of residential development designed in line with the Code for Sustainable Homes: (1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings; (2) Percentage approved after 1 April 2013, designed to Code level 5 or higher. Amount of non-residential development designed in line with BREEAM: (1) Percentage approved designed to "Excellent" standards.	Data unavailable – The code for sustainable homes has now been superseded.
NWC09	Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings	LOCAL	N/A	Data unavailable.
NWC09	Percentage approved after 1 April 2013, designed to Code level 5 or higher	LOCAL	N/A	Data unavailable.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC09	Amount of non-residential development designed in line with BREEAM:	LOCAL	N/A	Data unavailable.
NWC10	Percentage approved designed to "Excellent" standards.	CORE	(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable); (2) Percentage of the development served by a CHP plant or a District Heating Scheme fuelled by renewable energy sources.	Data unavailable.
NWC10	Distance to public transport	CORE	N/A	Data unavailable.
NWC10	Percentage of the development served by a CHP plant or a District Heating Scheme fuelled by renewable energy sources.	CORE	N/A	Data unavailable.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC11	Percentage of residential development approved on or before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and	LOCAL	1) Percentage of residential development approved on or before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and (2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.	Data unavailable.
NWC11	Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.	LOCAL	N/A	Data unavailable.
NWC12	S106 moneys secured for infrastructure and community facilities	CORE	Trigger points set out in S106 agreements or planning obligations.	See Tables 130 & 131 in Appendix 2.

North West Cambridge AAP Sustainability Appraisal

Indicator description	Indicator type	Meeting target
Total deliverable amount of affordable housing Occupancy rates of affordable housing (key worker)	Significant effects indicators	See Indicator NWC03. Occupancy rate data unavailable but may be possible to monitor once the development is complete.
Occupancy rates	Significant effects indicators	Data unavailable.
Average house prices	Significant effects indicators	In September 2020 the average house price for Cambridge was £430,000 and for South Cambridgeshire was £375,000.
No of journeys by (i) type and (ii) mode	Significant effects indicators	Data unavailable.
No of jobs on site	Significant effects indicators	Data unavailable.
type of jobs on site	Significant effects indicators	Data unavailable.
Nox levels	Significant effects indicators	Below annual objective in all measuring points in South Cambridgeshire.
PM levels	Significant effects indicators	Below 50µg/m ³ in all measuring points in South Cambridgeshire.
Incidents of flooding	Significant effects indicators	Data unavailable.
no of buildings achieving the required levels of building sustainability	Significant effects indicators	Data unavailable.

Indicator description	Indicator type	Meeting target
Per capita water consumption	Significant effects indicators	Development at North West Cambridge was conditioned to achieve 80L per person per day.

Cambridge Southern Fringe AAP

Indicator no	Indicator	Type of indicator	Targets	Meeting target?
CSF01	Total Housing Completions / Annual Rate	core	At least 600 dwellings in South Cambridgeshire.	<p>In 2020/21 the following dwellings were completed:</p> <ul style="list-style-type: none"> • 99 at Clay Farm • 128 at Trumpington Meadows <p>Since 2011/12 the following dwellings have been completed:</p> <ul style="list-style-type: none"> • 2,136 at Clay Farm • 1,016 at Trumpington Meadows • 270 at Bell School
CSF02	Housing Density	core	At least 50 dwellings per hectare.	Average density in Trumpington Meadows of 98.0 in 2020/21. The overall density over the plan period so far (2011-2021) is above the target at 54.3.
CSF03	Housing Mix	core	<p>1) At least 50% of homes with 1 or 2 bedrooms</p> <p>2) Approximately 25% of homes with 3 bedrooms</p> <p>3) Approximately 25% of homes with 4 or more bedrooms.</p>	<p>In 2020/21:</p> <ul style="list-style-type: none"> • 65% of units were 1 & 2 bedrooms • 21% were 3 bedrooms • 14% were 4 bedrooms <p>For the whole plan period (2011-2021):</p> <ul style="list-style-type: none"> • 61% were 1 & 2 bedrooms • 18% were 3 bedrooms • 21% were 4 bedrooms

Indicator no	Indicator	Type of indicator	Targets	Meeting target?
CSF04	Employment Land supply by type	core	Cambridge Southern Fringe will need to provide small scale local employment, as part of a development with an appropriate mix of uses.	The Local Centre was completed in 2017/18 providing D1, A2, A3 and retail uses.
CSF05	Distance to public transport	Local	All development within 600m of a stop on dedicated local Busway or 400m of other local bus stops.	It is not possible to monitor this indicator until the development has completed.
CSF06	Distance to public open space	Local	Formal sports pitches within 1000m; No home more than 100m from a LAP; No home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP.	It is not possible to monitor this indicator until the development has completed.

Cambridge Southern Fringe AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting target
Brownfield land stock	Important local context indicator	Dynamic, depends on consumption of existing stock and future needs.	Data unavailable.
Housing completed on brownfield land in last year	Important local output indicator	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly.	No dwellings were built on brown field sites in Trumpington Meadows in 2020/21.
Hectarage of employment land completed on brownfield land in last year	important local output indicator	Dynamic, depends on consumption of existing stock and future needs.	No B1-B8 employment land completed at Trumpington Meadows.
Gas consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
Electricity consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale)	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'good' standard	important local output indicator	75%?	Data unavailable.
Water consumption per household per year	Significant (adverse) impact indicator	75%?	Data at district level provided in Appendix 2.
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	Any reversal in improvement rate shown in recent years (review once achievement is over 90%?).	92% in favourable or unfavourable recovering condition.

Indicator	Type	Threshold	Meeting target
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable.
% of rights of way open and in good condition	Local output indicator	Initially at least 65%, but should be increased over time.	Data unavailable.
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable.
% of listed buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	0.3% in South Cambridgeshire in 2020/21.
% of developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable.
Satisfaction with quality of the built environment	Local output indicator	75% satisfaction 20% concern with deterioration.	Data unavailable.
CO2 emissions per dwelling / year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.
Background NO2/NOx levels	Significant (adverse) impact indicator	40g/m3.	Data at monitoring points around Greater Cambridge level provided in Appendix 2.
Background PM levels	Significant (adverse) impact indicator	40g/m3 to end 2005 then 20g/m3.	Data at monitoring points around Greater Cambridge level provided in Appendix 2.

Indicator	Type	Threshold	Meeting target
% of main water courses in good or fair quality	local context indicator	–	High 0%, Good 0%, Moderate 89%, Poor 11% and Bad 0%.
Number of substantiated public complaints about odours, noise, light and other problems	local context indicator	–	Data unavailable and indicator not monitored.
Household waste collected per household / year	Local output indicator	To be determined (based on BVPI target).	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	40% (2005).	Data at district level provided in Appendix 2.
Number of properties at risk from flooding	Significant (adverse) impact indicator	to be determined.	Data unavailable.
Life expectancy at birth	local context indicator	Any reduction.	See Table 116 of Appendix 2.
Exercise levels	local context indicator	to be determined.	See Table 117 of Appendix 2.
Number of people commuting on foot or cycle	local context indicator	To be determined, though should be at least 30% for travel plans.	Data unavailable.
Recorded crimes per 1000 people	local context indicator	any increase?	See Table 118 of Appendix 2.
% of residents feeling safe or fairly safe after dark	local context indicator	Any reduction.	Data unavailable.

Indicator	Type	Threshold	Meeting target
Hectarage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	Data unavailable.
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction, and any failure to meet spatial targets in AAPs (for example, policies NS/6 & NS/8 in Northstowe AAP).	Data unavailable.
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	To be determined based on discussions with Education Authority.	Data unavailable.
% of residents who feel their local neighbourhood is harmonious	Local output indicator	Any reduction.	Data unavailable.
House price / earnings ratio	significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	See Table 12 of Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	significant (adverse) impact indicator	To be determined.	Data unavailable.
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	50% (or target in Development Control Policies if this changes).	Between 2011/12 and 2020/21 there have been a total of 2,172 affordable completions in South Cambridgeshire and 2,755 in Cambridge.

Indicator	Type	Threshold	Meeting target
% of adults who feel they can influence decisions	local context indicator	to be determined.	Data unavailable.
Usage levels for community facilities in new development	Local output indicator	to be determined.	Data unavailable.
Unemployment level	Local output indicator	0.5% increase in any 12-month period.	See Tables 61 and 62 of Appendix 2.
% of economically active residents working within 5kms of home	Significant (adverse) impact indicator	Reduction below 35%.	The 2011 census data shows that 35% of South Cambridgeshire residents work within 5km of home or at home.
% of pupils achieving 5 or more A* to C GCSE grades	local context indicator	To be determined (through discussion with Education Authority.	See Tables 121a-118c in Appendix 2. However, data for 2020/21 is not comparable with previous years due to Coronavirus pandemic impact on exams.
Level or value of developer contributions in the current year	Local output indicator	to be determined.	Data unavailable for 2020/21 but historic data available in Table 127 of Appendix 2.
Net annual growth in VAT registered firms	local context indicator	Shrinkage of >0.1% in the year.	See Table 65 in Appendix 2.
Economic activity rate	local context indicator	Change of -2% or more.	See Table 64 in Appendix 2.

Indicator	Type	Threshold	Meeting target
Sectoral split of employment	Local output indicator	To be determined (threshold needs to reflect shifts in sectoral balances).	See Table 60 in Appendix 2.

Northstowe AAP

Indicator number	Indicator	Type of Indicator	Targets	Meeting target?
NS01	Total Housing Completions / Annual Rate	Core	4,800 by 2016 / 650 per year	258 dwellings completed in the 2020/21 monitoring year. 713 dwellings completed 2016/17 to 2020/21.
NS02	Housing Density	Core	–	3 parcels (402 dwellings) were completed in 2020/21 at an average density of 32.9 dph. The overall density for completed parcels to date is 34.6 dph.
NS03	Housing Mix	Core	1) 25% to 30% of homes with 1 or 2 bedrooms 2) In the range of 35% to 40% of home with 3 bedrooms 3) In the range of 30% to 35% of homes with 4 or more bedrooms.	In 2020/21 1&2 bedrooms = 34% 3 bedrooms = 48% 4 bedrooms = 18% In 2011/12 2020/21 1&2 bedrooms = 29% 3 bedrooms = 45% 4 bedrooms = 26%.
NS04	Employment Land Supply by type	Core	Provide for approximately 20 hectares of employment land over the AAP period.	No employment land delivered yet at Northstowe.

Indicator number	Indicator	Type of Indicator	Targets	Meeting target?
NS05	Distance to Public Transport	Local	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops.	It is not possible to monitor this indicator until the development has completed.
NS06	Distance to public Open Space	Local	Formal sports pitches within 1,000m; No home more than a 1 minute walk (i.e. 100m actual walking distance) from a Local Area for Play (LAP); No home more than a 5 minute walk (i.e. 400m actual walking distance) from a Local quipped Area for Play (LEAP); No home more than a 15 minute walk (i.e. 1,000m actual walking distance) from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).	It is not possible to monitor this indicator until the development has completed.

Northstowe AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting target?
Brownfield land stock	Important local context indicator	Dynamic, depends on consumption of existing stock and future needs	Data unavailable
Housing completed on brownfield land in last year	Important local output indicator	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly.	All homes completed at Northstowe so far have been on greenfield land.
Hectarage of employment land completed on brownfield land in last year	Local output indicator	Dynamic, depends on existing stock and future needs (see above).	No employment land delivered yet at Northstowe.
Gas consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
Electricity Consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'good' standard	Important local output indicator	75%?	Data unavailable.
Water consumption per household per year	Significant (adverse) impact indicator	As above.	Data at district level provided in Appendix 2.

Indicator	Type	Threshold	Meeting target?
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	% of SSSIs in favourable or unfavourable condition in recent years (review once achievement is over 90%?).	92% in favourable or unfavourable recovering condition.
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable.
% of rights of way open and in good condition	Local output indicator	Initially at least 65%, but should be increased over time.	Data unavailable.
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable.
% of listed buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	0.3% in South Cambridgeshire in 2020/21.
% of developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable
Satisfaction with quality of the built environment	Local output indicator	75% satisfaction.	Data unavailable.
CO2 emissions per dwelling / year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.
Background NO ₂ /NO _x levels	Significant (adverse) impact indicator	40 < g/m ³ .	Data at district level for monitoring locations around Greater Cambridge provided in Appendix 2.

Indicator	Type	Threshold	Meeting target?
Background PM ₁₀ levels	Significant (adverse) impact indicator	40< g/m ³ to end 2005 then 20< g/m ³ .	Data at district level for monitoring locations around Greater Cambridge provided in Appendix 2.
Number of substantiated public complaints about odours, noise, light and other problems	Local context indicator	To be determined.	Data unavailable.
Household waste collected per household per year	Local output indicator	To be determined (based on BVPI target).	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	40% (2005)	Data at district level provided in Appendix 2.
Number of properties at risk from flooding	Significant (adverse) impact indicator	To be determined.	Data unavailable.
Life expectancy at birth	Local context indicator	Any reduction.	See Table 116 in Appendix 2.
Exercise levels	Local output indicator	To be determined.	See Table 117 in Appendix 2.
Number of people commuting on foot or cycle	Local output indicator	To be determined, though should be at least 30% for new development.	Data unavailable.
Recorded crimes per 1000 people	Local context indicator	Any increase (?).	See Table 118 in Appendix 2.
% of residents feeling safe or fairly safe after dark	Local context indicator	Any reduction.	Data unavailable.
Hectareage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	Data unavailable.

Indicator	Type	Threshold	Meeting target?
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction, and any failure to meet spatial targets in AAPs (e.g. policies NS/6 & NS/8 in Northstowe AAP).	Data unavailable.
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	To be determined based on discussions with ed. authority	Data unavailable.
% of residents who feel their local neighbourhood is harmonious	Local output indicator	Any reduction.	Data unavailable.
House price / earnings ratio	Significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	See Table 12 in Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	Significant (adverse) impact indicator	To be determined.	Data unavailable.
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	50% (or target in Core Strategy if this changes).	Between 2011/12 and 2020/21 there 194 affordable completions in Northstowe. This was 21% of total completions.
% of adults who feel they can influence decisions	Local context indicator	To be determined.	Data unavailable.
Usage levels for community facilities in new development	Local output indicator	To be determined.	Data unavailable.

Indicator	Type	Threshold	Meeting target?
Unemployment level	Local output indicator	+0.5% increase in any 12-month period.	See Table 62 in Appendix 2.
% of economically active residents working within 5kms of home	Significant (adverse) impact indicator	Reduction below 35%.	The most recent data is from 2011 when 35% of South Cambridgeshire residents worked within 5km of home.
% of pupils achieving 5 or more A* to C GCSE grades	Local context indicator	To be determined (through discussion with education authority).	See Tables 121a-121c in Appendix 2. However, data for 2020/21 not comparable with previous years due to Coronavirus pandemic impact on exams.
Level or value of developer contributions in the current year	Local output indicator	To be determined.	See Tables 128 & 129 of Appendix 2.
Net annual growth in VAT registered firms	Local context indicator	Shrinkage of >0.1% in the year.	See Table 65 in Appendix 2.
Economic activity rate	Local context indicator	Change of – 2% or more.	See Table 64 in Appendix 2.
Sectoral split of employment	Local output indicator	To be determined (threshold needs to reflect shifts in sectoral balances).	See Table 60 of Appendix 2.

Cambridge East AAP

Indicator No.	Indicator	Related policies	Targets	Meeting Targets
CE01	total housing completions	CE/7	CE03	67 dwellings completed in 2020/21.
CE02	density	CE/7	At least 50 dwellings per hectare.	No parcels completed to date.
CE03	housing mix	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.	In 2020/21 1&2 bedrooms = 31% 3 bedrooms = 28% 4 bedrooms = 40%
CE04	amount of/type of employment land completions	CE/8	Equivalent of 20-25 hectares of employment.	No employment land completed to date.
CE05	Distance to public transport	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored	N/A

Indicator No.	Indicator	Related policies	Targets	Meeting Targets
			through the Cambridge East housing trajectory.	
CE06	Distance to protected open space	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.	N/A
CE07	renewable energy installed by type	CE/24	Renewable energy to provide at least 10% of predicted energy requirements.	N/A
CE08	Infrastructure secured through S106	CE/9	Targets to be detailed through s.106 agreement or planning obligations.	See Tables 132 & 133 in Appendix 2.

The first completions at Cambridge East – Land north of Newmarket Road occurred in 2020/21. Cambridge East – Land north of Cherry Hinton is still going through the planning process. A Planning Performance Agreement is currently being negotiated for infrastructure matters with a reserved matters application expected in 2022. This means that a reserved matters application for phases 1 and 2 will follow later in the year with construction likely to start late in 2022 or 2023. Therefore, most of the indicators are not yet capable of being monitored. More indicators will be monitored in future years as the development progresses.

Cambridge East AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting Target?
Brownfield Land stock	important local context indicator	Dynamic, depends on consumption of existing stock and future needs.	Not monitoring
housing completed on brownfield land in last year	important local output indicator	SCDC 37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly CCC 60% target by 2004/5.	There have been no completions on brownfield land to date.
hectarage of employment land completed on brownfield land in last year	Local output indicator	Dynamic, depends on existing stock and future needs.	There have been no employment land completions to date.
Gas consumption per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
electricity consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'Good' standard	important local output indicator	75%?	N/A

Indicator	Type	Threshold	Meeting Target?
Water consumption per household per year	Significant (adverse) impact indicator	75%?	Data at district level provided in Appendix 2.
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	Any reversal in improvement rate shown in recent years (review once achievement rate is over 90%).	Data at district level provided in Appendix 2.
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable
% of rights of way open and in good condition	Local output indicator	Initially at least 65% but should be increased over time.	Data unavailable
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable
% of Listed Buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	Not monitoring
% of Developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable
Satisfaction with the quality of the build environment	Local output indicator	SCDC 75% satisfaction 20% concern deterioration CCC not known.	Not monitoring
CO2 emissions per dwelling per year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.

Indicator	Type	Threshold	Meeting Target?
Background No2 / Nox levels	Significant (adverse) impact indicator	SCDC 40 g/m3 CCC not known.	Data at district level from monitoring locations around Greater Cambridge provided in Appendix 2.
Background PM10 levels	Significant (adverse) impact indicator	SCDC 40A/m3 to end of 2005 then 20g/m3 CCC Not known.	Data at district level from monitoring locations around Greater Cambridge provided in Appendix 2.
% of main water courses in good or fair quality	local context indicator	SCDC 94% CCC Not known.	Data at district level provided in Appendix 2.
No. substantiated public complaints about odours, noise, light and other problems	Local context indicator	To be determined.	Data unavailable
Household waste collected per household per year	Local output indicator	SCDC To be determined (based on BVPI target) CCC 460 kg by 2006/7.	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	SCDC 40% (2005) CCC Not known.	Data at district level provided in Appendix 2.
No. of properties at risk from flooding	Significant (adverse) impact indicator	To be determined.	Data unavailable
Life expectancy at birth	Local context indicator	Any reduction.	Data at District level - see Table 116 in Appendix 2.
Exercise levels	Local output indicator	To be determined.	Data at District level - see Table 117 in Appendix 2.
No of people commuting on foot or cycle	Local output indicator	To be determined, though should be at least 30% for new development.	Data unavailable

Indicator	Type	Threshold	Meeting Target?
Recorded crimes per 100 people	Local context indicator	Any increase?	Data at District level - see Table 118 in Appendix 2.
% of residents feeling safe or fairly safe after dark	Local context indicator	Any reduction.	Not monitoring
Hectarage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	N/A
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction and any failure to meet spatial targets in aps.	Not monitoring
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	to be determined based on discussions with the education authority.	Not monitoring
% of residents who feel their local neighbourhood is harmonious	Local output indicator	any reduction.	Not monitoring
House price / earnings ratio	Significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	Data at District level - see Table 12 in Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	Significant (adverse) impact indicator	to be determined.	Not monitoring
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	SCDC 50% (or target in Development Control Policies) CCC 40%.	14 affordable dwellings completed in 2020/21.

Indicator	Type	Threshold	Meeting Target?
% of adults who feel they can influence decisions	Local context indicator	to be determined.	Not monitoring
Usage levels for community facilities in new development	Local output indicator	to be determined.	Not monitoring
unemployment level	Local output indicator	0.5% increase in any 12-month period.	Data at District level - see Table 62 in Appendix 2.
% of economically active residents working within 5km of home	Significant (adverse) impact indicator	SCDC Reduction below 35% CCC Not known.	Not monitoring
% of pupils achieving 5 or more A* to C GCSE grades	Local context indicator	to be determined (early discussions with education authority).	Measured at district level
Level or value of developer contributions in the current year	Local output indicator	to be determined.	See Tables 132 & 133 in Appendix 2.
Net annual growth in VAT registered firms	Local context indicator	SCDC Shrinkage of >0.1% in the year CCC Not known.	Data at District level - see Table 65 in Appendix 2.
Economic activity rate	Local context indicator	Change of -2% or more.	Data at District level - see Table 64 in Appendix 2.
Sectoral split of employment	Local output indicator	To be determined.	Data at District level - see Table 60 in Appendix 2.

The first completions at Cambridge East – Land north of Newmarket Road occurred in 2020/21. Cambridge East – Land north of Cherry Hinton is still going through the planning process. A Planning Performance Agreement is currently being negotiated for infrastructure matters with a reserved matters application expected in 2022. This means that a reserved matters application for phases 1 and 2 will follow later in the year with construction likely to start late in 2022 or 2023. Therefore, most of the

indicators are not yet capable of being monitored. More indicators will be monitored in future years as the development progresses.

Appendix 2: Tables and Charts

Housing data

Total housing completions annually and for the plan period in Greater Cambridge

Area/Tenure	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Cambridge – Total	355	473	1322	720	896	1,183	1,112	868	460	417	7,806
Market	295	417	900	523	596	725	445	523	261	366	5,051
Affordable	60	56	422	197	300	458	667	345	199	51	2,755
South Cambridgeshire - Total	693	555	631	868	679	551	737	1,152	1,107	1,335	8,308
Market	525	486	481	539	550	435	557	811	728	1,024	6,136
Affordable	168	69	150	329	129	116	180	341	379	311	2,172
Grand Total	1,048	1,028	1,953	1,588	1,575	1,734	1,849	2,020	1,567	1,752	16,114
Market Total	820	903	1,381	1,062	1,146	1,160	1,002	1,334	989	1,390	11,187
Affordable Total	228	125	572	526	429	574	847	686	578	362	4,927

Table 1– Total (net) housing completions in Cambridge and South Cambridgeshire over the plan period so far (2011-2021)

Source: Research & Monitoring - Cambridgeshire County Council

Total housing completions by settlement hierarchy

Area	Cambridge	South Cambridgeshire	Total
Cambridge Urban Area	3,525	292	3,817
Edge of Cambridge	4,272	670	4,942
New Settlement	N/A	935	935
Rural Centre	N/A	1,756	1,756
Minor Rural Centre	N/A	1,078	1,078
Group Village	N/A	715	715
Infill Village	N/A	209	209
Countryside - Local Plan allocation	N/A	402	402
Countryside - rural exception site	N/A	344	344
Countryside	9	575	584
Countryside - five year supply site ¹	N/A	1,332	1,332
Grand Total	7,806	8,308	16,114

Table 2 – Total (net) housing completions by settlement hierarchy for the plan period 2011-2021

Source: Research & Monitoring - Cambridgeshire County Council

Total housing completions

Northstowe

Area	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
Northstowe	13	140	278	246	258	935

Table 3 – Total housing completions at Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

¹ 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan.

North West Cambridge

Site	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Lots M1 and M2	0	3	109	22	30	164
Lot 1	0	117	0	0	0	117
Lot 2	0	0	264	0	0	264
Lot 3	0	232	0	0	0	232
Lot 8	73	0	0	0	0	73
Total	73	352	373	22	30	850

Table 4 – Total housing completions at North West Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Cambridge Southern Fringe

Site	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Clay Farm	0	16	271	393	149	467	539	109	93	99	2,136
Trumpington Meadows	2	141	141	67	105	89	123	148	72	128	1,016
Bell School	0	0	0	0	21	122	45	50	32	0	270

Table 5 – Total housing completions at Cambridge Southern Fringe

Source: Research & Monitoring - Cambridgeshire County Council

Total student housing in Cambridge

Completions by bedroom

Net/ gross	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Gross	32	868	245	710	790	1,085	78	552	349	124	4,709
Net	26	860	233	675	784	1,085	-17	552	278	100	4,376

Table 6 – Number of student housing completions (by bedroom) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Committed student rooms at 31 March 2021

Area	Gross	Net
Cambridge	1,029	1,028

Table 7 – Committed Student Rooms at 31 March 2021

Note: Commitments include two allocations which together include 470 student rooms

Source: Research & Monitoring - Cambridgeshire County Council

Affordable housing completions:

Total affordable housing completions

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Cambridge	60	56	422	197	300	458	667	345	199	51	2,556
South Cambridgeshire	168	69	150	329	129	116	180	341	379	311	1,793
Total	228	125	572	526	429	574	847	686	578	362	4,349

Table 8 – Total Affordable housing completions

Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions as a percentage of all completions

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Cambridge	16%	12%	32%	27%	33%	39%	60%	40%	43%	12%	35%
South Cambridgeshire	24%	12%	24%	40%	19%	21%	24%	30%	34%	23%	26%
Greater Cambridge	22%	12%	29%	33%	27%	33%	46%	34%	37%	21%	31%

Table 9 – Affordable housing completions as a percentage of all completions

Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions on rural exception sites

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
South Cambridgeshire	88	13	72	23	28	35	0	34	39	7	339

Table 10 – Affordable housing completions on Rural Exception Sites

Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions by type - Cambridge City

Year	Intermediate	Key worker	Local Authority	Social rented	Other	Total
2020-2021	33	0	14	4	0	51
2019-2020	55	0	7	137	0	199
2018-2019	28	264	0	53	0	345
2017-2018	165	369	2	152	-10	667
2016-2017	125	74	0	259	0	458
2015-2016	129	0	0	169	2	300
2014-2015	113	0	-10	94	0	197
2013-2014	216	0	0	206	0	422
2012-2013	87	0	-29	-2	0	56
2011-2012	20	0	6	34	0	60

Table 11 – Affordable housing completions by type - Cambridge City

Source: Research & Monitoring - Cambridgeshire County Council

House prices and earnings

House price to earnings ratio

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Cambridge	8.69	9.33	9.64	10.82	12.30	13.38	13.33	13.04	12.69	12.35
South Cambridgeshire	7.58	7.42	7.14	7.76	9.66	9.46	10.30	9.73	9.09	9.68

Table 12 – Ratio of median house price (existing dwellings) to median gross annual (where available) residence-based earnings by local authority district, England and Wales, 2011 to 2020

Source: ONS, release date 25 March 2021

Median gross annual residence based earnings (£)

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Cambridge	29,434	29,490	31,109	31,430	31,345	31,014	32,247	32,980	34,275	34,827
South Cambridgeshire	31,353	32,770	34,307	33,508	31,567	35,425	35,432	37,414	40,052	38,726

Table 13 – Median gross annual (where available) residence-based earnings by local authority district, England and Wales, 2011 to 2020 (£)

Source: ONS, release date 25 March 2021 (Earnings data are taken from the Annual Survey of Hours and Earnings release)

Median house prices (£)

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Cambridge	255,750	275,000	300,000	340,000	385,500	415,000	430,000	430,000	435,000	430,000
South Cambridgeshire	237,500	243,000	245,000	260,000	304,995	335,159	365,000	364,000	364,070	375,000

Table 14 – Median house price by local authority district, England and Wales, year ending September 2011 to year ending September 2020 (£)

Source: ONS, Release date 25 March 2021 (House price data are part of the House Price Statistics for Small Areas (HPSSAs) release)

Affordable housing policy

Affordable Housing permissions in South Cambridgeshire as a percentage of all eligible permissions

(A)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Affordable dwellings permitted as a % of all dwellings completed on sites where policy HG/3 is applicable	40%	39%	37%	23%	38%	41%

Table 15 – Affordable Housing permissions in South Cambridgeshire as a percentage of all eligible permissions where Policy HG/3 of the Development Control Policies DPD (2007) was applicable

Source: Research & Monitoring - Cambridgeshire County Council

(B)	2017-2018	2018-2019	2019-2020	2020-2021
Affordable dwellings permitted as a % of all dwellings permitted on sites where the affordable housing policy of Local Plan is applicable (Policy H/10)	33%	33%	32%	29%

Table 16 – Affordable housing permissions in South Cambridgeshire as a percentage of all eligible permissions in accordance with the South Cambridgeshire Local Plan (2018) Policy H/10

Source: Research & Monitoring - Cambridgeshire County Council

NOTES:

For (A) the data includes planning permissions where Policy HG/3 of the Development Control Policies DPD (2007) applied and where the target was to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.

For (B) the data includes planning permissions where Policy H/9 of the submission version and H/10 of the adopted version (post 28 September 2018) of the South Cambridgeshire Local Plan applies and where the target is to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.

In September 2018 Policy H/10 was adopted as part of the South Cambridge Local Plan (2018). In November 2018 Members agreed to require affordable housing on sites of 10 or more dwellings, in line with the National Planning Policy Framework (NPPF) rather than 11 or more dwellings as set out in the submission version of Policy H/9 and adopted version of Policy H/10. The data included for 2018/19 therefore uses two different thresholds: 11+ dwelling permitted between 1 April 2018 and 13 November 2018, and 10+ from 14 November 2018-31 March 2019

Gypsy & Traveller community

Caravan Count – Cambridge

Year	Month	Social rented	Permanent Planning Permission	All Private Caravans	No. of Caravans on Sites on Gypsies own land: 'Tolerated'	No. of Caravans on Sites on Gypsies own land: 'Not tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Not tolerated'	Total	Travelling Showpeople Caravans
2011	Jan	0	5	5	0	0	0	0	5	-
2011	July	0	5	5	0	0	0	0	5	-
2012	Jan	0	5	5	0	0	0	0	5	-
2013	Jan	0	2	2	0	0	0	2	4	-
2013	July	0	5	5	0	0	0	0	5	-
2014	Jan	0	2	2	0	0	0	2	4	-
2014	July	0	5	5	0	0	0	0	5	-
2015	Jan	0	2	2	0	0	0	2	4	0
2016	Jan	0	2	2	0	0	0	0	0	0
2016	July	0	0	0	0	0	0	0	2	-
2017	Jan	0	0	0	0	0	0	0	0	0
2017	July	0	0	0	0	0	0	0	0	-
2018	Jan	0	0	0	0	0	0	0	0	0
2018	July	0	0	0	0	0	0	0	0	-
2019	Jan	0	0	0	0	0	0	0	0	0
2019	July	0	0	0	0	0	0	0	0	-
2020	Jan	0	0	0	0	0	0	0	0	0

Table 17 – Traveller Caravan Count for Cambridge

Source: Traveller caravan count, ONS

Caravan Count - South Cambridgeshire

Year	Month	Social rented	Temporary Planning permission	Permanent planning permission	All private caravans	No. of caravans on sites on Gypsy owned land 'Tolerated'	No. of caravans on sites on Gypsy owned land 'Not tolerated'	No of caravans on land not owned by Gypsies 'Tolerated'	No of caravans on land not owned by Gypsies 'Not tolerated'	Total	Travelling Showpeople caravans
2011	Jan	58	126	324	450	0	11	0	0	519	-
2011	July	59	108	286	394	0	4	0	0	457	-
2012	Jan	53	102	351	453	0	16	0	0	522	-
2013	Jan	44	77	357	434	0	5	0	0	483	-
2013	July	41	56	340	396	0	4	4	0	445	-
2014	Jan	44	48	412	460	0	5	0	0	509	-
2014	July	36	9	436	445	0	6	0	0	487	-
2015	Jan	32	10	410	420	0	27	0	0	479	69
2016	Jan	39	0	394	394	0	0	0	0	433	32
2016	July	43	29	340	369	0	0	0	0	412	-
2017	Jan	41	0	483	483	32	0	0	0	556	32
2017	July	46	1	504	505	37	0	0	0	588	-
2018	Jan	52	2	499	501	8	0	0	0	561	51
2018	July	43	0	583	583	0	1	0	0	627	-
2019	Jan	54	1	543	544	0	0	0	0	598	32
2019	July	47	1	573	574	0	0	0	0	621	-
2020	Jan	47	1	534	535	0	0	0	0	582	32

Table 18 – Traveller Caravan Count for South Cambridgeshire

Source: Traveller caravan count, ONS

*The twice-yearly Traveller Caravan Count takes place in January and July, recording the number of caravans on both authorised and unauthorised sites across England. Each January count now includes a count of caravans occupied by travelling showpeople in each local authority in England. There was no Traveller Caravan Count in July 2020 and January 2021 due to Coronavirus restrictions. The Traveller Caravan Count resumed in July 2021 but no data has been published yet.

Gypsy & Traveller pitches completed in South Cambridgeshire

Permanent G&T Pitches

Year	Private	Public
2011-2012	10	1
2012-2013	29	0
2013-2014	54	0
2014-2015	4	0
2015-2016	5	1
2016-2017	8	0
2017-2018	0	0
2018-2019	1	0
2019-2020	0	0
2020-2021	1	0
Total	112	2

Table 19 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

G&T Pitches for Emergency Stopping

Year	Private	Public
2011-2012	0	0
2012-2013	0	0
2013-2014	0	0
2014-2015	0	0
2015-2016	0	0
2016-2017	0	0
2017-2018	0	0
2018-2019	0	0
2019-2020	0	0
2020-2021	0	0
Total	0	0

Table 20 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

Permanent Travelling Showpeople Plots

Year	Private	Public
2011-2012	0	0
2012-2013	0	0
2013-2014	0	0
2014-2015	6	0
2015-2016	0	0
2016-2017	0	0
2017-2018	4	0
2018-2019	0	0
2019-2020	0	0
2020-2021	0	0
Total	10	0

Table 21 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

Brownfield development

Percentage of new and converted dwellings on previously developed land in South Cambridgeshire

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
South Cambridgeshire	27.6	14.6	44.1	31.8	35.8	27.8	25.0	22.1	19.1	14.2

Table 22 – Percentage of new and converted dwellings completed on previously developed land in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions on garden land in Cambridge

Area	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	Total
Cambridge	13	13	19	23	34	21	39	18	17	11	208

Table 23 – Housing completions on garden land in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Housing densities

Average density in South Cambridgeshire

Year	Density
2011-2012	35.8
2012-2013	29.1
2013-2014	29.9
2014-2015	40.3
2015-2016	30.1
2016-2017	32.2
2017-2018	45.1
2018-2019	42.5
2019-2020	31.9
2020-2021	37.3
2011/12-2020/21	34.3

Table 24 – Average Density in South Cambridgeshire, 2011/12-2020/21 (Dwellings per hectare on completed sites of more than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average density in Cambridge

Year	Density
2011-2012	94.1
2012-2013	194.4
2013-2014	91.7
2014-2015	81.5
2015-2016	67.0
2016-2017	78.8
2017-2018	74.3
2018-2019	90.8
2019-2020	55.6
2020-2021	69.8
2011/12-2020/21	73.5

Table 25 – Average Density in Cambridge, 2011/12-2020/21 (Dwellings per hectare on completed sites of more than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average densities by settlement category in South Cambridgeshire

Year	Urban Extension (within SC)	New Settlement	Rural Centre	Minor Rural Centre	Group Village	Infill Village	Countryside
2011/12	62.9	N/A	28.9	42.6	32.5	28.1	N/A
2012/13	27.6	N/A	35.9	35.9	19.8	N/A	N/A
2013/14	20.9	N/A	39.8	22.1	30.2	18.3	33.5
2014/15	76.0	N/A	41.1	41.2	22.1	N/A	N/A
2015/16	N/A	N/A	28.0	33.8	N/A	N/A	N/A
2016/17	50.7	N/A	29.2	28.1	31.8	25	N/A
2017/18	59.1	N/A	98.3	37.0	23.9	N/A	12.8
2018/19	90.3	35.8	40.3	41.2	29.2	N/A	116.7
2019/20	N/A	43.0	32.9	26.8	32.9	N/A	31.4
2020/21	62.3	32.9	53.4	34.6	27.4	n/a	69.2
2011/12-2020/21	49.9	34.6	34.6	35.8	27.5	22.3	33.7

Table 26 – Average density by settlement category in South Cambridgeshire, 2011/12-2020/21 (Dwellings per hectare on completed sites greater than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average densities in Trumpington Meadows and Eddington

Year	Trumpington Meadows (C & SC)	Eddington (C & SC)
2011/12	N/A	N/A
2012/13	N/A	N/A
2013/14	N/A	N/A
2014/15	50	N/A
2015/16	30.5	N/A
2016/17	43.4	152.1
2017/18	59.1	160.1
2018/19	51.9	194.1
2019/20	N/A	N/A
2020/21	98.0	27.8
2011/12-2020/21	54.3	160.0

Table 27 – Average densities in Trumpington Meadows and Eddington, 2011/12-2020/21 (Dwellings per hectare on completed sites greater than nine dwellings)

Note: There were no built out sites in 2019/20

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions by number of bedrooms

Housing completions (GROSS) by number of bedrooms (%) in South Cambridgeshire

Bedrooms	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
1 or 2 bedrooms	45%	32%	39%	43%	28%	34%	40%	43%	40%	45%
3 bedrooms	23%	34%	27%	34%	33%	35%	33%	28%	31%	29%
4 or more bedrooms	31%	29%	28%	22%	37%	30%	26%	29%	28%	25%
Unknown bedrooms	1%	4%	6%	1%	1%	2%	1%	0%	1%	0%

Table 28 – Housing completions (GROSS) by number of bedrooms (%) in South Cambridgeshire 2011/12-2019/20

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms in Trumpington Meadows (South Cambridgeshire only)

Bedrooms	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	202-/21	Grand Total
1 bedroom	8	0	0	33	2	14	20	77
2 bedrooms	15	0	5	58	62	38	63	241
3 bedrooms	6	0	16	21	13	13	27	96
4 or more bedrooms	0	2	41	11	29	7	18	108

Table 29 – Housing completions (GROSS) by number of bedrooms in Trumpington Meadows (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms (%) in Trumpington Meadows (South Cambridgeshire only)

Bedrooms	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Grand Total
1 bedroom	27%	0%	0%	27%	2%	19%	16%	15%
2 bedrooms	52%	0%	8%	47%	59%	53%	49%	46%
3 bedrooms	21%	0%	26%	17%	12%	18%	21%	18%
4 or more bedrooms	0%	100%	66%	9%	27%	10%	14%	21%

Table 30 – Housing completions (GROSS) by number of bedrooms (%) in Trumpington Meadows (South Cambridgeshire only)
Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms in Northstowe

Bedrooms	2016/17	2017/18	2018/19	2019/20	2020/21	Grand total
1 bedroom	0	0	9	8	3	20
2 bedrooms	6	17	81	60	85	249
3 bedrooms	3	81	114	101	123	422
4 or more bedrooms	4	42	74	77	47	244

Table 31 – Housing completions (GROSS) by number of bedrooms in Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms (%) in Northstowe

Bedrooms	2016/17	2017/18	2018/19	2019/20	2020/21	Grand total
1 bedroom	0%	0%	3%	3%	1%	2%
2 bedrooms	46%	12%	29%	24%	33%	27%
3 bedrooms	23%	58%	41%	41%	48%	45%
4 or more bedrooms	31%	30%	27%	31%	18%	26%

Table 32 – Housing completions (GROSS) by number of bedrooms (%) in Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

Market housing completions (GROSS) on developments of more than 10 dwellings by number of bedrooms – South Cambridgeshire

Bedrooms	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
1 or 2 bedrooms	33%	40%	35%	26%	24%	21%	28%	30%	24%	36%
3 bedrooms	31%	24%	21%	33%	33%	35%	31%	33%	36%	35%
4 or more bedrooms	36%	35%	44%	40%	41%	42%	41%	37%	40%	30%
Unknown bedrooms	0%	0%	0%	1%	1%	2%	0%	0%	0%	0%

Table 33 – Market housing completions (GROSS) on developments of more than 10 dwellings by number of bedrooms – South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Ranges of housing densities

Housing on completed sites of more than nine dwellings by range of density (%) in South Cambridgeshire

Year	<30 DPH	30-50 DPH	>50 DPH	Total completed
2011-2012	31%	37%	32%	887
2012-2013	39%	52%	10%	450
2013-2014	48%	45%	7%	488
2014-2015	4%	80%	16%	947
2015-2016	26%	74%	0%	496
2016-2017	53%	24%	24%	685
2017-2018	14%	4%	82%	266
2018-2019	3%	81%	16%	713
2019-2020	19%	81%	0%	741
2020-2021	8%	75%	17%	996
2011-2021	22%	60%	18%	6,669

Table 34 – Housing on completed sites of more than nine dwellings by range of density (%) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Housing on completed sites of more than nine dwellings by range of density (%) in Cambridge

Year	<30 DPH	30-50 DPH	>50 DPH	Total completed
2011-2012	3.5%	4.9%	91.5%	283
2012-2013	0%	0%	100%	119
2013-2014	4.1%	12%	84%	443
2014-2015	0%	19.6%	80.4%	735
2015-2016	1%	32.9%	66.2%	1,238
2016-2017	0%	41.1%	58.9%	739
2017-2018	0%	19.3%	80.7%	1,058
2018-2019	0%	4%	96%	656
2019-2020	0.0%	26.1%	73.9%	1,034
2020-2021	0.0%	7.0%	93.0%	430
2011-2021	0.5%	19.5%	80.1%	6,732

Table 35 – Housing on completed sites of more than nine dwellings by range of density (%) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Employment data

Number of jobs created

South Cambridgeshire

Jobs	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total jobs	80,000	74,000	75,000	84,000	87,000	91,000	97,000	93,000	99,000
Jobs created	-	-6,000	1,000	9,000	3,000	4,000	6,000	-4,000	6,000
Cumulative net additional jobs	-	-6,000	-5,000	4,000	7,000	11,000	17,000	13,000	19,000

Table 36 – Number of Jobs created in South Cambridgeshire

Note: The total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces.

Source: Job density data series, ONS (via Nomis)

Cambridge

Jobs	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total jobs	98,000	100,000	108,000	113,000	114,000	115,000	118,000	122,000	123,000
Jobs created	-	2,000	8,000	5,000	1,000	1,000	3,000	4,000	1,000
Cumulative net additional jobs	-	2,000	10,000	15,000	16,000	17,000	20,000	24,000	25,000

Table 37 – Number of Jobs created in Cambridge

Note: The total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces.

Source: Job density data series, ONS (via Nomis)

Amount and type of completed and committed employment floorspace and land

Gross Amount and Type of Completed Employment Floorspace (sqm)

Cambridge

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	6,193	11,845	0	348	965	19,351
2012-2013	0	11,164	0	0	69	1	11,234
2013-2014	0	5,730	0	539	2,361	1,296	9,926
2014-2015	106	1,366	2,210	123	0	2,328	6,133
2015-2016	487	17,330	6,688	3,064	261	4,511	32,341
2016-2017	0	15,490	603	1	2,343	0	18,437
2017-2018	0	75,149	24,539	0	2,869	2,787	105,344
2018-2019	0	428	79,843	0	0	886	81,157
2019-2020	16,810	539	2,554	40	0	0	19,943
2020-2021	17,245	12,589	1,115	768	84	0	31,801
Total	34,648	145,977	129,397	4,535	8,335	12,774	335,666

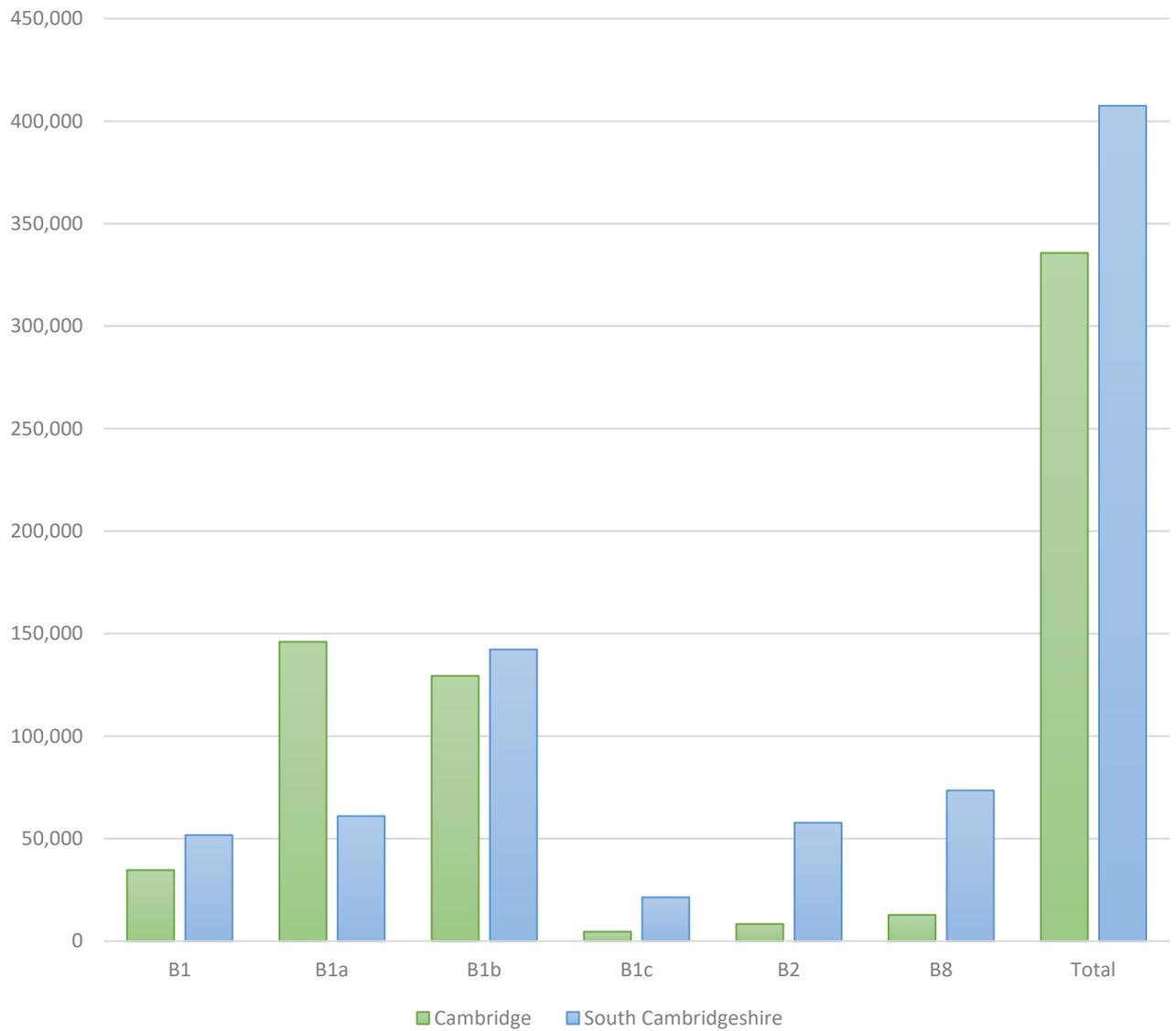
Table 38 – Gross Amount and Type of Completed Employment Floorspace (sqm) in Cambridge. Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	564	5,461	172	5,767	4,947	16,911
2012-2013	4,821	1,112	1,428	870	8,359	6,561	23,151
2013-2014	128	1,775	4,154	853	2,261	7,420	16,591
2014-2015	330	3,727	33,613	1,754	4,845	7,696	51,965
2015-2016	5,529	9,972	17,372	2,668	14,104	3,354	52,999
2016-2017	1,043	10,619	8,673	990	2,635	8,979	32,939
2017-2018	8,305	11,955	9,703	7,516	10,587	14,836	62,902
2018-2019	11,736	6,394	38,583	3,755	4,890	6,751	72,109
2019-2020	18,123	12,981	3,165	790	180	9,615	44,854
2020-2021	1,660	1,868	20,120	1,975	4,121	3,318	33,062
Total	51,675	60,967	142,272	21,343	57,749	73,477	407,483

Table 39 – Gross amount and type of completed employment floorspace (sqm) in South Cambridgeshire. Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of completed employment floorspace (sqm) over plan period (2011-2021)



Net amount and type of completed employment floorspace (sqm)

Cambridge

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	-224	-2,250	7,632	-4,695	-425	912	950
2012-2013	0	2,397	0	-1,574	-1,170	-161	-508
2013-2014	-81	-4,328	-1,300	-465	-1,255	-5,429	-12,858
2014-2015	106	-12,401	1,590	-262	-561	-9,433	-20,961
2015-2016	425	1,313	6,607	1,748	261	-66	10,288
2016-2017	0	12,936	603	-469	2,055	-1,856	13,269
2017-2018	-6,526	66,199	23,562	0	-2,307	-1,028	79,900
2018-2019	0	-9,198	78,709	-1,425	-1,817	602	66,870
2019-2020	16,810	-11,260	350	40	0	-202	5,738
2020-2021	17,245	6,345	1,115	598	-840	-724	23,739
Total	27,755	49,751	118,868	-6,504	-6,059	-17,385	166,426

Table 40 – Net amount and type of completed employment floorspace (sqm) in Cambridge

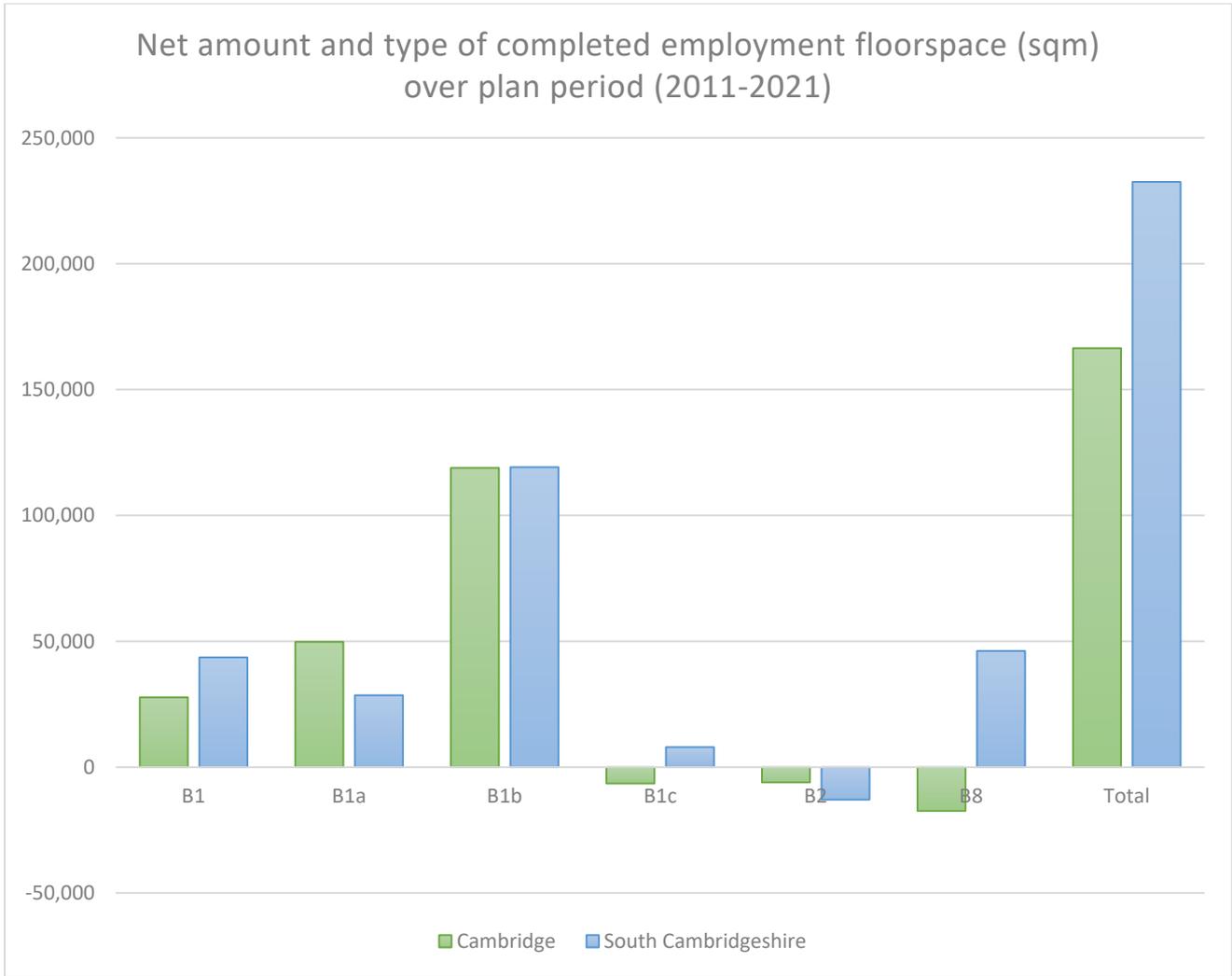
Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	-5,057	5,461	-104	-6,178	3,000	-2,878
2012-2013	4,467	-1,725	1,317	-3,717	-668	2,623	2,297
2013-2014	128	449	-13,495	-456	-22,668	6,819	-29,223
2014-2015	-432	1,268	33,569	458	-1,835	6,330	39,358
2015-2016	5,529	6,920	17,372	1,877	13,114	-5,757	39,055
2016-2017	1,043	2,055	5,243	439	2,245	6,429	17,454
2017-2018	8,305	6,636	9,703	7,005	9,106	10,881	51,636
2018-2019	4,954	5,877	36,716	2,283	4,890	4,900	59,620
2019-2020	17,935	11,986	3,165	-646	-2,411	8,337	38,366
2020-2021	1,660	149	20,120	798	-8,508	2,577	16,796
Total	43,589	28,557	119,171	7,937	-12,913	46,138	232,480

Table 41 – Net amount and type of completed employment floorspace (sqm) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council



Gross Amount and Type of Completed Employment Land (Ha)

Cambridge

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	0.50	2.07	0.00	0.16	0.20	2.93
2012-2013	0.00	0.44	0.00	0.00	0.01	0.05	0.50
2013-2014	0.00	0.68	0.00	0.31	0.43	0.22	1.65
2014-2015	0.01	0.62	0.22	0.07	0.00	0.31	1.23
2015-2016	0.29	1.09	0.75	0.98	0.08	0.83	4.02
2016-2017	0.00	0.76	0.00	0.10	0.66	0.00	1.52
2017-2018	0.00	10.37	1.83	0.00	0.45	0.45	13.09
2018-2019	0.00	0.01	11.88	0.00	0.00	0.84	12.74
2019-2020	2.32	0.25	1.43	0.01	0.00	0.00	4.01
2020-2021	0.44	0.95	0.06	0.09	0.02	0.00	1.56
Total	3.06	15.67	18.24	1.56	1.81	2.91	43.24

Table 42 – Gross amount and type of completed employment land (ha) in Cambridge
Source: Research & Monitoring - Cambridgeshire County Council

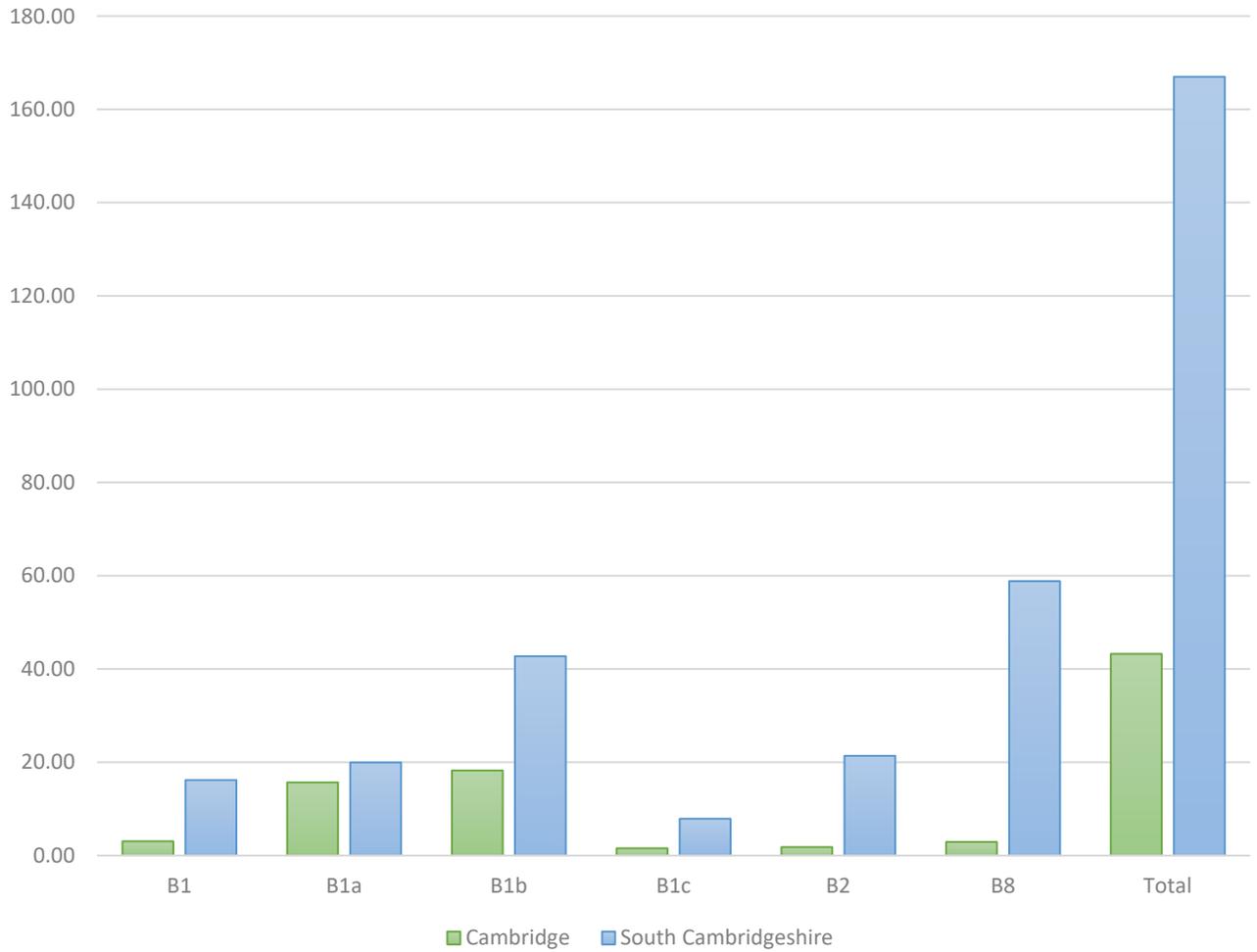
South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	0.88	2.83	0.02	2.50	25.98	32.21
2012-2013	1.66	0.53	0.08	0.84	1.65	2.02	6.78
2013-2014	0.03	0.77	1.41	0.63	0.10	2.03	4.96
2014-2015	0.02	1.06	8.23	0.79	2.78	4.02	16.91
2015-2016	7.94	3.96	4.90	0.93	4.16	7.04	28.92
2016-2017	0.56	2.11	1.67	0.45	4.44	3.17	12.41
2017-2018	0.75	6.38	2.23	2.26	2.16	5.46	19.24
2018-2019	1.38	0.78	12.75	1.15	1.96	4.16	22.18
2019-2020	3.11	2.40	0.29	0.08	0.00	3.48	9.37
2020-2021	0.74	1.09	8.35	0.73	1.62	1.47	13.99
Total	16.19	19.96	42.74	7.89	21.37	58.82	166.98

Table 43 – Gross amount and type of completed employment land (ha) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Total Gross amount and type of completed employment land (Ha)
over plan period 2011-2021



Net Amount and Type of Completed Employment Land (Ha)

Cambridge

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	-0.09	-4.13	-1.50	-3.68	0.01	0.04	-9.35
2012-2013	0.00	-1.53	0.00	-0.27	-0.58	0.04	-2.34
2013-2014	-0.02	-3.75	-0.26	-0.13	0.26	-0.94	-4.85
2014-2015	0.01	-1.54	-0.01	-0.04	-0.18	-2.16	-3.92
2015-2016	0.29	-7.77	0.75	0.81	0.08	-0.81	-6.66
2016-2017	0.00	0.41	0.00	0.06	0.63	-1.01	0.09
2017-2018	-0.59	9.31	0.54	0.00	-0.46	-1.16	7.65
2018-2019	0.00	-3.72	11.23	-0.81	-1.13	0.77	6.35
2019-2020	2.32	-0.90	0.86	0.01	0.00	-0.01	2.28
2020-2021	0.44	0.08	0.06	0.06	-0.25	-0.24	0.15
Total	2.36	-13.56	11.67	-3.99	-1.63	-5.47	-10.61

Table 44 – Net amount and type of completed employment land (ha) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

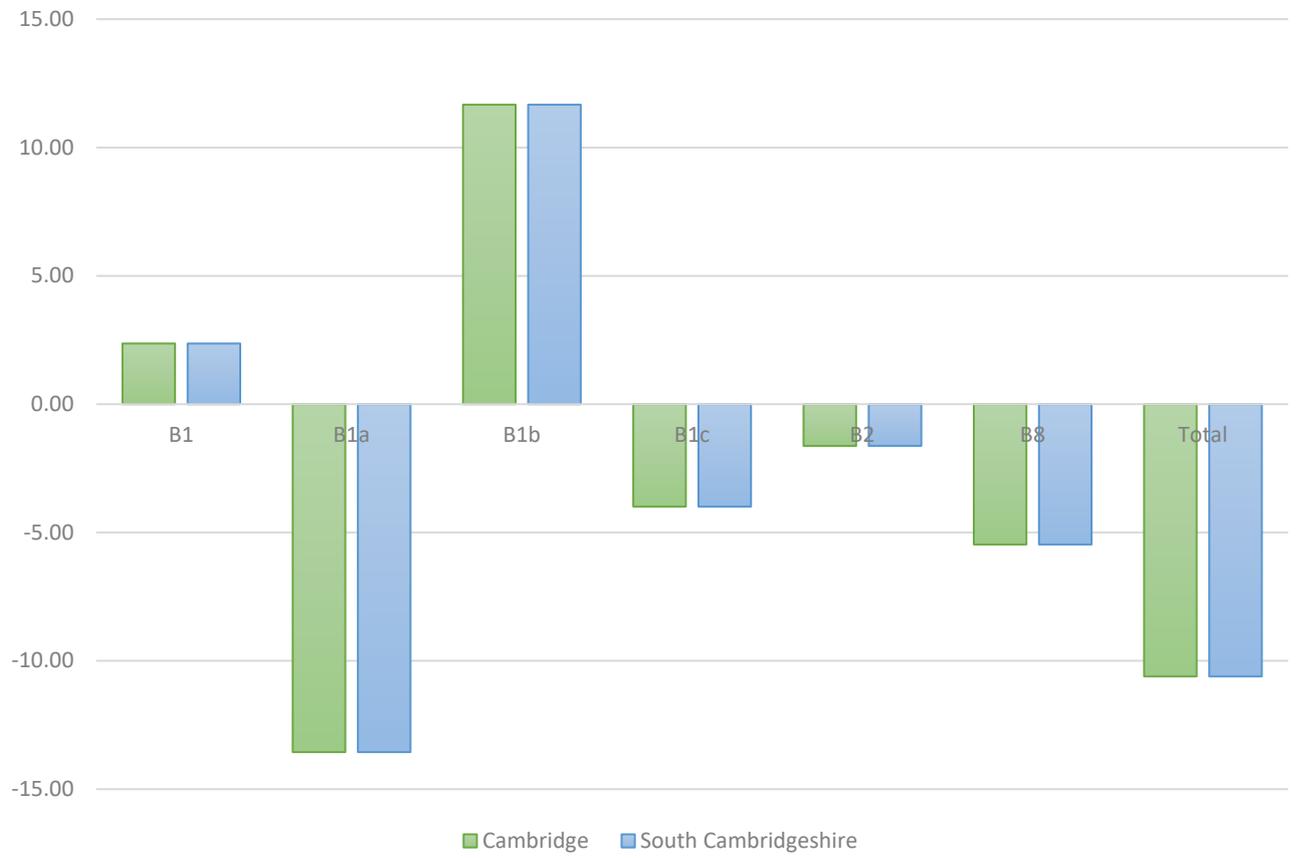
South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	-3.62	2.83	-0.12	0.05	25.04	24.18
2012-2013	1.60	-1.28	0.07	-0.01	-1.41	0.05	-0.98
2013-2014	0.03	0.48	-14.79	-0.17	-12.97	1.20	-26.23
2014-2015	-0.10	0.03	7.85	0.10	0.38	2.27	10.54
2015-2016	7.94	3.12	4.90	0.64	3.95	3.76	24.31
2016-2017	0.56	-0.60	0.65	0.32	3.41	2.15	6.50
2017-2018	0.75	3.39	2.23	2.14	1.20	4.73	14.45
2018-2019	-1.04	0.48	12.75	0.89	1.96	2.72	17.76
2019-2020	2.84	1.76	0.29	-0.22	-2.13	2.04	4.59
2020-2021	0.74	-0.66	8.35	0.43	-2.33	1.05	7.58
Total	13.32	3.12	25.12	4.00	-7.87	45.01	82.69

Table 45 – Net amount and type of completed employment land (ha) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Net amount and type of completed employment land (Ha) over plan period (2011-2021)



Gross Amount and Type of Committed Employment Floorspace by status, March 2021

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0	231	131,253	0	0	0	131,484
Detailed planning permission - not started	1,486	15,255	23,874	2,237	124	3,996	46,972
Detailed planning permission - under construction	0	1,483	0	0	0	0	1,483
Allocated, with no planning permission	3,405	23,159	11,084	0	2,432	0	40,080

Table 46 – Gross amount and type of committed employment floorspace (sqm) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

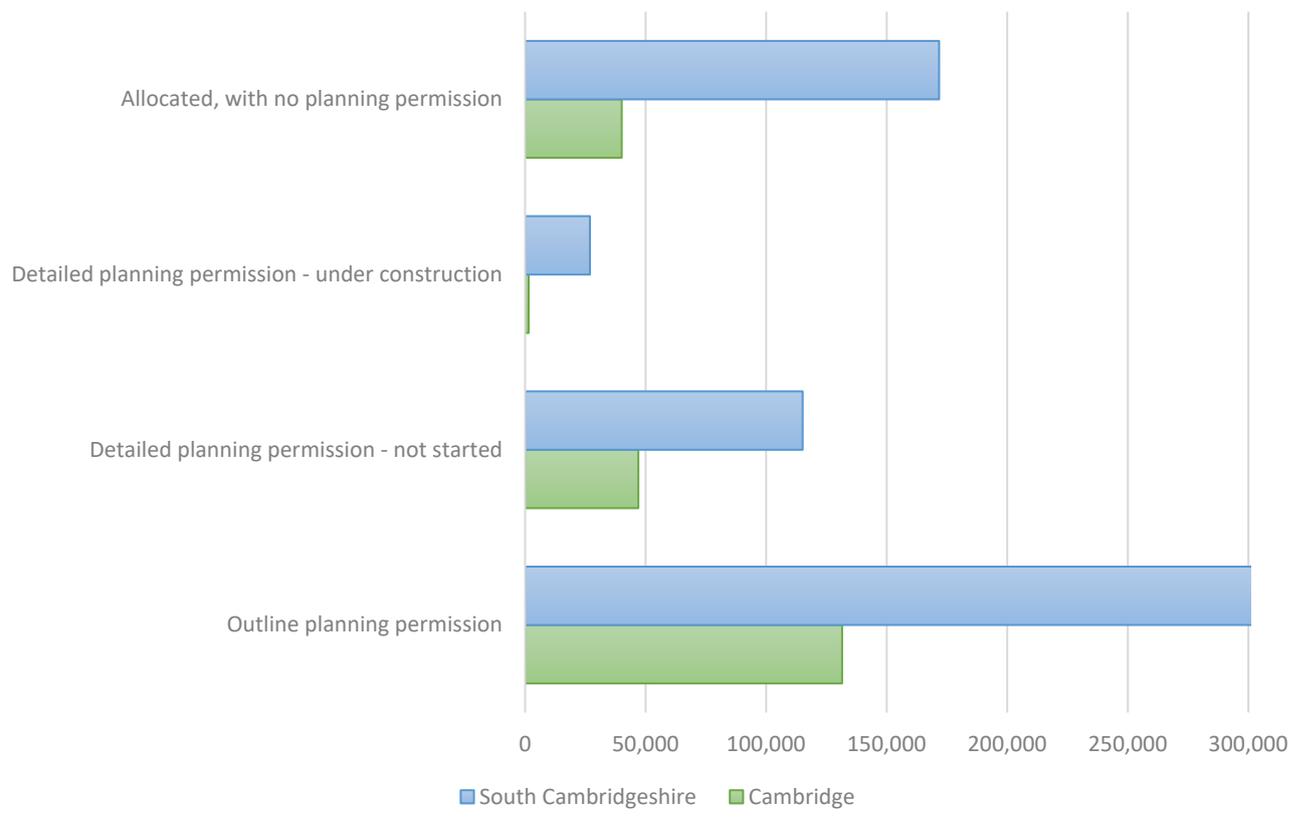
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	108,570	30,026	49,816	8,526	55,350	55,054	307,342
Detailed planning permission - not started	6,846	20,340	58,722	7,709	6,933	14,577	115,127
Detailed planning permission - under construction	334	7,140	0	8,347	5,560	5,507	26,888
Allocated, with no planning permission	70,808	22,900	43,685	2,323	14,092	17,914	171,722

Table 47 – Gross amount and type of committed employment floorspace (sqm) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of committed employment floorspace by status, at March 2021



Net Amount and Type of Committed Employment Floorspace by status,
March 2021

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0	231	131,253	0	0	0	131,484
Detailed planning permission - not started	1,486	-4,815	23,874	1,644	124	2,535	24,849
Detailed planning permission - under construction	0	-2,052	0	0	0	-157	-2,209
Allocated, with no planning permission	-597	13,047	11,084	-425	-28,041	-4,491	-9,423

Table 48 – Net amount and type of committed employment floorspace (sqm) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

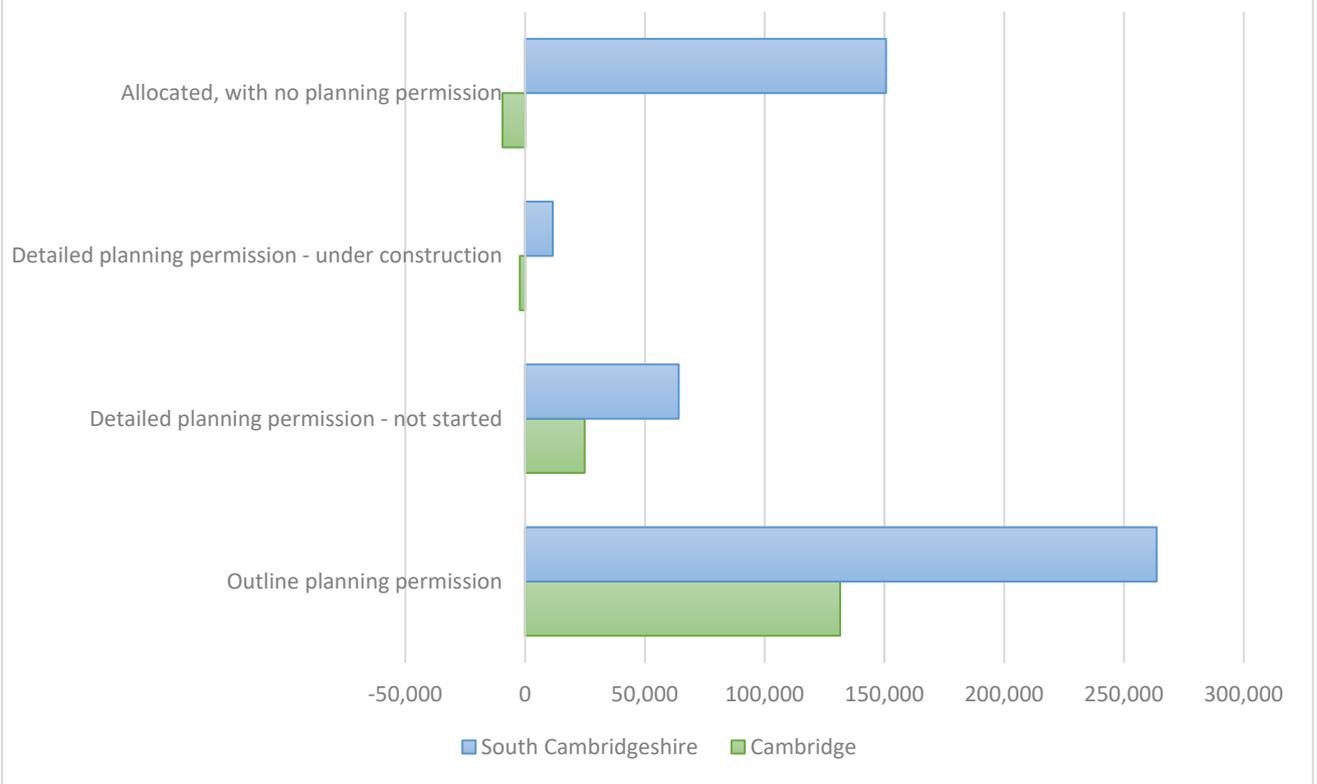
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	106,873	29,664	49,816	8,261	14,394	54,588	263,596
Detailed planning permission - not started	6,647	17,655	57,517	5,682	-33,204	9,828	64,126
Detailed planning permission - under construction	-315	6,906	0	8,347	1,566	-4,960	11,544
Allocated, with no planning permission	56,481	22,900	43,685	2,323	10,722	14,544	150,655

Table 49 – Net amount and type of committed employment floorspace (sqm) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Net Amount and Type of Committed Employment Floorspace by status, March 2021



Gross Amount and Type of Committed Employment Land (Ha) by status,
March 2021

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0.00	0.15	14.44	0.00	0.00	0.00	14.59
Detailed planning permission - not started	0.25	1.34	7.20	0.60	0.00	0.00	9.39
Detailed planning permission - under construction	0.00	0.19	0.00	0.00	0.00	0.00	0.19
Allocated, with no planning permission	0.50	2.88	1.63	0.00	0.00	0.00	5.01

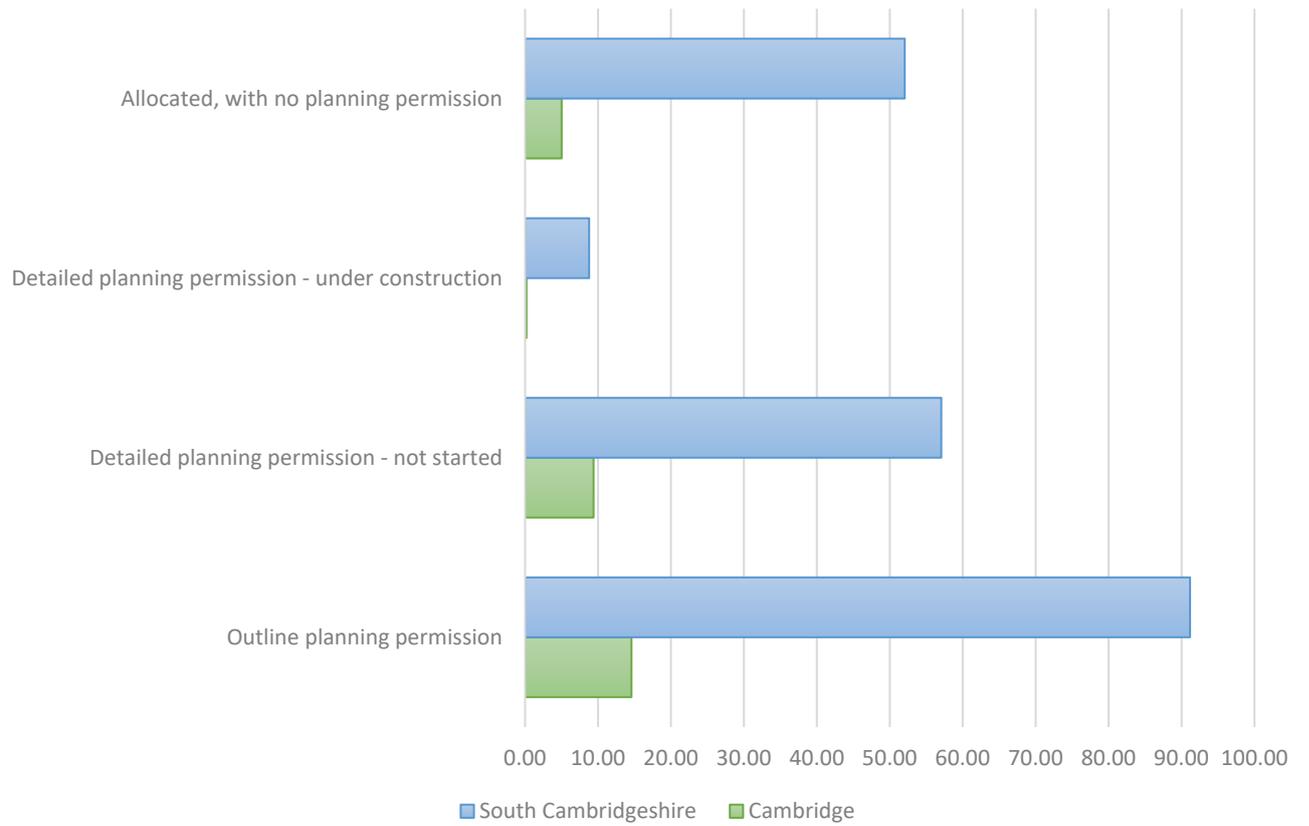
Table 50 – Gross amount and type of committed employment land (ha) in Cambridge
Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	10.65	6.77	25.56	11.92	13.50	22.76	91.17
Detailed planning permission - not started	2.89	13.23	13.24	13.66	1.67	12.36	57.06
Detailed planning permission - under construction	0.53	1.66	0.00	2.29	2.30	2.00	8.78
Allocated, with no planning permission	18.10	8.79	15.97	0.94	3.63	4.63	52.05

Table 51 – Gross amount and type of committed employment land (ha) in South Cambridgeshire
Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of committed employment land (Ha) by status, at March 2021



Net Amount and Type of Committed Employment Land by status, March 2021

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0.00	0.15	14.44	0.00	0.00	0.00	14.59
Detailed planning permission - not started	0.25	-1.72	7.20	0.15	0.00	-0.27	5.62
Detailed planning permission - under construction	0.00	-0.36	0.00	0.00	0.00	-0.04	-0.40
Allocated, with no planning permission	-0.38	1.84	1.63	-0.85	-7.16	-0.92	-5.83

Table 52 – Net amount and type of committed employment land (ha) in Cambridge
Source: Research & Monitoring - Cambridgeshire County Council

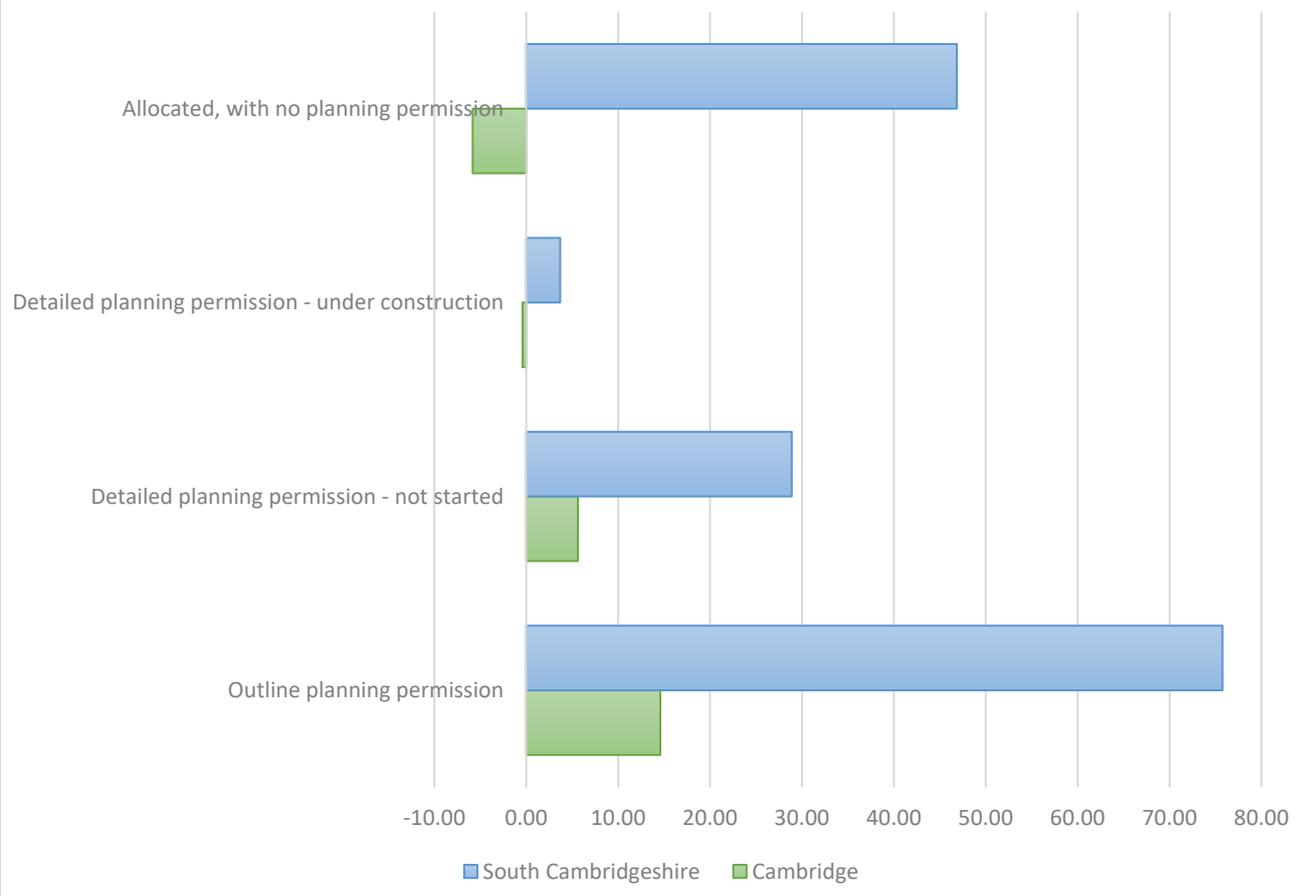
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	17.32	6.68	25.56	11.46	-2.65	17.38	75.76
Detailed planning permission - not started	2.87	10.78	13.03	12.80	-17.06	6.47	28.89
Detailed planning permission - under construction	-0.25	1.61	0.00	2.29	0.28	-0.23	3.70
Allocated, with no planning permission	14.60	8.79	15.97	0.94	2.78	3.78	46.85

Table 53 – Net amount and type of committed employment land (ha) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Net Amount and Type of Committed Employment Land by status, March 2021



Amount of employment land (B uses) lost to other non-employment uses

Amount of employment land (ha) lost to non-employment uses*

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
within Cambridge	-0.80	-1.46	-5.06	-1.07	-5.37	-0.80	-1.46	-0.28	-0.45	-1.06	-17.81
within South Cambs	-7.65	-4.38	-5.10	-1.12	-2.66	-2.59	-4.40	-0.88	-2.61	-2.98	-34.37
within development frameworks in South Cambs	-3.54	-1.28	-3.92	-0.96	-1.97	-1.26	-1.57	-0.83	-2.29	-2.92	-20.54

Table 54 – Amount of employment land (ha) lost to non-employment uses*

Source: Research & Monitoring - Cambridgeshire County Council

* Cambridge figures exclude business land lost on land allocated for alternative uses as this has been accounted for, see final section of Policy 41

2013-2014 in Cambridge includes: change of use of Compass House to educational use (3.48ha, 13/0992/FUL) which was in accordance with policy at the time of consideration of planning application

2015-2016 in Cambridge includes: conversion of Castle Court to student accommodation via prior approval (0.582 ha, C/01703/15), and change of use of Elizabeth House to education use and student rooms (1.908ha, 13/1305/FUL, principle of change of use established through earlier permission approved in December 2012)

2011-2012 in South Cambs includes: demolition of SCA Packaging (2.4ha, S/2530/11) which was vacant and marketing had deemed the use of the site for other purposes acceptable (proposal for residential development on the site completed), and prior notification for demolition of Syngenta building (1.5ha, S/1867/11) as office building no longer economically viable

2013-2014 in South Cambs includes: demolition of Monsanto buildings to enable Trumpington Meadows (0.76 ha) and prior notification of demolition of former concrete products factory in Sawston (2.65 ha, S/2646/13/PD) which was redundant

2019-2020 in South Cambs includes: Prior Notification for Demolition of Printworks, Garages, Houses and Remediation of Soils on land between Church Lane and Ermine Street South, Papworth Everard (2.13ha) (S/2417/16/PN)

2020-2021 in South Cambs includes: demolition of existing industrial and office units and 5 dwellings and the erection of up to 90 dwellings together with all associated works at Green End Industrial Estate, Gamlingay (2.69ha) (S/4085/19/RM)

Amount of employment land (ha) lost to residential development

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
within South Cambs	-1.62	-2.69	-1.79	-0.87	-2.36	-2.23	-2.17	-0.85	-0.48	-2.98	-18.04

Table 55 – Amount of employment land (ha) lost to residential development

Source: Research & Monitoring - Cambridgeshire County Council

Amount and type of completed employment floorspace on previously developed land

Gross amount and type of completed employment land (ha) on brownfield sites in Cambridge

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	0.50	2.07	0	0.16	0.20	2.93
2012-2013	0	0.44	0	0	0.01	0.05	0.50
2013-2014	0	0.43	0	0.31	0.43	0.22	1.40
2014-2015	0.01	0.62	0	0.07	0	0.31	1.01
2015-2016	0.29	1.09	0.75	0.98	0.08	0.83	4.02
2016-2017	0	0.76	0.00	0.10	0.66	0	1.52
2017-2018	0	8.83	0.58	0	0.45	0.45	10.31
2018-2019	0	0.01	0	0	0	0.69	0.70
2019-2020	2.32	0.25	1.43	0.01	0	0	4.01
2020-2021	0.44	0.95	0.06	0.09	0.02	0	1.56
Total	3.06	13.88	4.89	1.56	1.81	2.75	27.95

Table 56 – Gross amount and type of completed employment land (ha) on brownfield sites in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of completed employment land (ha) on brownfield sites in South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	-	0.76	2.83	0.02	0.57	25.98	30.17
2012-2013	1.66	0.15	0.08	0	1.65	2.02	5.56
2013-2014	0.03	0.25	0.27	0.48	0.10	0.79	1.92
2014-2015	0.02	1.06	5.54	0.52	1.89	0.91	9.94
2015-2016	7.74	1.54	2.63	0.05	4.16	5.98	22.10
2016-2017	0	0.15	1.67	0.00	4.14	1.47	7.44
2017-2018	0.75	6.38	0	0.65	0.55	2.39	10.73
2018-2019	1.29	0.66	4.32	0.62	1.07	2.95	10.91
2019-2020	2.65	1.30	0.29	0.08	0	0.07	4.39
2020-2021	0.65	0.46	1.29	0.73	0.24	0.94	4.31
Total	14.80	12.72	18.93	3.15	14.37	43.50	107.47

Table 57 – Gross amount and type of completed employment land (ha) on brownfield sites in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Completions and Commitments at Cambridge Science Park

Commitments for Cambridge Science Park (SQM) at March 2021 (South Cambridgeshire only)

Site	B1	B1a	B1b	B2	B8	Retail
Cambridge Science Park	3,521	9,270	415	2,560	2,675	911

Table 58 – Commitments for Cambridge Science Park at March 2021 (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

Gross completions at Cambridge Science Park (SQM) (South Cambridgeshire only)

Use	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
B1a	0	0	0	0	0	260	3,587	0	0	3,847
B1b	504	0	4,184	4,177	4,991	0	0	1,584	0	15,440
B1 (unknown)	0	0	0	0	0	0	11,237	16,810	0	28,047
C1	0	0	0	0	0	0	0	0	9,940	9,940
Retail	0	0	0	0	0	0	0	0	160	160
Total	504	0	4,184	4,177	4,991	260	14,824	18,394	10,100	57,434

Table 59 – Gross completions at Cambridge Science Park (SQM) (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

The labour market

Employment by industry (%) in South Cambridgeshire

Industry	2011	2013	2015	2017	2019	2020
1: Agriculture, forestry & fishing (A)	2.8	2.9	2.5	2.3	1.9	2.2
2: Mining, quarrying & utilities (B,D and E)	1.0	0.9	0.8	0.6	0.8	0.8
3: Manufacturing (C)	14.1	14.5	12.5	12.5	12.1	11.2
4: Construction (F)	5.6	5.8	5.6	5.7	6.6	5.6
5: Motor trades (Part G)	2.1	1.8	2.5	2.0	2.2	2.2
6: Wholesale (Part G)	5.6	5.1	4.4	3.4	3.3	3.9
7: Retail (Part G)	6.3	5.8	5.6	4.5	4.4	5.1
8: Transport & storage (inc postal) (H)	4.2	2.2	1.9	1.7	1.9	2.2
9: Accommodation & food services (I)	4.2	5.1	5.0	4.5	4.9	4.5
10: Information & communication (J)	6.3	7.2	6.2	8.0	8.8	9.0
11: Financial & insurance (K)	1.8	0.7	1.1	1.0	1.1	1.1
12: Property (L)	1.4	1.8	1.2	1.4	1.4	1.0
13: Professional, scientific & technical (M)	16.9	18.8	22.5	22.7	25.3	23.6
14: Business administration & support services (N)	4.9	5.8	5.6	5.7	6.6	7.9
15: Public administration & defence (O)	2.1	1.4	1.2	1.1	1.4	1.4
16: Education (P)	8.5	7.2	6.2	8.0	7.7	6.7
17: Health (Q)	9.9	10.1	12.5	11.4	7.7	9.0
18: Arts, entertainment, recreation & other services (R,S,T and U)	3.5	3.6	3.8	3.4	3.3	3.4
All industries	100.0	100.0	100.0	100.0	100.0	100.0

Table 60 – Employment by industry (%) in South Cambridgeshire

Source: Business Register and Employment Survey, ONS (via NOMIS)

The claimant count in Cambridge

Month/Year	Claimant count	Claimants as a % of residents aged 16-64
March 2010	1,905	2.2
March 2011	1,725	1.9
March 2012	1,830	2.1
March 2013	1,660	1.9
March 2014	1,150	1.3
March 2015	780	0.9
March 2016	755	0.9
March 2017	750	0.8
March 2018	765	0.9
March 2019	1,000	1.2
March 2020	1,425	1.6
March 2021	3,560	4.1
August 2021	2,890	3.3

Table 61 – (See Table 62 for note)

The claimant count in South Cambridgeshire

Month/Year	Claimant count	Claimants as a % of residents aged 16-64
March 2010	1,515	1.6
March 2011	1,300	1.4
March 2012	1,380	1.5
March 2013	1,290	1.4
March 2014	780	0.8
March 2015	545	0.6
March 2016	485	0.5
March 2017	465	0.5
March 2018	495	0.5
March 2019	655	0.7
March 2020	1,035	1.1
March 2021	3,090	3.2
August 2021	2,430	2.5

Table 62 – The claimant count in Cambridge and South Cambridgeshire

Note: the claimant count includes the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work and replaces the number of people claiming Jobseeker's Allowance as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed.

Although beyond the timeframe of this AMR, data has been included for August 2021 to demonstrate the on-going impact of Coronavirus post March 2021.

Source: The claimant count, ONS (via NOMIS)

Residents aged 16-64 in employment and working within 5km of home or at home (%)

Area	2011
South Cambridgeshire	35%
East of England	43%

Table 63 – Residents aged 16-64 in employment and working within 5km of home or at home (%)

Source: 2011 Census of Population (via NOMIS)

Economic activity rates for population aged 16-64

Year	Cambridge	South Cambridgeshire	Cambridgeshire
2011-2012	74.8	85.0	79.6
2012-2013	80.6	84.1	81.2
2013-2014	81.0	80.6	81.9
2014-2015	80.7	84.7	83.3
2015-2016	80.9	83.6	82.4
2016-2017	74.2	84.1	80.8
2017-2018	82.4	84.8	82.3
2018-2019	79.1	86.7	83.4
2019-2020	82.9	82.1	80.4
2020-2021	81.0	78.0	80.6

Table 64 – Economic activity rates for population aged 16-64

Source: Annual Population Survey, ONS (via NOMIS)

Business demography

Births, deaths and net change in business population in South Cambridgeshire

Year	Enterprise births	Enterprise deaths	Active enterprises	Net change
2011	675	655	7,310	-25
2012	755	685	7,390	80
2013	945	640	7,635	245
2014	910	645	7,915	280
2015	935	805	8,220	305
2016	920	855	8,385	165
2017	920	840	8,518	298
2018	1,080	875	8,805	287
2019	1,060	895	9,050	245
2020	825	915	8,920	-130

Table 65 – Births, deaths and net change in business population in South Cambridgeshire

Source: Business Demography, UK (ONS)

Climate change data

Water consumption per household per year

Water consumption per head per day (litres) in South Cambridgeshire

Measured/ unmeasured	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021
Un-measured	154	150	141	146	143	163	175	179	134	162	162
Measured	131	129	123	125	122	117	120	128	165	118	118
Average	141	138	130	133	131	133	137	145	149	131	131

Table 66 – Water consumption per head per day (litres)

Source: South Staffs Water

Renewable energy installed by type

Installed capacity (megawatts) – Cambridge

Type	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Wind	0.0055	2.4000	1.0000	0.0000	3.8500	0.0000	0.2090	0.0000	0.0000	0.0000	7.4645
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	6.6318	23.4393	19.0038	28.0732	25.4147	12.1727	0.3673	0.3685	0.0000	0.0000	115.4713
Hydro-power	0.0001	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0001
Total	6.6374	25.8393	20.0038	28.0732	29.2647	12.1727	0.5763	0.3685	0.0000	0.0000	122.9359

Table 67 – Installed capacity (megawatts) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Installed capacity (megawatts) – South Cambridgeshire

Type	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Total
Wind	0.0702	30.2300	0.0250	0.0000	0.0000	0.0000	0.0000	0.0050	0.0000	0.0000	30.3302
Biomass	0.0000	0.0000	0.0000	0.0000	0.3010	0.2000	0.1980	0.9950	2.0000	0.0000	3.6940
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Photo voltaic	5.9054	26.4051	5.8756	89.0406	70.0008	42.4472	22.9476	1.1571	0.4043	0.0000	264.1837
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.9756	56.6351	5.9006	89.0406	70.3018	42.6472	23.1456	2.1571	2.4043	0.0000	298.2078

Table 68 – Installed capacity (megawatts) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Renewable energy commitments

Potential Installed Capacity (Mw) As At 31/03/2021 – Cambridge

Type	Outline	Under Construction	Unimplemented	Allocated	Total
Wind	0.0000	0.0000	0.0000	0.0000	0.0000
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0200	0.0010	0.0000	0.0210
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0200	0.0010	0.0000	0.0210

Table 69 – Renewable energy commitments in Cambridge at 31/03/2021.

Source: Research & Monitoring - Cambridgeshire County Council

Potential Installed Capacity (Mw) As At 31/03/2021 – South Cambridgeshire

Type	Outline	Under Construction	Unimplemented	Allocated	Total
Wind	0.0000	0.0000	0.0100	0.0000	0.0100
Biomass	0.0000	0.5970	0.1000	0.0000	0.6970
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0495	1.8820	0.0000	1.9315
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.6465	1.9920	0.0000	2.6385

Table 70 – Renewable energy commitments in South Cambridgeshire at 31/03/2021. Source: Research & Monitoring - Cambridgeshire County Council

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds

Area	Defence type	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
South Cambridgeshire	Flood Defence	8	8	4	7	2	9	2	0	0	0
South Cambridgeshire	Water Quality	2	1	0	0	0	0	0	0	0	0
Cambridge City	Flood Defence	0	0	0	0	0	0	0	0	0	0
Cambridge City	Water Quality	0	0	0	0	0	0	0	0	0	0

Table 71 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds

Source: Environment Agency

Air Quality

Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (at monitoring points)

South Cambridgeshire

Site	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Annual Objective
Bar Hill	43	39	N/A	<40.0							
Impington	31	31	27	23	22	23	23	19	16	13	<40.0
Orchard Park School	25	21	22	19	18	18	18	14	15	11	<40.0
Girton Road	N/A	27	26	25	24	23	23	18	17	12	<40.0

Table 72 – Annual average concentration of nitrogen dioxide ($\mu\text{g}/\text{m}^3$) in South Cambridgeshire

Source: South Cambridgeshire District Council 2021 Air Quality Annual Status Report

Cambridge

Site	2014	2015	2016	2017	2018	2019	2020*	Annual objective
Gonville Place	37	35	36	31	30	28	20	40.0 $\mu\text{g}/\text{m}^3$
Montague Road	24	23	27	24	25	22	16	40.0 $\mu\text{g}/\text{m}^3$
Newmarket Road	26	25	24	26	25	22	18	40.0 $\mu\text{g}/\text{m}^3$
Parker Street	40	39	39	32	33	33	24	40.0 $\mu\text{g}/\text{m}^3$
Regent Street	39	34	32	29	26	27	22	40.0 $\mu\text{g}/\text{m}^3$

Table 73 – Annual average concentration of nitrogen dioxide ($\mu\text{g}/\text{m}^3$) in Cambridge

Source: Cambridge City Council 2021 Air Quality Annual Status Report

Annual number of Days when PM10 levels exceeded a daily mean of 50 ug/m³

South Cambridgeshire

Site	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Annual Objective
Bar Hill	26 days	0 days	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No more than 35 days
Impington	119 days	180 days	21 days	4 days	2 days	1 day	2 days	1 day	2 days	0 days	No more than 35 days
Orchard Park School	10 days	4 days	7 days	7 days	1 day	1 day	1 day	1 day	1 day	0 days	No more than 35 days
Girton Road	N/A	16 days	23 days	2 days	1 day	1 day	1 day	1 day	3 days	0 days	No more than 35 days

Table 74 – Annual number of days when PM10 levels exceeded a daily mean of 50 ug/m³*-South Cambridgeshire

Source: South Cambridgeshire District Council 2021 Air Quality Annual Status Report

Cambridge

Site	2014	2015	2016	2017	2018	2019	2020*	Annual objective
Gonville Place	5 days	2 days	1 day	3 days	1 day	2 days	0 days	No more than 35 days
Montague Road	4 days	4 days	2 days	3 days	1 day	6 days	0 days	No more than 35 days
Parker Street	5 days	4 days	4 days	4 days	1 day	5 days	0 days	No more than 35 days

Table 75 – Annual number of days when PM10 levels exceeded a daily mean of 50 ug/m³*- Cambridge

Source: Cambridge City Council 2021 Air Quality Annual Status Report

Annual average concentration PM10 levels

Annual average concentration of PM10 levels (µg/m³) – South Cambridgeshire

Site	2015	2016	2017	2018	2019	2020
Impington	18	17	16	17	16	15
Orchard Park School	16	16	14	14	14	12
Girton Road	11	17	17	17	17	14

Table 76 – Annual average concentration of PM10 levels (µg/m³)

Source: South Cambridgeshire District Council 2021 Air Quality Annual Status Report

Annual average concentration of PM10 levels (µg/m³) –Cambridge

Site	2014	2015	2016	2017	2018	2019	2020*	Annual objective
Gonville Place	19	21	20	18	19	19	15	50µg/m ³
Montague Road	20	22	22	20	21	22	19	50µg/m ³
Parker Street	22	23	22	21	23	21	17	50µg/m ³

Table 77 – Annual average concentration of PM10 levels (µg/m³)

Source: Cambridge City Council 2021 Air Quality Annual Status Report

Gas consumption (GwH) per home per year

KwH of gas consumed per consumer per year*

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019**
South Cambridgeshire	15,047	15,060	14,576	13,953	14,254	14,150	14,362	13,955	13,943
Cambridge	N/A	N/A	N/A	N/A	13,606	13,489	13,615	13,316	13,318

Table 78 – KWh of gas consumed per consumer per year

Source: Department for Business, Energy & Industrial Strategy (December 2020)

*Data from 2015-2018 revised to reflect most up to date information available.

**Data for 2020 unavailable at time of publication

Electricity consumption (KwH) per home per year

KwH of electricity consumed per consumer per year*

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019**
South Cambridgeshire	5,000	4,940	4,823	4809	4,752	4,703	4,646	4,545	4,537
Cambridge	3,951	3,952	3,949	3,971	3,956	3,965	4,010	3,926	3,973

Table 79 – KWh of electricity consumed per consumer per year

Source: Department for Business, Energy & Industrial Strategy (December 2020)

*Data from previous years revised to reflect most up to date information available.

**Data for 2020 unavailable at time of publication

% of surface waters meet the Water Framework Directive 'good' status or better for water quality

Ecological Status % length of main rivers*

Standard	2009	2010	2011	2012	2013	2014	2015	2016**	2019***
High	0%	0%	0%	0%	0%	0%	0%	0%	0%
Good	7%	7%	10%	3%	6%	2%	2%	7%	0%
Moderate	72%	55%	50%	54%	50%	62%	84%	84%	89%
Poor	20%	36%	37%	41%	43%	34%	14%	10%	11%
Bad	0%	2%	3%	2%	2%	2%	0%	0%	0%

Table 80 – Ecological Status % length of main rivers Source: Environment Agency *

* In 2016, the EA took the decision to run WB classifications on a tri-annual basis therefore no new data will be available until 2022.

**Some numbers previously rounded up/down incorrectly so figures have been amended

*** There has however been a change in the way the EA monitor PBDEs (Polybrominated diphenyl ethers). This Chemical status failure means that overall waterbody statuses are now limited to Moderate. This explains the reason why the 3 waterbodies previously at Good status have seemingly deteriorated.

Household waste collected per household per year

Household waste collected per household per year (KG)

Area	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
South Cambridgeshire	419.9	435	401.2	397	398	449	449	420	408	425

Table 81 – Household waste collected per household per year (KG)

Source: Greater Cambridge Shared Waste Service

% of household waste collected which is recycled in South Cambridgeshire

Type	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Composted	31%	30%	32%	33%	33%	28%	29%	28%	28%	27%
Recycled	27%	26%	26%	25%	23%	18%	22%	23%	24%	24%

Table 82 – % of household waste collected which is recycled

Source: Greater Cambridge Shared Waste Service

Carbon Dioxide emissions per dwelling per year

Carbon Dioxide emissions from domestic sources (kilo tonnes)*

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019
South Cambridgeshire	315	339	330	281	273	259	243	243	237
Cambridge	204	221	218	184	181	175	164	163	157

Table 83 – Carbon Dioxide emissions from domestic sources (kilo tonnes)

Source: Department for Business, Energy & Industrial Strategy (June 2021) (figures rounded to nearest whole number)

Carbon Dioxide emissions per capita from domestic sources (tonnes)

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019
South Cambridgeshire	9.1	9.6	9.4	8.7	8.5	8.2	8.0	7.9	7.6
Cambridge	5.6	6.1	5.9	5.1	4.8	4.4	4.2	4.1	3.9

Table 84- Carbon Dioxide emissions per capita from domestic sources (tonnes)

Source: Department for Business, Energy & Industrial Strategy (June 2021)

Carbon Dioxide emissions by sector and per capita

Carbon Dioxide emissions by sector and per capita in South Cambridgeshire

Sector	2011	2012	2013	2014	2015	2016	2017	2018	2019
Industry and Commercial Electricity	189.7	240.3	219.5	189.9	161.4	129.7	117.6	113.5	98.6
Industry and Commercial Gas	72.2	79.3	39.1	70.0	83.3	81.6	72.7	81.5	82.0
Large Industrial Installations	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.1	0.1
Industrial and Commercial Other Fuels	107.3	98.3	87.5	92.2	89.9	89.5	83.5	84.9	83.2
Agriculture	20.7	20.0	17.5	19.7	19.5	19.7	19.6	19.2	22.0
Industry and Commercial Total	389.9	438.0	403.8	372.0	354.3	320.6	293.4	299.2	285.9
Transport Total	578.8	572.9	570.0	573.4	600.9	618.1	631.5	615.4	601.0
Grand Total	1391.4	1460.7	1412.0	1328.3	1327.5	1295.1	1258.6	1247.7	1213
Per Capita Emissions	9.3	9.7	9.3	8.7	8.6	8.3	8.0	7.9	7.6

Table 85 – Carbon Dioxide emissions by sector and per capita Source: Department for Business, Energy & Industrial Strategy (June 2021)

Biodiversity data

Total area designated as SSSIs (Ha)

Area	South Cambridgeshire	Cambridge City
2011	952	15.03
2012	952	15.03
2013	952	15.03
2014	952	15.03
2015	952	15.03
2016	952	15.03
2017	948	15.03
2018	951.2	15.03
2019	951.2	15.03
2020	951.2	15.03

Table 86 – Total area designated as SSSIs (ha) Source: CPERC

% of SSSIs in favourable or unfavourable recovering condition

Area	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
South Cambridgeshire	83	88	88	89	86	96	96	92	92	92
Cambridge	93.5	93.5	93.5	93.5	93.5	93.5	93.5	93.5	93.5	93.5
Cambridgeshire	72	79	78	76	80	80	81	80	78	78

Table 87 – % of SSSIs in 'favourable' or 'unfavourable recovering' condition Source: CPERC

Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS)

Special Areas of Conservation (SAC) within South Cambridgeshire

Category	2018-19	2019-20	2020-2021
SAC area in South Cambridgeshire (ha)	67.1	66.2	66.3

Table 88 – SAC within South Cambridgeshire Source: CPERC * There are no SACs within Cambridge City

Local Nature Reserves within Greater Cambridge

Category	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
LNR area in Cambridge City (ha)	77.1	77.1	77.1	77.1	77.06	77.06	77.06	77.06	77.06	77.06
LNR area in South Cambridgeshire (ha)	N/A	36.88	36.88	36.88						

Table 89 – Local Nature Reserves within Greater Cambridge Source: CPERC County Wildlife

Sites (CWS) within Greater Cambridge

Category	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Cambridge (ha)	N/A	95.31	95.31	95.31	95.31	96.91	96.91	96.91	96.91	96.91
South Cambridge shire (ha)	N/A	1702.8	1702.8	1774.1						

Table 90 – Total area of County Wildlife Sites (CWS) within Greater Cambridge (ha)

Source: CPERC

City Wildlife Sites (CiWS) within Cambridge

Category	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Number of CiWS	51	51	51	50	50	49	49	49	49	49
Total Area of CiWSs (ha)	168.6	168.6	168.6	164.74	164.74	163.14	163.14	163.14	163.14	163.14

Table 91 – City Wildlife Sites (CiWS) within Cambridge Source: CPERC * there are no CiWS in South Cambridgeshire

Local Geological Sites (LGS) in Cambridge

Category	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Total Area of LGSs in Cambridge (ha)	-	-	-	-	8.08	9.26	9.26	9.26	9.26	9.26

Table 92 – Local Geological Sites (LGS) in Cambridge Source: CPERC * there are no Local Geological Sites in South Cambridgeshire

Community and Leisure Facilities and Local Service

Delivery of community and leisure facilities (Gross completed floorspace) in Cambridge

Year	D1*	D2*
2011-2012	12,049	351
2012-2013	29,342	2,054
2013-2014	-3,292	11,426
2014-2015	3,431	4,712
2015-2016	94,808	1,595
2016-2017	8,579	4,696
2017-2018	21,855	1,202
2018-2019	45,949	1,379
2019-2020	4,626	872
2020-2021	11,852	2,118
Total	229,199	30,405

Table 93 – Delivery of community and leisure facilities (Gross completed floorspace in sqm) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Definitions from [The Planning Portal](#)

*D1 uses (Non-residential institutions) include Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres

*D2 uses (Assembly and leisure) include Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Note: Changes to the Use Classes Order came into effect on 1 September 2020. □ Class D has been revoked:

- ⌚ D1 is split out and replaced by the new Classes E(e-f) and F1
- ⌚ D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

These changes will have implications for monitoring future years.

Delivery of community and leisure facilities (Net completed floorspace) in Cambridge

Year	D1*	D2*
2011-2012	6,314	2,468
2012-2013	5,055	737
2013-2014	1,852	2,018
2014-2015	-1,136	325
2015-2016	1,234	15,710
2016-2017	1,080	1,805
2017-2018	243	4,768
2018-2019	559	3,574
2019-2020	3,502	872
2020-2021	6,831	1,726
Total	25,533	34,003

Table 94 – Delivery of community and leisure facilities (Net completed floorspace in sqm) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Definitions from [The Planning Portal](#)

*D1 uses (Non-residential institutions) include Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres

*D2 uses (Assembly and leisure) include Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Note: Changes to the Use Classes Order came into effect on 1 September 2020. □ Class D has been revoked:

- ⊙ D1 is split out and replaced by the new Classes E(e-f) and F1
- ⊙ D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

These changes will have implications for monitoring future years.

Open space in Cambridge City at May 2020

Area	Total Area (Ha) *	Semi-Natural Woodland (Ha)	No. of Play Areas
Clay Farm	10.37	3.54	2
Glebe Farm	2.61	0	4
Orchard Park	2.49	0	1
Trumpington Meadows	3.99	0	1
Total	19.45	3.54	8

Table 95 – Open Space in Cambridge City at May 2020

Source: this information is collected using aerial photography alone and has not been subject to a site visit so may be revised in future. The data provided will be used to provide a baseline to compare against future years and we will work to improve the data available in future years.

NOTES:

* new areas identified since 2011 Open Space and Recreation Strategy. Some of these are existing sites that haven't previously been assessed. Some of these are new sites that have been provided as part of new development. Areas include amenity areas either side of pathways.

Aerial Photography for Eddington is too limited to identify the majority of new areas therefore no summary is provided. Similarly, there are parts of Clay Farm & Trumpington Meadows that can't be identified by the latest Aerial Photography.

Retail data

Completed (gross) retail floorspace

Cambridge

Year	Retail - convenience	Retail - durable	Retail - unknown	Total Retail
2011-2012	265	1,695	0	1,960
2012-2013	346	1,673	636	2,655
2013-2014	73	2,987	350	3,410
2014-2015	332	1,499	457	2,288
2015-2016	1,985	871	474	3,330
2016-2017	4,362	0	730	5,092
2017-2018	2,936	209	268	3,413
2018-2019	661	441	0	1,102
2019-2020	40	228	75	343
2020-2021	398	0	175	573
Total	11,398	9,603	3,007	24,166

Table 96 – Completed (gross) retail floorspace in Cambridge (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Year	Retail - convenience	Retail - durable	Retail - unknown	Total Retail
2011-2012	118	387	75	580
2012-2013	537	674	0	1,211
2013-2014	658	1,038	97	1,793
2014-2015	2,248	1,309	499	4,056
2015-2016	223	2,472	90	2,785
2016-2017	881	1,068	0	1,949
2017-2018	166	604	498	1,268
2018-2019	395	456	45	896
2019-2020	291	444	742	1,477
2020-2021	337	0	374	711
Total	5,854	8,453	2,420	16,727

Table 97 – Completed (gross) retail floorspace in South Cambridgeshire (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

Completed (net) retail floorspace

Cambridge

Year	Retail - convenience	Retail - durable	Retail - unknown	Total Retail
2011-2012	165	68		233
2012-2013	-412	-2,856	636	-2,632
2013-2014	-629	-613	209	-1,034
2014-2015	-3,681	462	457	-2,762
2015-2016	-85	-320	235	-170
2016-2017	3,683	-185	702	4,200
2017-2018	1,387	-112	-29	1,246
2018-2019	-1,684	-643	-717	-3,044
2019-2020	-230	36	-769	-963
2020-2021	197	-540	-2460	-2,803
Total	-1,289	-4,703	-1,736	-7,729

Table 98 – Completed (net) retail floorspace in Cambridge (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Year	Retail - convenience	Retail - durable	Retail - unknown	Total Retail
2011-2012	-61	-938	75	-924
2012-2013	147	534	0	681
2013-2014	559	595	66	1,220
2014-2015	1,756	1,159	499	3,414
2015-2016	-247	2,472	81	2,306
2016-2017	-126	-21	0	-147
2017-2018	71	-582	235	-276
2018-2019	187	129	16	333
2019-2020	145	16	742	903
2020-2021	273	0	-5	268
Total	2,704	3,365	1,709	7,778

Table 99 – Completed (net) retail floorspace in South Cambridgeshire (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

Gross committed retail floorspace in March 2021

Cambridge

Permission type	Retail - convenience	Retail - durable	Retail - unknown	Total
Outline	506	0	14,522	15,028
Not started	1,412	554	2,001	3,967
Under construction	612	0	416	1,028
Allocated floorspace	0	0	0	0
Total	2,530	554	16,939	20,023

Table 100 – Gross committed retail floorspace in April 2021 – Cambridge (sqm)
Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Permission type	Retail - convenience	Retail - durable	Retail - unknown	Total
Outline	10,737	25,000	7,742	43,479
Not started	1,302	1,272	1,341	3,915
Under construction	963	360	0	1,323
Allocated floorspace	390	0	2,850	3,240
Total	13,392	26,632	11,933	51,957

Table 101 – Gross committed retail floorspace in March 2020 - South Cambridgeshire (sqm)
Source: Research & Monitoring - Cambridgeshire County Council

Net committed retail floorspace in March 2021

Cambridge

Permission type	Retail - convenience	Retail - durable	Retail - unknown	Total
Outline	506	0	14,522	15,028
Not started	601	-379	-1,168	-946
Under construction	493	0	55	548
Allocated floorspace	0	0	0	0
Total	1,600	-379	13,409	14,630

Table 102 – Net committed retail floorspace in March 2020 – Cambridge (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

Permission type	Retail - convenience	Retail - durable	Retail - unknown	Total
Outline	10,690	25,000	7,742	43,432
Not started	1,218	1,272	1,238	3,728
Under construction	963	360	0	1,323
Allocated floorspace	390	0	2,850	3,240
Total	13,261	26,632	11,830	51,723

Table 103 – Net committed retail floorspace in March 2020 - South Cambridgeshire (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

Completed hotel floorspace in Cambridge

Year	Gross	Net
2011-2012	557	-175
2012-2013	1,134	-37
2013-2014	7,951	7,863
2014-2015	1,364	316
2015-2016	0	-4,328
2016-2017	6,621	6,621
2017-2018	2,982	2,816
2018-2019	2,244	1,041
2019-2020	10,965	10,965
2020-2021	301	-738
Total	34,119	24,344

Table 104 – Increase in completed hotel floorspace in Cambridge (sqm)

Source: Research & Monitoring - Cambridgeshire County Council

Proportion of A1 uses within district centres in Cambridge

District Centre	2013	2019	2020	Target
Arbury Court	50%	67%	67%	55%
Cherry Hinton High Street	39	52%	41%	55%
Histon Road	70%	60%	52%	55%
Mill Road East	42%	57%	57%	55%
Mill Road West	37%	49%	49%	55%
Mitchams Corner	36%	48%	48%	55%

Table 105 – % of units in A1 uses in District Centres in Cambridge

Source: Greater Cambridge Shared Planning team surveys and Cambridge Retail and Leisure Study Update (2013)

Design and Conservation data

Number of Buildings of Local Interest (BLIs) in Cambridge

Area	2011-12	2012-13	2013-14	2014-15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21
Cambridge	1,032	1,032	1,032	1,043	455	452	460	467	465	465

Table 106 – Number of Buildings of Local Interest (BLIs) in Cambridge

Note: in some cases a single entry is used to cover more than one building. The significant reduction in the number of BLIs between 2014/15 and 2015/16 was as a result of consolidating entries meaning that a single entry is sometimes used to cover more than one building

Source: Conservation Team- Greater Cambridge Shared Planning Service

Number of listed buildings and number that are at risk in South Cambridgeshire

Listed Buildings	2011-12	2012-13	2013-14	2014-15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21
Number of listed buildings	2,672	2,672	2,660	2,675	N/A	N/A	2,687	2,692	2,693	2,695
Number at risk	46	69	52	52	N/A	N/A	N/A	15*	9	9
% of listed buildings at risk	1.7%	2.6%	2%	1.9%	N/A	N/A	N/A	0.6%	0.3%	0.3%

Table 107 – Number of listed buildings and number that are at risk in South Cambridgeshire

Note: * There is significant reduction in the number of Listed Buildings at risk reported in 2018-2019 in comparison to when last previously reported in 2014-2015 as a result of an internal review of the register which found a large number of listings were no longer 'at risk'.

Source: Conservation Team – Greater Cambridge Shared Planning Service

Other heritage assets at risk in South Cambridgeshire

Heritage assets	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Buildings and Structure	2	2	2	3	2	2	2	2	1	1	1
Place of Worship	1	1	1	4	5	5	5	3	6	8	6
Archaeology / Scheduled Monuments	24	25	24	24	22	21	20	20	18	14	13
Registered Parks and Garden	0	0	0	0	0	0	0	0	0	0	0
Registered Battlefield	0	0	0	0	0	0	0	0	0	0	0
Wreck Site	0	0	0	0	0	0	0	0	0	0	0
Conservation Area	11	10	11	5	5	5	6	5	5	5	5

Table 108 – Other heritage assets at risk in South Cambridgeshire

Source: 'Heritage at Risk: East of England Register, 2021' Historic England

Transport data

Vehicles crossing the Cam - April and October 2019

Vehicle type	April - 12 Hr flow	April - Modal split	October – 12 hr flow	October – Modal Split
Motorcycles	797	2%	1,411	2%
Cars & Taxis	14,246	37%	37,071	41%
Light goods	3,460	9%	6,653	7%
Heavy goods	420	1%	1115	1%
Bus & coach	460	1%	1,268	1%
All motor vehicles	19,383	50%	47,518	53%
Pedal cycles	8,109	21%	18,862	21%
Pedestrians	11,258	29%	24,011	27%
Total (all modes)	38,750	100%	90,390	100%

Table 109 – Vehicles crossing the Cam - April 2019 Source: Cambridgeshire County Council Traffic Monitoring Report 2020
 * Survey by Cambridgeshire County Council of all vehicle crossing the River Cam (all bridges into the city centre) in April and October 2020

Traffic growth on urban River Cam screenline*

Vehicle type	2014	2015	2016	2017	2018	2019	Apr-20	Oct-20**	Change Oct 2020 - 2019	Change Oct 2020 - April 2020
Motorcycle	120	106	115	80	118	124	84	75	-46%	-10%
Car & taxi	93	91	90	93	89	93	29	104	10%	258%
Light goods	99	97	97	97	94	95	54	98	-4%	82%
Heavy goods	71	71	77	82	58	112	37	73	-30%	98%
Bus & Coach	86	94	83	84	77	83	26	80	-11%	202%
All motor vehicles	93	92	91	93	89	94	33	85	-11%	161%
Pedal cycles	185	165	171	177	164	152	37	149	-8%	303%

Table 110 – Traffic growth on urban River Cam screenline Source: Cambridgeshire County Council Traffic Monitoring Report 2020

*Traffic is monitored comprehensively in Cambridge by Cambridgeshire County Council along 2 screenlines. The Urban River screenline runs along the river Cam. Vehicles, pedestrians and cyclists crossing all bridges in the city centre are counted every Spring.

A second count was done in October 2020

% of residents aged 16-74 in employment and working within 5km of home or at home

Area	2011
South Cambridgeshire	35%
East of England	43%

Table 111 – % of residents aged 16-74 in employment and working within 5km of home or at home Source: Census data – will be updated when more up to date information becomes available

Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12-hour period

Vehicle type	12 hours	modal split
Motorcycles	1,009	1%
Cars	133,601	76%
Light goods vehicles	21,115	12%
Heavy goods vehicles	4,653	3%
Bus & coach	1,345	1%
All motor vehicles	161,907	92%
Pedal cycles	8,856	5%
Pedestrians	4,205	2%
Total (all modes)	175,830	100%

Table 112 – Traffic Growth on the Cambridge Radial Cordon Source: Cambridgeshire County Council Traffic Monitoring Report 2020

Traffic growth on the Cambridge Radial Cordon*

Vehicle type	2014	2015	2016	2017	2018	2019	2020	change 19-20
Motorcycle	92	96	103	82	90	81	56	-31%
Car & taxi	108	111	111	109	108	110	85	-23%
Light goods	99	102	101	111	111	99	100	0%
Heavy goods	99	139	142	102	116	138	139	1%
Bus & Coach	77	104	103	85	79	79	59	-25%
All motor vehicles	107	110	110	109	108	109	87	-20%
Pedal cycles	152	161	180	150	166	164	119	-27%

Table 113 – Traffic growth on urban River Cam screenline Source: Cambridgeshire County Council Traffic Monitoring Report 2018

* Traffic is monitored comprehensively in Cambridge by Cambridgeshire County Council along 2 screenlines. The Cambridge Radial Cordon monitors vehicles, pedestrians and cyclists on every entry and exit route to Cambridge. Seven sites are also monitored to count cyclists and pedestrians on paths between the radial routes This is counted in the Autumn.

Index (2008 = 100)

Congestion – average journey time per mile during the am peak environment

Sept 2011 - August 2012	Sept 2012 - August 2013	Sept 2013 - August 2014	Sept 2014 - August 2015	Sept 2015 - August 2016	Sept 2016 - August 2017
3.84 minutes	3.78 minutes	4.45 minutes	4.87 minutes	4.87 minutes	4.75 minutes

Table 114 – Congestion - average journey time per mile during the am peak environment Source: Cambridgeshire County Council Traffic Monitoring Report 2018

People killed or seriously injured in road traffic accidents

South Cambridgeshire Casualty Trends

Year	Fatal	Serious	Slight	Total
2011	7	81	486	574
2012	9	61	463	533
2013	5	70	428	503
2014	5	78	438	521
2015	9	63	426	498
2016	11	84	477	572
2017	11	94	381	486
2018	7	81	249	337
2019	3	58	179	240
Total	67	670	3,527	4,264

Table 115 – People killed or seriously injured in road traffic accidents Source: ONS

Health and Wellbeing data

Life expectancy at birth

Gender	Area	2010-12	2011-13	2012-14	2013-15	2014-16	2015-17	2016-18	2017-19	2018-20
Males	South Cambridgeshire	82.8	83.0	82.7	82.1	82.3	82.3	82.8	83.5	83.1
Males	Cambridge	79.8	79.9	79.8	80.2	80.5	80.9	81.0	80.9	80.9
Males	England	79.2	79.4	79.3	79.5	79.5	79.6	79.6	79.8	79.4
Females	South Cambridgeshire	85.9	85.9	85.6	85.2	85.2	85.5	85.7	85.8	85.9
Females	Cambridge	84.4	84.3	84.0	84.0	84.0	83.6	83.6	84.3	84.5
Females	England	83.0	83.1	83.0	83.1	83.1	83.1	83.2	83.4	83.1

Table 116 – Life expectancy at birth

Source: Public Health England

Exercise levels

Area	2017-18	2018-19	2019-20
South Cambridgeshire	68.3	73.0	74.9
Cambridge	80.1	75.2	75.0
East of England	65.4	66.9	67.3

Table 117 – Percentage of physically active adults in Cambridge and South Cambridgeshire.

Source: Public Health England

Recorded Crimes per 1,000 people

Area	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
South Cambridgeshire	32.9	31.2	30.8	31.1	31.6	36.8	48.7	47.2	47.5	41.0
Cambridge	55.3	48.9	46.4	47.8	49.0	69.5	66.4	122.0	123.1	92.9

Table 118 – Recorded crimes per 1000 people

Source: Cambridgeshire Constabulary data from Cambridgeshire Insight

Percentage of residents with a long-term limiting illness

Area	2011
South Cambridgeshire	14%
Cambridge	14%

Table 119 – Percentage of residents with a long-term limiting illness

Source: Census of Population, 2011

English Indices of Deprivation

South Cambridgeshire

Indicator	2000	2004	2007	2010	2013	2019
Income Deprivation Rank	298th	294th	275th	254th	249th	246th
Employment Deprivation Rank	275th	286th	276th	260th	250th	244th
Overall Deprivation Rank	342nd	345th	350th	322th	316th	300th
Average Deprivation Score	7.33	6.39	6.55	7.11	8.05	8.49

Table 120 – Indices of deprivation – South Cambridgeshire

Note: The most deprived Local Authority is ranked 1

Source: English Indices of Deprivation from the Ministry of Housing, Communities & Local Government (MHCLG)

Key Stage 4 attainment results

South Cambridgeshire

Standard	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	76.4	77.6	75.9	76.1	80.1	81.3
% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	-	59.9	57.8	58.2	63.3	64.7
Ebacc Average Points Score	-	-	4.94	5.05	5.19	5.19
Attainment 8	56.6	54.4	53.8	55.0	56.9	57.1
Progress 8	0.40	0.41	0.43	0.42	N/A	N/A

Table 121a – Key Stage 4 attainment results

Source: Department for Education (via Cambridgeshire County Council)

Cambridgeshire

Standard	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	67.7	67.0	66.2	67.9	72.8	74.3
% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	-	46.7	46.1	47.7	51.2	55.5
Ebacc Average Points Score	-	-	4.26	4.36	4.54	4.71
Attainment 8	51.5	47.7	48	49.2	51.3	52.7
Progress 8	0.11	0.10	0.13	0.17	N/A	N/A

Table 121b – Key Stage 4 attainment results

Source: Department for Education (via Cambridgeshire County Council)

England

Standard	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	63.3	63.9	64.2	64.6	71.8	72.2
% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	-	42.6	43.3	43.2	50.1	51.9
Ebacc Average Points Score	-	-	4.04	4.07	4.41	4.45
Attainment 8	50.1	46.3	46.5	46.7	50.3	50.9
Progress 8	-0.03	-0.03	-0.02	-0.03	N/A	N/A

Table 121c – Key Stage 4 attainment results

Source: Department for Education (via Cambridgeshire County Council)

Covid-19 Caveats

All data released as part of the DfE's KS4 Performance 2021. Publication is publicly available for all on the DfE website:

Key stage 4 performance (revised), Academic year 2020/21

2020/21 data should not be directly compared to attainment data from previous years for the purposes of measuring year on year changes in student performance.

Instead, for 2020/21, pupils were only assessed on the content they had been taught for each course. Schools were given flexibility to decide how to assess their pupils' performance, for example, through mock exams, class tests, and non-exam assessment already completed. GCSE grades were then determined by teachers based on the range of evidence available and they are referred to as teacher-assessed grades, or TAGs.

This is a different process to that of 2019/20 when pupils were awarded either a centre assessment grade (known as CAGs, based on what the school or college believed the pupil would most likely have achieved had exams gone ahead) or their calculated grade using a model developed by Ofqual - whichever was the higher of the two.

The changes to the way GCSE grades have been awarded over the last two years (with CAGs and TAGs replacing exams) mean 2020/21 pupil attainment data should not be directly compared to pupil attainment data from previous years for the purposes of measuring year on year changes in pupil performance.

This release includes all characteristics and geographical breakdowns that are usually published in January's 'revised' release.

The schools checking exercise was cancelled this year, which means that the usual publication schedule of 'provisional' and 'revised' data does not apply. This data has not been checked or confirmed by schools.

School level information will not be published in 2021.

The increases seen in the headline statistics likely reflect the changed method for awarding grades rather than demonstrating a step change improvement in standards.

Given the unprecedented change in the way GCSE results have been awarded in the summers of 2020 and 2021 and the resulting significant changes to the distribution of the grades received (in comparison to exam results), pupil level attainment in 2020/21 is not comparable to that in 2019/20 and to that of the previous exam years for the purposes of measuring changes in pupil performance.

For further information, please [click here](#) to see the DfE's full publication, including a methodology paper.

S106 data

Investment secured for infrastructure and community facilities through developer contributions

S106 contributions secured in Cambridge

Year	Amount secured by Cambridge City Council	Amount secured by Cambridgeshire County Council	Total amount secured in Cambridge
2014-2015	unknown	£4,850,668	unknown
2015-2016	£389,561	£232,122	£621,683
2016-2017	£609,946	£1,169,524	£1,779,470
2017-2018	£984,813	£1,663,813	£2,648,626
2018-2019	£1,014,817	£1,990,544	£3,005,361
2019-2020	£3,169,190	£2,210,226	£5,379,416
2020-2021	£2,158,854	£15,039,555	£17,198,409

Table 122 – S106 contributions secured and received in Cambridge

Source: Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

S106 contributions received in Cambridge

Year	Amount received by Cambridge City Council	Amount received by Cambridgeshire County Council	Total amount received in Cambridge
2014-2015	£5,568,982	£20,823,607	£26,392,589
2015-2016	£3,748,873	£19,853,789	£23,602,662
2016-2017	£1,606,471	£6,753,430	£8,359,901
2017-2018	£2,782,309	£13,296,026	£16,078,335
2018-2019	£1,614,664	£5,350,950	£6,965,614
2019-2020	£2,029,300	£11,819,417	£13,848,717
2020-2021	£1,812,614	£1,819,896	£3,632,510

Table 123 – S106 contributions secured and received in Cambridge

Source: Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Investment secured for South Cambridgeshire District Council

Year	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council	Total amount secured in South Cambridgeshire
2011-2012	£3,420,858	£12,283,691	unknown
2012-2013	£2,695,859	£1,834,895	£4,530,754
2013-2014	£2,064,069	£1,095,879	£3,159,948
2014-2015	£6,884,121	£28,931,394	£35,815,515
2015-2016	£1,500,653	£2,812,814	£4,313,467
2016-2017	£5,622,068	£3,453,030	£9,075,098
2017-2018	£6,461,238	unknown	unknown
2018-2019	£2,142,866	unknown	unknown
2019-2020	£4,027,031	unknown	unknown
2020-2021	£1,131,469	£13,740,332	£14,871,801

Table 124 – S106 contributions secured in South Cambridgeshire for open space, community facilities and transport

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Money Received for South Cambridgeshire District Council

Year	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council	Total amount received in South Cambridgeshire
2011-2012	£505,461	£1,581,048	£2,086,509
2012-2013	£2,628,228	£586,509	£3,214,737
2013-2014	£3,179,086	£2,736,447	£5,915,533
2014-2015	£2,411,967	£7,286,983	£9,698,950
2015-2016	£2,980,441	£4,013,867	£6,994,308
2016-2017	£2,895,392	£1,368,210	£4,263,602
2017-2018	£1,287,849	unknown	unknown
2018-2019	£1,778,734	unknown	unknown
2019-2020	£18,456,568	unknown	unknown
2020-2021	£1,793,180	£6,075,619	£7,868,799

Table 125 – S106 Money received by South Cambridgeshire District Council for open space, community facilities and transport

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Cambridge Southern Fringe

Investment secured from Cambridge Southern Fringe

Year	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A

Table 126 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council from Cambridge Southern Fringe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Outline planning permission for Cambridge Southern Fringe - Trumpington Meadows was approved in 2009-2010, and therefore the investment secured was in that year.

Money received from Cambridge Southern Fringe

Year	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2011-2012	£0	£2,374,503
2012-2013	£3,585	£5,817,617
2013-2014	£0	£1,461,362
2014-2015	£45,952	£3,489,230
2015-2016	£46,525	£838,691
2016-2017	£16,102	£27,584
2017-2018	£8,301	£4,779,465
2018-2019	£0	£1,308,261
2019-2020	£0	unknown
2020-2021	£0	£0

Table 127 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council from Cambridge Southern Fringe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Northstowe

Investment secured from Northstowe

Year	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	A total of £30 million has been secured for the development of Northstowe Phase 1.	A total of £30 million has been secured for the development of Northstowe Phase 1.
2015-2016	N/A	N/A
2016-2017	A total of £70 million has been secured for the development of Northstowe Phase 2.	A total of £70 million has been secured for the development of Northstowe Phase 2.
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A

Table 128 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council from Northstowe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Money received from Northstowe

Year	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	£386,766	£123,149
2016-2017	£0	£0
2017-2018	£559,263 (£172,497 for phase 1 and £386,766 for phase 2)	£16,672,466 (£925,599 for phase 1 and £15,746,867 for phase 2)
2018-2019	£127,433	£10,270,621
2019-2020	£16,642,114	£6,590,444
2020-2021	£0	£2,798,947

Table 129 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council from Northstowe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

North West Cambridge

Investment secured from North West Cambridge

Year	Amount secured by South Cambridgeshire District Council & Cambridge City Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	£725,061 (does not include waste contribution annual payments or bus stop maintenance payments)	£18,735,409
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A

Table 130 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from North West Cambridge

Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Money received from North West Cambridge

Year	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	£36,238	unknown
2014-2015	£18,105	unknown
2015-2016	£72,293	£318,416
2016-2017	£20,230	£209,093
2017-2018	£265,639	£543,081
2018-2019	£134,741	£0
2019-2020	£84,372	£0
2020-2021	£0	£0

Table 131 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from North West Cambridge

Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Cambridge East

Investment secured from Cambridge East

Year	Amount secured by South Cambridgeshire District Council & Cambridge City Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	£746,300	£17,644,837
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	£1,873,431	£14,706,075

Table 132 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East

Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Money received from Cambridge East

Year	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	£269,919	£0
2018-2019	£0	£0
2019-2020	£0	unknown
2020-2021	£0	£0

Table 133 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East

Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Appendix 3: Greater Cambridge Infrastructure Funding Statement 2020-2021

NOTES:

- The final published version of 'Investment in community facilities and infrastructure secured by the Greater Cambridge Shared Planning Service' document that forms the first part of this appendix will be designed (desktop published) and include photos or images alongside the case studies.
- The 'Cambridge City Council Infrastructure Funding Statement 2020-2021' and the 'South Cambridgeshire District Council Infrastructure Funding Statement 2020-2021' that form the second part of this appendix are already published on the Councils websites and are the formal statements that the Councils are required to prepare and publish by 31 December each year to meet the regulations. However for comprehensiveness they will also be incorporated into the AMR

Investment in community facilities and infrastructure secured by the Greater Cambridge Shared Planning Service document



Investment in community facilities and infrastructure secured by the Greater Cambridge Shared Planning Service

An overview of Section 106 funding in Greater Cambridge, 2020-2021

How are new services and infrastructure agreed and funded as part of the development process?

When planning applications are granted, investment in infrastructure (such as new libraries, schools, health facilities or improvements to road networks) is secured through the use of planning obligations, also known as Section 106 (or S106) agreements. This requires developers to meet the specific needs set out in the S106 agreement. The delivery of these obligations for new or improved infrastructure or services is key in ensuring that any growth in Greater Cambridge is sustainable and that new and existing communities' needs will be catered for.

How do developments contribute to new infrastructure?

The contribution may be spent on infrastructure within the development site or on off-site infrastructure such as school extensions and new cycleways. It may be a payment of money to a local authority or a third party, such as NHS England, to carry out specific projects. Or it may be an agreement for the infrastructure work to be carried out by the developer themselves. For example, money could be given to Councils to improve local roads, or the developer might provide new transport infrastructure as part of their own development.

How is the infrastructure funding required from developers decided?

The planning obligations for each development are assessed on a case by case basis by the planning officer looking at the size of the proposed development and how it is likely to impact existing infrastructure.

Planning officers will consult with key infrastructure providers in the area, such as officers across **Cambridge City and South Cambridgeshire District Councils** (about the provision of affordable housing, or contributions towards open space and play space, or community development and facilities); **Cambridgeshire County Council** (in relation to contributions towards nurseries, schools, libraries, roads, cycleways and footpaths and waste recycling centres); **Cambridgeshire and Peterborough Clinical Commissioning Group** (about contributions to primary healthcare services including new or expanded GP practices); and **Parish Councils in South Cambridgeshire**, which typically secure contributions towards children's play equipment, community orchards, sports facilities and village halls. Developers can negotiate on the officer's initial assessment before the S106 agreement is finalised.

Infrastructure secured and delivered in Greater Cambridge in 2020-2021

The following pages set out the monetary and non-monetary contributions secured or delivered towards services and infrastructure in Greater Cambridge during the year from 1 April 2020 to 31 March 2021, through planning applications approved.

In the financial year 2020-2021, around £3.2 million has been secured for future investment through new S106 agreements by Cambridge City Council and South Cambridgeshire District Council, with £3.5 million received during the year to fulfil existing agreements as triggers were met.

Cambridge City Council, through the use of S106 legal agreements:

- secured over £2.1m of contributions
- secured 382 new affordable homes
- received over £1.8m as triggers in agreements were met

South Cambridgeshire District Council, through the use of S106 legal agreements:

- secured over £1.1m of contributions
- secured 284 new affordable homes
- received over £1.7m as triggers in agreements were met

Additional substantial funding was secured through the S106 agreements by Cambridgeshire County Council towards county matters such as highways and schools.

What type of service or infrastructure are usually funded?

The list below shows some of the most common types of infrastructure which are funded through S106 agreements. You can read a number of short case studies showing how contributions are being delivered across Greater Cambridge on the following pages.

- Affordable housing – page 4
- Children’s play spaces – page 5
- Open spaces – page 6
- Sport facilities – page 7
- Allotments and orchards – page 8

- Community facilities – page 9
- Biodiversity and Green Infrastructure – page 10
- Public realm and public art – page 11
- Education – page 12
- Highways and public transport – page 13
- Libraries – page 14
- Healthcare – page 15

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Affordable housing

It is essential that new developments deliver homes to meet the needs of a wide variety of households so that within Greater Cambridge we can create mixed and balanced communities. The Councils require a mix of housing on-site within new developments, including a variety of tenures of affordable housing. S106 agreements are used to secure the provision of affordable housing on-site, or in some cases secure financial contributions towards the provision of affordable housing on an alternative site.

S106 agreements signed in 2020-2021 secured 142 affordable homes in five developments in Cambridge and 44 affordable homes in five developments in South Cambridgeshire. A further 480 affordable homes have been secured on the cross-boundary new development north of Cherry Hinton. As well as securing future delivery of affordable homes, in 2020-2021 100 new affordable homes were completed across 10 developments in Cambridge and 314 new affordable homes were completed across 19 developments in South Cambridgeshire.

Clay Farm

Clay Farm is a mixed use development on the southern edge of Cambridge. The first homes were completed in 2012-2013. The new homes have been delivered by a variety of housebuilders, including Cambridge City Council. The majority of the homes have now been completed, with 1,223 market homes and 913 affordable homes completed by March 2021. In 2020-2021, 33 affordable homes were completed.

Land west of Grace Crescent, Hardwick

This site is a new development of 98 homes on the south western edge of Hardwick that includes 39 affordable homes. The first homes were completed in 2019-2020. The new homes have been delivered by Hill Residential, and South Cambridgeshire

District Council's New Build team has taken on the affordable homes. 50 market homes and 32 affordable homes have been completed so far. The affordable homes provided are a mixture of affordable rent and shared ownership, and the shared ownership homes have been part-funded through the use of S106 contributions received in lieu of affordable housing on other developments.

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Children's play spaces

This year new play spaces were secured at the new development north of Cherry Hinton and contributions were also secured or received for a range of other sites across Greater Cambridge, with an additional £111,623 secured and £180,538 received for off-site improvements. A number of projects were completed this year too, including improvements at Holbrook Road, Cherry Hinton Hall, Trumpington Meadows, and a new play area opened at Robinson Gardens in Bassingbourn-cum-Kneesworth.

Cherry Hinton Hall play area

A new, redeveloped play area at Cherry Hinton Hall opened in spring 2021 after consultation with the local community in autumn 2020. The new play area provides a wide range of imaginative play opportunities for children aged 0 to 14 to swing, climb and balance, spin and slide, including a pirate ship, zip wire and woodland trail.

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Open spaces

Informal open spaces are used by people of all ages for informal unstructured recreation such as walking, relaxing, or as a focal point. They range from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages.

On-site informal open space provision was secured as part a wide range of sites gaining planning permission this year, including at the new development north of Cherry Hinton and at villages such as Fowlmere, Over and Waterbeach. £37,663 in contributions were secured this year and £1,320,638 was received from contributions to off-site improvements, including at Great Eastern Street in Cambridge, Dovecote Field in Foxton, and Homefield Park and Manor Park field in Histon.

Nightingale Avenue Recreation Ground

Funding was secured towards footway improvements at Nightingale Avenue Recreation Ground to enable better access to the community garden. The project was completed in February 2021.

Land to the East of New Road, Melbourn

When planning permission was granted for 199 dwellings and a care home in 2014, a strategic green buffer along the southern boundary and part of the western boundary was secured to create a sensitive green edge to the village, but also to provide informal open space with pathways and seating. The strategic landscaping area has now been delivered along the southern edge of the site, with a footpath for residents. There is also a play area and other pockets of open space which have been constructed on-site.

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Sports facilities

This year outdoor space for sport was secured at the Wellcome Trust Genome Campus development and at the new development north of Cherry Hinton. Contributions were secured or received for a range of indoor and outdoor sports projects, with £737,394 secured and £735,156 received.

Examples in Cambridge include improvement of outdoor sports pitches and artificial cricket nets at North Cambridge Academy, and improvement to the athletics facilities at Wilberforce Road Athletics Track. Significant contributions were also received towards improvement of facilities at Abbey Pool.

In South Cambridgeshire funding was secured towards Willingham Road Sports Pavilion in Over, and received towards the cost of building a new multipurpose pavilion on the site of Cambridge City Football Club (in the Parish of Sawston).

Completed projects this year include the New Nightingale Recreation Ground pavilion in Cambridge, improvements to Chesterton Recreation Ground pavilion and the transfer of land for a new recreation ground in Orwell.

Chesterton Recreation Ground pavilion

Construction is underway for a new extension at Chesterton Recreation Ground Pavilion almost doubling its size and expanding kitchen and storage facilities and refreshing shower and changing facilities. Contributions from the development of Cambridge City Football Ground are directly funding the improvements.

Hauxton sports pavilion

When redevelopment of the former Bayer Cropscience site at Hauxton was approved in 2010, the S106 agreement required the transfer of 1.5 hectares of land to the Parish Council for use as a new sports ground along with sums of money for its upkeep and for temporary toilet and changing facilities. The construction of phase 1 of a new Sports Pavilion on the sports ground land was completed in September 2020, paid for by the Premier League, the FA Facilities Fund and Amey. A further £50,000 from S106 funds has been secured during 2020-2021 towards phase 2 of the Sports Pavilion. This will include a club room, kitchen and public toilets.

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Allotments and orchards

Allotments and community orchards are important and valued forms of green space and should be included in new housing developments. Allotments provide fresh local fruit and vegetables as well as invaluable exercise and encourage a healthier lifestyle. This year allotments were secured at the new development north of Cherry Hinton and the Wellcome Trust Genome Campus at Hinxton. Contributions were secured or received for a range of sites, including at Trumpington Meadows.

Orchards provide a range of benefits, including biodiversity, landscape enhancement, fruit for local communities and are a catalyst for the community to come together. On-site community orchards have been provided at sites in Melbourn and Great Abington.

Allotments at Land North of Cherry Hinton

Outline planning permission was granted for the new development north of Cherry Hinton in May 2020. The S106 agreement secured over one hectare of land on-site for allotments, with one parcel to be completed no later than when the 600th home is occupied and the second parcel no later than when the 1,000th home is occupied. A planning condition also secures the requirement for an Allotment Management Strategy.

New allotments at Trumpington Meadows

The Trumpington Meadows allotments opened in March 2019, and are located at the northern end of the country park. This year, additional funding for maintenance has been secured. There are 63 plots available for residents of the Trumpington Meadows development, who can apply to the City Council for an allotment. They have been so popular that there is already a waiting list.

As part of the public art strategy for the Trumpington Meadows site, which received developer funding, a feasting table was designed to be at the centre of the allotment.

Community facilities

Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities.

In 2020-2021, a number of new facilities were secured on-site for new developments. These include a new accessible and sustainable community facility at Campkin Road in Arbury; a new highly sustainable community centre at The Meadows, also in Arbury; and both temporary and permanent new facilities as part of the Wellcome Genome Campus development in Hinxton.

£544,896 has been secured and £498,068 has been received this year which will help to fund improvements to the fabric of village halls, community centres, sports pavilions and scout huts across Greater Cambridge, as well as funding accessibility improvements and new equipment. Examples include contributions to the creation of new or extended facilities at Babraham, Cottenham and Swavesey.

S106 contributions have helped to fund several community projects in 2020-2021 from, for example, an additional meeting space to an accessible toilet. Funding for Nightingale Community Garden in Cambridge supported the creation of an experimental green roof for the garden hut where new habitats for insects and particularly bees have been created and a variety of new and existing plant species have been planted.

Cottenham Village Hall

In previous years over £550,000 of S106 contributions were secured, which have helped to pay for a new village hall in Cottenham which opened in spring 2021. The new two storey Village Hall, which replaced an existing one storey building, offers a range of spaces for activities, events and meetings including a large first floor balcony room with views across the village's recreation ground.

Community development at Land North of Cherry Hinton

The new development north of Cherry Hinton has secured funding to support a range of community development projects, including a new multi-use community facility, plus: the co-ordination of support for new families; community development, child and family workers and equipment; the delivery of events and activities and support for the establishment of community groups; mental health support and increased health visitor capacity; and the delivery of healthy new town initiatives.

Biodiversity and Green Infrastructure

Green infrastructure is a strategic, multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage which includes country parks, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.

This year green infrastructure was secured on the new development north of Cherry Hinton, and contributions were secured towards the River Great Ouse improvement project at Over and improvements to Fowlmere Round Moat.

Green Infrastructure at land north of Cherry Hinton

On and off-site S106 contributions have been secured for green infrastructure at this development. On-site provision includes a range of measures to enhance biodiversity, including improvements to the stream, native planting and hedgerows. In addition, £121,500 has been secured towards off-site improvements to biodiversity at Fulbourn Fen to offset the ecological impact of the development. This contribution must be paid to the City Council before the first dwelling is occupied.

Public realm

A well-designed public realm aims to achieve an environment that is attractive, distinctive, accessible and inclusive. Public realm areas where people congregate or move through should be both inviting and functional. This will require high quality finishes, places for sitting or being active, as well as being safe and permeable spaces.

Planning obligations were secured for improvements to urban public spaces within the new development north of Cherry Hinton, including improvements to Coldham's Lane junction in Cambridge, and payments were received to fund a new tree and tree pit and its ongoing maintenance at Mitcham's Corner. Romsey town square public realm improvements were also completed during 2020-2021.

Public art

Developments can provide opportunities to incorporate public art to contribute to the character and quality of the area. Whilst public art tends to be delivered and managed as part of the planning permission by condition, there are occasions when

it is secured through S106 agreements. There are also ongoing projects which are funded through previously collected financial contributions.

During 2020-2021, the developer of the new development north of Cherry Hinton has committed to preparing a site-wide public art strategy along with a maximum budget for public art of £480,000. Payment was also received towards funding a performance arts space and facilities within a new Babraham Village Hub.

A number of the public art projects that have been funded through planning obligations also reached the delivery stage in 2020-2021, including 'To the River' celebrating and promoting the story of the River Cam and its role in shaping Cambridge, the Women+ at Work 100th anniversary of votes for women commemoration, and the Cambridge Rules sculpture on Parker's Piece.

Cambridge Rules sculpture

165 years after a group of students from Cambridge University first nailed their rules of the game of football to a tree, the City Council funded a public art commission to celebrate the 'Cambridge Rules'. One single large stone was cut into nine equal pieces. Each cut face was engraved with the laws of the game in numerous languages and fonts. Four of the pieces remain as a permanent marker on Parker's Piece. The other five have been sent as 'tokens of exchange' to five countries all over the globe in locations with both historical and contemporary football stories.

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Education

On major sites land is secured for new education sites, and contributions are sought to address education needs for early years, primary and secondary education. These section 106 agreements are with the County Council as Local Education Authority.

Marleigh Primary Academy

Planning approval was granted for the Marleigh Primary Academy and nursery in November 2020. The new primary school will accommodate approximately 420 children who will be able to walk and cycle from their new homes in the Marleigh development (north of Newmarket Road) in Cambridge. Transfer of the land for the school and payment for its construction was included the S106 agreement attached to the planning permission for the overall Marleigh development in 2016. Work to build the school has begun and it is planned to open in September 2022.

Highways and public transport

Contributions are sought by the County Council for public transport, cycling and walking, highways, parking management, and travel planning.

Dutch-style roundabout, Cambridge

The new Dutch-style roundabout at the junction of Queen Edith's Way, Fendon Road and Mowbray Road which opened in Cambridge in July 2020 is the first of its kind in the UK. The roundabout has a range of features to improve cyclist safety, including an outer ring in a contrasting red surface to give cyclists equal priority with pedestrians over oncoming vehicles, and parallel crossings for pedestrians and cyclists. The funding of the project was complemented by £250,000 of local funding from S106 contributions.

Wellcome Genome Campus

The expansion of the Wellcome Genome Campus was approved in December 2020 and includes up to 150,000 m² of new employment space and up to 1,500 new homes as well as a range of supporting community and other uses. Significant contributions to improvements to transport infrastructure, both on-site and in the surrounding area, were required through the S106 agreement to mitigate the impact of the increased number of people living or working on the site. These include:

- improvements to several road junctions
- improvements that encourage the use of public transport, for example at Whittlesford Park Station and along the A1307
- cycling and pedestrian infrastructure improvements, for example along the A505, and funds for off-site cycleways
- reducing trips to and from the site through the creation and implementation of individual and site-wide travel plans and the employment of a Travel Plan Manager

Libraries

Sawston Library

A new Sawston Library was opened in August 2020. The new building forms part of the new Sawston Community Hub and will also house other services including the

relocated Children's Centre, multipurpose spaces, and an outdoor play area on the Sawston Village College site.

A fire burnt down the previous library (based in the Morris Wing of Sawston Village College) in 2012 and a temporary library had been on the site since. A S106 contribution to the County Council from development on land north of Babraham Road has helped to bring the new library into being.

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Healthcare

Arbury

The new residents of two affordable housing sites in Arbury, at Buchan Street and the Meadows, will need to access GP and other healthcare services locally.

S106 contributions were secured by the Cambridgeshire and Peterborough Clinical Commissioning Group from these two developments during 2020-2021 which will go towards the provision of additional health facilities at, and/or improvements or extension of facilities at, one or more of the sites at Nuffield Road Medical Centre, York Street Surgery and/or East Barnwell Health Centre. Payments have also been secured for Nuffield Road Medical Centre and/or Arbury Road Surgery from development at 68-70A Campkin Road.

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How do I find out more?

Both Councils have published formal Infrastructure Funding Statements, which provide detailed information on developer funding secured and received:

South Cambridgeshire District Council

[Web icon] www.scambs.gov.uk/infrastructure-funding-statement

Cambridge City Council

[Web icon] www.cambridge.gov.uk/infrastructure-funding-statement

Cambridgeshire County Council is also required to publish its own formal Infrastructure Funding Statement:

[Web icon] www.cambridgeshire.gov.uk/business/planning-and-development/developing-new-communities/infrastructure-funding-statement

Or find out more about planning applications, the Local Plan, and the Greater Cambridge Shared Planning Service online:

[Web icon] www.greatercambridgeplanning.org

Cambridge City Council Infrastructure Funding Statement 2020-2021



Cambridge City Council
Infrastructure Funding Statement
2020/21

Published December 2021

The Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in city of Cambridge, and the subsequent use of those contributions by Cambridge City Council. The report covers the financial year 1 April 2020 – 31 March 2021.

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “section 106 agreements”, are a mechanism used to make a development proposal acceptable in planning terms. They are focused on site specific mitigation of the impact of development by way of either the direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

A planning obligation may only constitute a reason for granting planning permission if it is

- (i) necessary to make the development acceptable in planning terms (i.e. the basis for the request must be obligations to be articulated through the local, regional, or national planning policies)
- (ii) directly related to the development (i.e. there must be a functional or geographical link between the development and the item being provided as part of the developer's contribution)
- (iii) fairly and reasonably related in scale and kind to the development (i.e. developers are only expected to pay for or contribute to the cost of all infrastructure provision proportionate to the impact of that development)

Cambridge City Council secures contributions in relation to infrastructure which it will deliver but also on behalf of third parties including NHS England. This will typically comprise contributions towards indoor and outdoor sports, informal open spaces, children's play areas and community facilities.

Cambridgeshire County Council secures contributions in relation to infrastructure including education, transport, highways, libraries and household recycling centres. Direct improvements and provision of new highway infrastructure may also be required from the planning permission which are not reported here.

The necessary information for the reporting year is contained within Appendix A, with Appendix B detailing the developments against which monies have been secured and Appendix C detailing the developments where contributions have been received.

During 2020/21 the Council through the use of s106 legal agreements:

- Secured over £2.1m of contributions
- Secured 382 new affordable homes
- Received over £1.8m.

Appendix A: Infrastructure Funding Statement Regulatory Requirements (R121A)

Reporting requirement	Sum / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£2,158,854.00
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£1,812,614.08
3 (c). the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£2,722m
3 (d). summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (i) in relation to affordable housing, the total number of units which will be provided; (ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	382 affordable dwellings n/a
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,812,614.58
3 (f). the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£2,265,763.00
3 (g). in relation to monies (received under planning obligations) which were allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of allocated to each item;	Community facilities £1,781,673 Formal open space £621,556 Indoor sports £350,292 Informal open space £672,774 Miscellaneous £334,644 Monitoring £361,391 Nature conservation £114,437 Outdoor sports £538,490 Play provision £146,663 Public art £205,405 Public realm £20,966 Waste facilities £90,025 Total £5,238,315

<p>3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p> <p>(i) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p> <p>(ii) the amount of monies (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);</p> <p>(iii) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.</p>	<p>See Appendix 2 below.</p> <p>£0.00</p> <p>£4,540.00</p>
<p>3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.</p>	<p>£1,253,075.08</p>

Appendix B: Monies secured through section 106

App Ref	Site / Address	Area	Ward	Facility	Project contribution	Clause type	Amount Secured	Date of s106
19/1757/FUL	Land at Buchan Street	N	KHE	Nuffield Road Medical Centre, York Street Surgery, East Barnwell Health Centre	Towards the provision of additional health facilities at and/or improvements to the development / extension of facilities at one or more of the sites at:	NHS	£10,598	22/01/2021
19/1756/FUL	Land at The Meadows	N	ARB	Nuffield Road Medical Centre, York Street Surgery, East Barnwell Health Centre	Towards the provision of additional health facilities at and/or improvements to the development / extension of facilities at one or more of the sites at:	NHS	£37,851	05/11/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Cobbetts Corner	Provision of and/or improvement of and/or access to the Informal Open Space at Cobbetts Corner, Grange Road, Cambridge.	IOS	£8,415	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Penarth Place	Provision of and/or improvement of and/or access to the Informal Open Space at Penarth Place, Gough Way, Cambridge.	IOS	£8,415	27/10/2020

19/1734/FUL	Clerk Maxwell Road	WC	NEW	Penarth Place play area	Toward the provision of and/or improvement to, and / or access to, the children's play area at Penarth Place play area, Gough Way.	PCT	£13,167	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Chesterton Sports Centre	Towards the provision of and/or improvement of, and/or upgrading of equipment and/or access to, indoor sports facilities to include improvements and upgrading of the sports hall, gym and changing rooms at Chesterton Sports Centre, Gilbert Road.	ISF	£25,017	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Wilberforce Road Outdoor Centre	Towards the provision of and/or improvement to the athletics facilities and running track along with supporting facilities at Wilberforce Road Athletics Track, Wilberforce Road, Cambridge.	OSF	£22,134	27/10/2020
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Akeman Street Community House	Provision of and/or improvement of and/or access to the community facilities and equipment at Akeman	CFAC	£55,854	27/10/2020

					Street Community House			
19/1734/FUL	Clerk Maxwell Road	WC	NEW	Huntingdon Road Surgery	Towards the provision of additional health facilities at and/or improvements to the Huntingdon Road Surgery, Cambridge.	NHS	£12,696	27/10/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	North Cambridge Academy	Towards the provision and/or improvement of outdoor sports pitches and in particular artificial cricket nets and wicket at North Cambridge Academy.	OSF	£15,589	28/05/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	North Cambridge Academy	Towards the provision of and/or improvement to indoor sports facilities and equipment and in particular a Scoreboard, PA, AV and displays at North Cambridge Academy.	ISF	£17,619.50	28/05/2020
19/1616/FUL	67 - 97A Campkin Road	N	KHE	Nuns Way Recreation Ground	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at Nun's Way Recreation Ground.	IOS	£15,851	28/05/2020

19/1616/FUL	67 - 97A Campkin Road	N	KHE	Nuns Way play area	Towards the provision of and/or improvement of the children's play area facilities at Nun's Way Play Area.	PCT	£1,264	28/05/2020
19/1616/FUL	68 - 97A Campkin Road	N	KHE	Arbury Road Surgery and/or Nuffield Road Medical Centre	Provision of additional health facilities at and/or improvements by way of extension, reconfiguration, refurbishment and/or relocation at either or both Arbury Road Surgery and / or Nuffield Road Medical Centre. Such projects to be agreed in writing between the City Council and NHS CCG.	NHS	£10,400	28/05/2020
19/1098/FUL	121 - 125 Chesterton Road	N	WCH	Mitchams Corner Public Realm	Arboricultural Improvements at Mitchams Corner Public Realm	PR	£7,000	16/03/2021
19/1098/FUL	121 - 125 Chesterton Road	N	WCH	Cambridge City (Aff Hsg)	Viability overage payment for Aff Hsg	AH	£1,029,995	16/03/2021
18/1679/FUL	212-214 Newmarket Road	E	ABB	Abbey Sports Centre & Gym	Towards the provision of and/or improvement to indoor sports provision in Cambridge and more particularly the	ISF	£5,649	10/06/2020

					gymnasium studio and or gymnasium equipment at Abbey Sports Centre and Gymnasium, Whitehill Road, Cambridge CB5 8NT			
18/1679/FUL	212-214 Newmarket Road	E	ABB	St Matthew's Piece	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at St Matthew's Piece.	IOS	£5,082	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	St Matthew's Piece	Towards the provision of and/or improvement of the children's play area facilities at St Matthews Piece play area.	PCT	£1,896	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	Stourbridge Common	Towards the improvement to and enhancement of the outdoor sports facilities at Stourbridge Common, Cambridge.	OSF	£4,998	10/06/2020
18/1679/FUL	212-214 Newmarket Road	E	ABB	Museum of Technology	Towards the provision of and / or improvement to the community facility and or equipment as part of the Museum of Technology, The Old Pumping Station,	CFAC	£16,328	10/06/2020

					Cheddars Lane, Cambridge			
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH Community facility	Community Facility Start Up Costs	CFAC	£38,850	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Within the vicinity of the LNCH development	Provision of additional primary healthcare provision within the vicinity of the development	NHS	£435,291	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - on site	Cardboard skips contribution	WC	£12,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Fulbourn Fen	Biodiversity Contribution	NAT	£121,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Children's Centre - LNCH	Children Centre Equipment contribution - towards the costs of provision of equipment and activities within a children's centre whose work involves or is associated (in whole or part) with children's activities on the Site or associated with the Site	CFAC	£15,000	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Children's Centre - LNCH	Children Centre Staff contribution - towards the costs of full-time and/or part-time staff for a children's centre whose work involves or is associated (in whole or part) with children's activities on the Site or associated with the Site;	CFAC	£33,146	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community chest	Community Chest Fund - towards the cost of kick-starting community activities on the Development	CFAC	£3,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Specialist Community Development Worker (CDW) - towards the costs of full-time and/or part-time community development workers whose work involves or is associated (in whole or part) in community development, sports and youth services on the Site or associated with the Site;	CFAC	£80,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	IDAA Kick start funding contribution	CFAC	£2,160	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Health Visiting Contribution	CFAC	£8,250	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Healthy New Towns Initiative contribution	CFAC	£15,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Healthy New Towns Initiative Kickstart Funding contribution	CFAC	£6,720	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Kickstart and Activity funding (multi agency team)	CFAC	£3,500	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Locality Staff contribution	CFAC	£90,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Mental Health Counselling Services contribution	CFAC	£1,920	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Mental Health Training contribution	CFAC	£8,160	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Multi-Agency co-ordination contribution	CFAC	£23,750	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH community	Project Worker - children and young peoples' activities	CFAC	£90,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - Household waste receptacles	Household waste receptacles	WC	£120,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	LNCH - Refuse collection vehicle	Towards provision of refuse collection vehicles	WC	£74,004	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Abbey Swimming Pool	Provision of and / or improvements to the swimming facilities (as identified in the Councils Swimming Facilities Investment Plan) at Abbey Pool, Whitehill Road, Cambridge CB5 8NT	ISF	£157,320	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH		Award Drain Maintenance contribution	MISC	£35,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Monitoring Fees - LNCH	Monitoring Fees	MON	£50,000	14/12/2020

18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	Contamination Report Review contribution - LNCH	Towards the cost of appointing an independent consultant to undertake a third party review of the PFAS contamination preliminary scheme of investigation and remediation on the Site as part of the Development	MISC	£75,000	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH		Secondary School Sports Hall Upgrade	ISF	£212,300	14/12/2020
18/0481/OUT	Land North of Cherry Hinton (LNCH)	E	CHH	On-site sports pitch	Physical improvements to proposed sports pitch (upgraded drainage) to allow for greater capacity of use and enable year-round use.	OSF	£160,559.50	14/12/2020
-	-	-	-	-	-	-	£3,199,249.00	-

Appendix C: Section 106 Monies received

App Ref	Address	Area	Ward	Facility	Contribution Wording	Type	Amount Paid	Date Paid	Date of s106
08/0048/OUT	Trumpington Meadows	S	TRU	Trumpington Meadows allotments	Allotment maintenance	ALLOT	£14,192	13/11/2020	14/12/2010
17/1527/FUL	213 Mill Road	E	ROM	Mill Road Depot	Towards the provision and/or improvement of community facilities at the Mill Road depot site, Cambridge.	CFAC	£21,870	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Clay Farm Community Centre	Towards the provision of and / or improvement of, and/or access to, the community facilities and equipment at Clay Farm Community Centre, Cambridge.	CFAC	£16,958	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	East Barnwell Community Centre	Towards the provision of and/or improvement of the facilities and/or equipment at East Barnwell Community Centre, Newmarket Road, Cambridge.	CFAC	£29,346	24/09/2020	27/11/2017
17/2245/FUL	Mill Road Depot	E	PET	Great Eastern Street	Towards the provision and/or improvement of and/or access to the Informal Open Space	IOS	£32,912	22/09/2020	13/08/2019

					facilities at Great Eastern Street, Cambridge.				
17/1527/FUL	213 Mill Road	E	ROM	Romsey Recreation Ground	Towards the provision of and/or improvements to Informal Open Space at Romsey Recreation Ground, Cambridge.	IOS	£8,022	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement of and/or access to the Informal Open Space facilities at Nightingale Avenue Recreation Ground.	IOS	£5,445	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	Ditton Fields Rec	The improvement of informal open space (including landscaping, paths, trees, benches, bins, and information signs) at Ditton Fields Rec.	IOS	£14,081	24/09/2020	27/11/2017
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - onsite maintenance	Phases 1b, 2 & 5 (maintenance)	IOS	£171,197	12/01/2021	06/08/2010
07/0620/OUT	Clay Farm	S	TRU	Clay Farm - onsite maintenance	Hobson's Brook Green Corridor (maintenance)	IOS	£1,081,878	11/03/2021	06/08/2010
17/2245/FUL	Mill Road Depot	E	PET	Abbey Sports Centre	Towards the provision and/or improvement of and/or access to, indoor sports facilities at the Abbey Pool. The relocation	ISF	£103,834	22/09/2020	13/08/2019

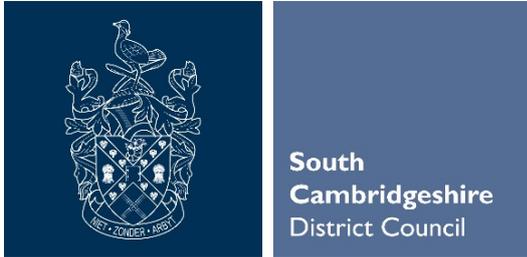
					of the old Council stores building from Mill Road Depot and the fitting out of said stores building to form a sports hall and/or urban zone at the Abbey Sports Centre and Gym, Whitehill Road, Cambridge CB5 8NT.				
17/1527/FUL	213 Mill Road	E	ROM	Parkside Pool	Towards the provision of additional gym and exercise facilities at Parkside Pool in Cambridge	ISF	£8,917	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Netherhall School	Towards the provision of and/or improvement of indoor sports facilities for an indoor gymnasium and studio (including equipment) at Netherhall School, St Ediths Way.	ISF	£6,052.50	09/02/2021	11/07/2019
17/0412/S73	149B Histon Road	N	ARB	Chesterton Community College	Towards the provision and/or improvement of indoor sports and leisure facilities at Chesterton Community College, Gilbert Road, Cambridge. CB4 3NY	ISF	£10,102.00	26/02/2021	30/10/2017
15/1020/FUL	141 Ditton Walk	E	ABB	Abbey Sports Centre & Gym	Towards the provision and/or improvement to the gym studio and/or gym equipment at Abbey Sports	ISF	£13,848	24/09/2020	27/11/2017

					Centre and Gym, Whitehill Road, Cambridge CB5 8NT				
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green bus shelters	Bus shelters maintenance	MISC	£2,957	30/10/2020	18/12/2013
07/0003/OUT	Darwin Green	WC	CAS	Darwin Green performance monitoring	Section 106 monitoring of Darwin Green	MON	£19,736	30/10/2020	18/12/2013
17/2245/FUL	Mill Road Depot	E	PET	Petersfield Medical Practice	Towards the provision of additional health facilities at and/or improvements to the Petersfield Medical Practice by way of extension, reconfiguration, refurbishment and/or relocation.	NHS	£67,522	22/09/2020	13/08/2019
17/2245/FUL	Mill Road Depot	E	PET	Coldham's Common	Towards the provision of and/or improvement to the outdoor facilities comprising the artificial grass carpet (from sand to rubber crumb) at Coldham's Common.	OSF	£91,868	22/09/2020	13/08/2019
17/1527/FUL	213 Mill Road	E	ROM	Donkey Common	Towards the provision and/or improvement of outdoor fitness equipment at Donkey Common, Mill Road, Cambridge.	OSF	£7,890	11/03/2021	19/12/2017

17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement to and/or access to, the outdoor sports facilities comprising the grass sports pitch provision at Nightingale Avenue Recreation Ground.	OSF	£5,355	09/02/2021	11/07/2019
17/0412/S73	149B Histon Road	N	ARB	Chesterton Community College	Towards the provision and/or improvement of outdoor sports facilities at Chesterton Community College playing fields, off Courtney Way Cambridge. (CB4 2EE)	OSF	£8,938	26/02/2021	30/10/2017
17/051020/FUL	141 Ditton Walk	E	ABB	Abbey Sports Centre & Gym	Towards the provision and/or improvement of or access to outdoor sports facilities comprising an artificial training pitch and/or training pitch improvements and drainage and/or a floodlit training area on the grass pitch at Abbey Sports Centre and Gym, Whitehall Road, Cambridge CB5 8NT.	OSF	£14,731	24/09/2020	27/11/2017
17/2245/FUL	Mill Road Depot	E	PET	Petersfield Play Area	Toward the provision of and/or improvement of the play area equipment and	PCT	£30,757	22/09/2020	13/08/2019

					facilities at Petersfield play area.				
17/1527/FUL	213 Mill Road	E	ROM	Romsey Recreation Ground	Towards the improvement of play area equipment and/or facilities at Romsey Recreation Ground play area	PCT	£8,877	11/03/2021	19/12/2017
17/1372/FUL	291 Hills Road	S	QED	Nightingale Recreation Ground	Towards the provision of and/or improvement to, and/or improvement to and/or access to, the children's play area at Nightingale Avenue play area.	PCT	£3,792	09/02/2021	11/07/2019
15/1020/FUL	141 Ditton Walk	E	ABB	Ditton Fields Rec	Improvement of the Ditton Fields Rec play area	PCT	£11,537	24/09/2020	27/11/2017
	-	-	-	-	-	-	£1,812,614.58	-	-

**South Cambridgeshire District Council
Infrastructure Funding Statement 2020-2021**



South Cambridgeshire District Council
Infrastructure Funding Statement
2020/2021

Published December 2021

The Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in South Cambridgeshire, and the subsequent use of those contributions by South Cambridgeshire Council. The report covers the financial year 1 April 2020 – 31 March 2021

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “section 106 agreements”, are a mechanism used by the Council to make a development proposal acceptable. They are focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

A planning obligation may only constitute a reason for granting planning permission if it is

- (iv) necessary to make the development acceptable in planning terms (i.e. the basis for the request must be obligations to be articulated through the local, regional or national planning policies)
- (v) directly related to the development (i.e. there must be a functional or geographical link between the development and the item being provided as part of the developer's contribution)
- (vi) fairly and reasonably related in scale and kind to the development (i.e. developers are only expected to pay for or contribute to the cost of all infrastructure provision proportionate to the impact of that development)

South Cambridgeshire District Council secures contributions in relation to infrastructure which it will deliver but also on behalf of third parties including Parish Councils and NHS England. This will typically comprise contributions towards children's play equipment, community orchards, sports facilities, surgeries and village halls.

Cambridgeshire County Council secures contributions in relation to infrastructure including education, transport, highways, libraries and household recycling centres. Direct improvements and provision of new highway infrastructure may also be required from the planning permission which are not reported here.

The necessary information for the reporting year is contained within Appendix A, with Appendix B detailing the developments against which monies have been secured and Appendix C detailing the developments where contributions have been received.

During 2020/21 the Council through the use of s106 legal agreements:

- Secured over £1.1m of contributions
- Secured 284 new affordable homes
- Received over £1.7m of contributions

Appendix A: Infrastructure Funding Statement Regulatory Requirements (R121A)

Reporting requirement	Sum / Details
3 (a). the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,131,469
3 (b). the total amount of money under any planning obligations which was received during the reported year;	£1,793,180
3 (c). the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£1,601,902
3 (d). summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of— (iii) in relation to affordable housing, the total number of units which will be provided; (iv) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	284 affordable dwellings N/a
3 (e). the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£578,945
3 (f). the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,214,234
3 (g). in relation to monies (received under planning obligations) which were allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of allocated to each item;	£122,062.20 to be used towards delivering Affordable Housing £61,922.34 for the funding of community development workers at the development known as Marleigh £7,293.85 towards an extension to Harston Surgery £26,421.85 towards increasing GP services

	£46,682.24 towards the construction of a ramp on the Melbourn side of Meldreth Station
<p>3 (h). in relation to monies (received under planning obligations) which were spent by the authority during the reported year (including transferring it to another person to spend), summary details of—</p> <p>(iv) the items of infrastructure on which monies (received under planning obligations) were spent, and the amount spent on each item;</p> <p>(v) the amount of monies (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);</p> <p>(vi) the amount of monies (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.</p>	<p>Affordable Housing £122,062.20 Education £538.94 Other £206,000.74 Transport and travel £349,265.26 Open space and leisure £603,733.91 Community facilities £467,712.35 Section 106 monitoring fees £10,151.71</p> <p>£0</p> <p>£30,000</p>
3 (i). the total monies (received under any planning obligations) during any year which were retained at the end of the reported year, and where any of the retained monies have been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£0

Appendix B: Monies secured through section 106

Planning application number	Date permission granted	Date S106 Completed	Parish	Address	Clause Type	Clause Amount
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Community Facility	£5,020.16
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Public Open Space - Play Contribution	£17,232.17
S/3182/19/FL	09-Dec-20	26-Nov-20	Eltisley	Land at Potton End	Public Open Space - Sports Contribution	£11,057.61
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Community Facility	£5,936.00
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Green Infrastructure Contribution	£1,600.00
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Public Open Space - Play Contribution	£19,244.40
20/01209/FUL	01-Mar-21	01-Mar-21	Fowlmere	Chrishall Road	Public Open Space - Sports Contribution	£13,074.88
S/2184/16/OL	29-Jan-21	15-Jan-21	Hauxton	Former Waste Water Treatment for	Community Facility	£22,522.88

				Cambridge Road		
S/2184/16/OL	29-Jan-21	15-Jan-21	Hauxton	Former Waste Water Treatment for Cambridge Road	Public Open Space - Sports Land Contribution	£49,609.92
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Community Chest Fund	£20,000.00
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Community Facility - Hinxton Village Hall Contribution	£568,284
S/4329/18/OL	18-Dec-20	17-Dec-20	Hinxton	Land at Wellcome Genome Campus	Waste Vehicle Contribution	£92,500.00
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Community Facility	£9,145.68
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Childrens Play Space Contribution	£27,808.16
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Green	£2,000.00

					Infrastructure Contribution	
20/02477/FUL	15-Feb-21	12-Feb-21	Over	Land at Fen End	Public Open Space - Sports Contribution	£20,144.65
S/1887/18/OL	24-Jun-20	23-Jun-20	Steeple Morden	Land between 12 & 14 Station Road	Affordable Housing - Commuted Sum	£61,000
S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Community Facility	£10,133.60
S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Public Open Space - Children Play Space Contribution	£31,010.98
S/4744/18/FL	04-Feb-21	14-Aug-20	Waterbeach	Land North of Bannold Road	Public Open Space - Off-Site Sports Space	£22,320.69

Appendix C: Section 106 Monies received

Planning application number	Date S106 Completed	Parish	Address	Clause Type	Amount Received
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Community Facility	£72,530.82
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Art - Contribution	£20,171.37
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Open Space - Play Space Contribution	£40,342.73
S/3729/18/FL	23-Aug-19	Babraham	Land North of Babraham Road	Public Open Space - Sports Contribution	£159,759.40
S/1959/16/FL	12-Apr-17	Balsham	7 High Street	Public Open Space - Sports Contribution	£37,818.71
S/1959/16/FL	12-Apr-17	Balsham	7 High Street	Community Facility	£12,593.02
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Community Facility	£19,460.98
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Public Open Space - Play Space Contribution	£60,157.76
S/0255/17/OL	03-Oct-17	Balsham	Land West of Linton Road	Public Open Space - Sports Contribution	£42,865.44

S/1606/16/OL	30-Nov-17	Cottenham	Land at Oakington Road	Community Facility	£139,771.24
S/2413/17/OL	09-Aug-17	Cottenham	Land at Rampton Road	Monitoring Contribution	£3,231.11
S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Air Quality Monitoring	£2,814.65
S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Award Drain	£9,210.64
S/2682/13/OL	30-Nov-16	Fen Ditton	Land North of Newmarket Road - Marshalls Site	Community Development Workers	£61,922.34
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Health Contribution	£7,293.85
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Public Open Space - Dovecote Field Contribution	£5,514.95
S/2148/16/OL	22-Mar-17	Foxton	Land to the Rear of 7-37 Station Road	Public Open Space - Sports Contribution	£24,835.31
S/3543/16/FL	25-Apr-18	Great Abington	Land to the south of Linton Road	Community Facility	£23,139.28
S/3543/16/FL	25-Apr-18	Great Abington	Land to the south of Linton Road	Public Open Space - Sports Contribution	£50,967.54

S/1694/16/OL	18-Oct-17	Hardwick	Land at Grace Crescent	Community Transport Contribution	£10,672.51
S/2308/06/O	12-Feb-10	Hauxton	The Former Bayer Cropsience Ltd Site	Bus Service	£291,910.51
S/2308/06/O	12-Feb-10	Hauxton	The Former Bayer Cropsience Ltd Site	Off-Site NEAP Commuted Sum	£22,358.88
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Affordable Housing - Commuted Sum	£44,517.29
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Community Facility	£3,819.42
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Libraries and Lifelong Learning	£538.94
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Informal Open Space Contribution	£1,588.12
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Play Space Contribution	£2,715.81
S/0783/17/FL	19-Apr-18	Histon	Former Station Site	Public Open Space - Sports Contribution	£8,414.70
S/2941/18/FL	06-Mar-19	Melbourn	Land North of Melbourn Science Park, Cambridge	Community Facility - Hub Contribution	£96,704.05

			Road (Birchwood Fields)		
S/2941/18/FL	06-Mar-19	Melbourn	Land North of Melbourn Science Park, Cambridge Road (Birchwood Fields)	Meldreth Station Ramp Contribution	£46,682.24
S/3190/15/OL	24-Mar-17	Orwell	Land at Hurdleditch Road	Public Open Space - Sports Contribution	£55,512.15
S/2224/16/OL	22-May-17	Shingay-cum-Wendy	Monkfield Nutrition High Street	Affordable Housing - Commuted Sum	£77,544.91
S/1329/13/FL	01-Apr-15	Swavesey	Land Rear of Cygnus Business Park, Middlewatch	Community Facility	£8,134.51
S/0875/15/OL	19-Feb-16	Swavesey	Land Rear of 18 Boxworth End	Community Facility	£16,103.52
S/1329/13/FL	01-Apr-15	Swavesey	Land Rear of Cygnus Business Park, Middlewatch	Public Open Space - Contribution	£45,253.71
S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Community Facility	£37,636.80
S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Health Contribution	£26,421.85

S/2833/15/OL	19-May-17	Willingham	Land off Rockmill End & Meadow Road	Public Open Space Contribution	£83,447.41
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Biodiversity Supplementary Planning Document

To: Councillor Katie Thornburrow, Executive Councillor, Planning Policy and Transport

Planning & Transport Scrutiny Committee, 11/01/2022

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development,
Greater Cambridge Shared Planning Service

Tel: 07711 918993, Email: Stephen.Kelly@greatercambridgeplanning.org

Wards affected:

All

Key Decision

1. Executive Summary

The Greater Cambridge Biodiversity Supplementary Planning Document (SPD) was first brought before this committee in June 2021 with the request to proceed to public consultation. That request was granted and public consultation was undertaken between 23 July and 17 September 2021.

A range of feedback was received from members of the public and organisations. Responses have been carefully assessed by officers, and a number of modifications to the draft SPD are proposed. This report recommends that the SPD as amended is adopted by Cambridge City Council, so that it can be used as a material consideration in planning decisions supporting implementation of the adopted Local Plan.

2. Recommendations

The Executive Councillor is recommended to:

- a) Consider the main issues raised in the public consultation, agree responses to the representations received and agree proposed changes to the SPD as set out in the Statement of Consultation (appendix 1 of this report);
- b) subject to (a), adopt the amended Greater Cambridge Biodiversity SPD (appendix 2 of this report); and
- c) delegate to the Joint Director of Planning and Economic Development, in consultation with the Executive Councillor for planning policy and transport and the Chair and Spokes for the Planning Policy and Transport Scrutiny Committee, the authority to make any necessary editing changes to the SPD prior to publication.

3. Background

Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

Due to ongoing climate and biodiversity emergencies, the Councils need current, up to date and accurate guidance for development schemes in order that development does not leave biodiversity in a worse condition than prior to development but improves the condition and / or increases the area of habitats which can support biodiversity.

The SPD was initially drafted in early 2021. Engagement with members was in place from the outset and prior to a public consultation in July, the draft version of the SPD came before members of both Councils during committee meetings in June for approval to take to consultation. The public consultation period ran between 17 July and 23 September 2021, and met the requirements of the Councils' Statement of Community Involvement.

Around 40 responses were received from many local interest groups, members of the public, and interested organisations providing recommendations and feedback. The Statement of Consultation (appendix 1 to this report) details the comments received, provides a summary of the main issues raised, and how they have been taken into account. It includes

details of modifications proposed to the consultation version that have been included in the version now proposed to be adopted.

In addition to responding to the consultation responses, factual changes to text have also been applied to the SPD to reflect that the Environment Bill has now passed through the democratic UK Parliamentary process and has received Royal Assent, becoming the Environment Act as of 9 November 2021.

The consultation draft Greater Cambridge Biodiversity SPD was subject to Strategic Environmental Assessment and Habitats Regulations Assessment screening, and in both cases the requirement for further reassessment was screened out. The amendments now proposed do not change these conclusions, and an updated screening report has been prepared (appendix 3). They also are not considered to change the outcome of the Equality Impact Assessment (EqIA) that accompanied the consultation (appendix 4).

Once adopted, this Biodiversity SPD will supersede the current South Cambridgeshire SPD covering biodiversity, (2009) and (subject to the decision by South Cambs DC) will become a joint SPD for biodiversity for Greater Cambridge.

4. Implications

a) Financial Implications

No financial implications are anticipated

b) Staffing Implications

No staffing implications are anticipated, although, once adopted the SPD should mean that the City and District Ecologists have clear and current guidance to direct developers to and this should save time.

c) Equality and Poverty Implications

No equality or poverty implications are anticipated. The draft SPD was subject to equalities impact assessment.

d) Net Zero Carbon, Climate Change and Environmental Implications

Using the climate change rating tool the impacts are considered to be high positive.

The adoption of the Biodiversity SPD will ensure that developers have access to up to date and accurate guidance on existing policy and legislation relating to the protection and enhancement of biodiversity at development sites. The SPD promotes a more sustainable and more nature-friendly approach to

development which will bring many positive direct impacts, as well as many indirect positive impacts.

e) Procurement Implications

No procurement implications are anticipated

f) Community Safety Implications

No community safety implications are anticipated

5. Consultation and communication considerations

The consultation approach is set out in the main report. The communication of the results of the consultation, and of the final adopted document will follow standard procedure for Supplementary Planning Documents and will be in keeping with expectations and agreed approaches of both Councils.

6. Background papers

Background papers used in the preparation of this report:

Biodiversity Supplementary Planning Document Consultation Draft July 2021
<https://www.greatercambridgeplanning.org/media/2316/gcsp-biodiversity-planning-doc.pdf>

Draft Greater Cambridge Biodiversity Supplementary Planning Document (SPD) Statement of Consultation - July 2021
https://www.greatercambridgeplanning.org/media/2318/consultation-statement_july_21.pdf

Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report
https://www.greatercambridgeplanning.org/media/2319/greater-cambridge-biodiversity-spd-sea_hra-screening-report_2021_final-copy.pdf

Equality Impact Assessment (EqIA): Draft Greater Cambridge Biodiversity Supplementary Planning Document
<https://www.greatercambridgeplanning.org/media/2317/bspd-eqia-july-2021.pdf>

7. Appendices

Appendix 1. Statement of Consultation

Appendix 2. Greater Cambridge Biodiversity Supplementary Planning Document (for adoption)

Appendix 3. SEA / HRA Screening (updated)

Appendix 4. Equalities Impact Assessment (updated).

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact John Cornell, Natural Environment Team Leader, Tel: 07927681932, email: John.cornell@greatercambridgeplanning.org

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Greater Cambridge Biodiversity Supplementary Planning Document (SPD)

Statement of Consultation – Version 2 – Adoption Stage - January 2022

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1. Introduction

1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires a local planning authority to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a Statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the final SPD. Regulation 12(b) requires that Statement to also be published as part of the formal consultation on the SPD.

2. Background

2.1 The Greater Cambridge Biodiversity SPD has been prepared to assist with the implementation of policies within the adopted Local Plans covering the Greater Cambridge area, namely the South Cambridgeshire Local Plan (September 2018) and the Cambridge Local Plan (October 2018). The document expands and provides guidance on the application of policies specifically relating to the conservation and enhancement of biodiversity. The SPD supersedes the South Cambridgeshire Biodiversity SPD 2009.

3. Preparation of the draft SPD

3.1 In preparing the draft SPD, informal consultation was carried out with a range of officers from within the Greater Cambridge Shared Planning Service including representatives from Development Management, Built and Natural Environment and Policy teams. Once drafted, sections of the SPD were reviewed by relevant technical officers within the service, with suggested amendments incorporated into the draft document.

4. Public consultation on the Draft Greater Cambridge Biodiversity SPD

4.1 To actively engage with the local community and key stakeholders, the draft SPD was subject to an 8-week public consultation during the period 23 July 2021 to 17 September 2021, in accordance with the [Greater Cambridge Statement of Community Involvement \(2019\)](#), (including the [Updated Addendum \(December 2020\)](#) prepared in response to restrictions related to the Coronavirus pandemic).

4.2 The associated supporting documents made available with the Draft SPD were:

- Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report
- Equalities Impact Assessment
- Consultation Statement (Draft SPD stage)

4.3 A range of specific and general consultation bodies and other relevant stakeholders were directly notified via email of the consultation arrangements for the draft SPD. A list of the organisations notified is attached at Appendix A. In summary the organisations and bodies contacted included, but were not limited to:

- Local Parish Councils
- Local Members
- Specific Consultation Bodies
- Cambridgeshire County Council
- Greater Cambridge Partnership
- Adjacent Local Authorities
- Cambridgeshire and Peterborough Combined Authority
- Delivery partners, including infrastructure and transport providers
- Community organisations
- General Consultation Bodies, including groups which represent the interests of different diversity groups based upon age, race, religion, disability.

4.4 In addition to statutory consultees and organisations, over 400 individuals who have expressed a wish to be kept informed of Planning Policy consultations via the Greater Cambridge Planning Service Consultation database were informed of the consultation via email, or by post where no email address was available.

4.5 To engage more widely with residents and businesses in the Greater Cambridge area, the consultation was publicised on both Councils' webpages and on social media platforms. A public notice was published in the Cambridge Independent newspaper week commencing 21 July 2021.

5. Consultation Methodology

5.1 Consultation on the Greater Cambridge Biodiversity Draft SPD took place from 9 am on Friday 23 July 2021 to 5pm on Friday 17 September 2021.

5.2 During the consultation period the draft SPD and associated supporting documents were available to view on the Greater Cambridge Shared Planning

website at: www.greatercambridgeplanning.org/biodiversity, and respondents were invited to complete an online questionnaire. A copy of the online questionnaire is attached at Appendix B. Respondents were also able to submit comments via email.

5.3 A contact email address and telephone number for the Natural Environment Team was included on all publicity materials allowing those experiencing difficulties accessing the documents online to seek assistance. Officers were able to facilitate alternative methods for viewing the documents and for comments to be submitted.

5.4 Alternative formats of the consultation documents were made available upon request (e.g., braille, translations into other languages and large print).

5.5 Respondents were able to request to be notified of the adoption of the SPD.

6. Representations received

6.1 23 separate individuals or organisations responded to the online questionnaire during the consultation. Six further online questionnaires were received; however, these were incomplete with no contact details supplied.

6.2 Graphs showing the overall percentage responses received to the first three questions of the questionnaire are attached as Appendix C. This analysis shows most of those responding to the questionnaire felt the guidance in the draft SPD was clear (62%). 79% thought the SPD will help in achieving positive outcomes for biodiversity as required by national legislation and adopted Local Plans. 67% of respondents thought the SPD included all relevant policy and legislation, with the remainder suggesting additional legislation to be incorporated into the final version of the document.

6.3 Comments submitted in response to the online questionnaire are set out in the schedule attached as Appendix D, along with the Councils' assessment of the issues, and where necessary, proposed modifications to the SPD.

6.4 During the consultation 16 separate individuals or organisations submitted comments on the draft SPD or supporting documents via email. These are recorded in the schedule attached as Appendix E, which includes assessment of points raised and any proposed modifications to the SPD.

6.5 Overall, 268 comments were received in response to the consultation from a total of 39 separate individuals or organisations. The majority of comments received were detailed, and suggested amendments to specific sections or paragraphs within the SPD. Where considered appropriate such suggested amendments have been

incorporated into the final version of the document. These specific and detailed observations were identified alongside five other common themes, which are set out in the following section along with a summary of how they have been addressed..

7. Main issues raised during consultation and how they have been addressed

7.1 Theme 1: Biodiversity Net Gain (BNG) Percentage

Several respondents raised concerns about the Councils aspirational 20% BNG described within the SPD. Whilst some consultees supported this aspiration, others stressed that this could not be set as a minimum target, due to the potential significant impacts on viability and land allocations. This would therefore be deemed creation of new policy and require assessment through a local plan adoption process.

Since publication of the draft SPD the Environment Act has received Royal Assent and the minimum mandatory 10% Biodiversity Net Gain (BNG) is now a requirement and is referenced within the revised SPD. The Local Planning Authorities agree that the additional +10% BNG aspiration is not a set requirement within the SPD and that any percentage above the now mandatory 10% BNG will require testing within the evidence of the emerging Greater Cambridge Local Plan. However, in recognition of the Councils' declared Biodiversity Emergencies and low baseline of protected and priority habitats within Greater Cambridge, the aspiration within the SPD has been retained to support and encourage developments to maximise opportunities for biodiversity enhancement.

Themed response covers unique ID references: 8, 9, 10, 13, 21, 22, 24, 30, 39, 50, 51, 66, 67, 77, 78, 101, 104, 105, 106, 109, 194, 195, 196, 203, 205, 211, 212, 225, 276

7.2 Theme 2: Biodiversity Net Gain Mechanism

Several respondents requested further guidance within the SPD on a delivery mechanism for providing offsite BNG in Greater Cambridge. At the time of drafting the SPD there is no formal national or local mechanism in place to enable developers to purchase offsite BNG credits for local authority 'approved' BNG schemes and providers. Since drafting the SPD the Environment Act has now been given Royal Assent and provides clearer guidance on how BNG should be planned

and secured, however, full details on mechanism and the proposed BNG site register are not scheduled until Spring 2023.

In the interim any proposed offsite BNG will be required to identify and propose suitable sites and provide detailed management prescriptions for a minimum of 30 years. These schemes will need to demonstrate that BNG best practice has been followed and that an appropriate S106 legal agreement can be agreed between all parties that secures the ongoing management and monitoring of the BNG. The Councils recognise that an offsite BNG policy and mechanism is required to implement the aspirations of both councils within the emerging Greater Cambridge Local Plan. Strategic sites for BNG investment are being identified through the emerging Greater Cambridge Local Plan evidence base and stakeholder consultation. This work will include a proposed local mechanism for prioritisation and delivery of offsite BNG provision. In the interim period the Local Planning Authorities will produce an offsite BNG position statement to provide guidance for applicants and potential BNG providers around appropriate off site BNG provision and how this will be assessed as part of a planning application.

Themed response covers unique ID references numbers: 20, 29, 34, 37, 38, 40, 42, 48, 110, 115, 116, 117, 119, 120, 123, 139, 207, 218

7.3 Theme 3: Requests for additional detail versus requirement for succinctness

A number of respondents requested more detail within the SPD on potentially relevant plans and case studies, whilst others felt the SPD was already too long and technical to provide clear and concise guidance. The Councils have made the decision to not reference all related plans and strategies since the list would be very long as biodiversity is integral to a diverse range of disciplines, services, and associated documents. The main framework of legislation and policies have been outlined and the SPD references general links to local documents such as neighbourhood plans. This referencing via websites allows for additions and updates to plans to be accessible during the lifespan of the SPD.

For succinctness the purpose of the SPD is to provide guidance on planning policy and process rather than be a design guide for creation of biodiversity habitats, species enhancement and ongoing management. Good practice and design are well covered in existing guidance from statutory and non-statutory bodies and are best referenced direct from source to ensure the guidance is maintained and up to date.

The Councils agree that good practice and design case studies are beneficial to applicants, and their agents, and commit to collating good examples to share on the

Greater Cambridge Shared Planning website in support of the SPD. These will not be embedded within the SPD, to allow greater flexibility to update the case studies as appropriate.

Themed response covers unique ID references numbers: 2, 3, 4, 5, 6, 7, 12, 14, 16, 23, 28, 43, 46, 47, 49, 54, 56, 57, 68, 71, 83, 217, 230, 237, 240, 249, 252

7.4 Theme 4: Proportionality for scales of development site

A small number of respondents felt the SPD should provide more proportionality of ecological requirements with regard site size. The Environment Act is clear that the mandatory 10% BNG applies to all developments that require a planning application to be submitted. The proportionality and reasonableness of required survey information would be considered by officers during pre-application discussions and determination. However, this will not be based on site size alone, but rather existing and adjacent habitats and likelihood for protected species to be impacted by the proposals. However, sound decisions require appropriate, up to date data to allow consideration against national and local policies, including the mitigation hierarchy and BNG requirements.

The DEFRA small site BNG calculator is now available and is referenced in the final version of the SPD. This provides a more simplistic tool for assessing loss and gains on smaller sites.

Themed response covers unique ID references numbers: 19, 63

7.5 Theme 5: General comments or statements of support for the draft SPD

Where comments were general in nature, often in support of the proposed content, these were noted and amendments to the SPD were proposed where considered appropriate.

Themed response covers unique ID references: 1, 11, 18, 26, 27, 31, 35, 45, 52, 55, 59, 60, 62, 70, 73, 75, 80, 85, 90, 91, 92, 93, 94, 95, 96, 97, 98, 112, 118, 125, 126, 127, 128, 129, 133, 135, 137, 142, 143, 144, 145, 151, 155, 156, 162, 184, 186, 189, 191, 198, 199, 200, 201, 202, 204, 206, 209, 213, 214, 215, 216, 219, 223, 226, 228, 253, 254, 256, 257, 258

7.6 Theme 6: Specific reference amendment proposals to the draft SPD

Where respondents made specific reference to paragraphs and suggested amendments to provide greater clarity, detail or avoid confusion, these were reviewed and, where the proposed changes were considered appropriate, have been amended in the final version of the SPD. Approximately 30 suggestions were accepted and are incorporated within the final SPD.

Themed response covers unique ID references: 15, 17, 32, 33, 36, 41, 53, 58, 61, 64, 65, 72, 74, 76, 79, 81, 82, 84, 86, 87, 88, 89, 99, 100, 102, 103, 111, 113, 114, 121, 122, 130, 131, 132, 134, 136, 138, 140, 141, 146, 147, 148, 149, 150, 152, 153, 154, 157, 158, 159, 160, 161, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 178, 179, 180, 181, 182, 183, 185, 187, 188, 190, 192, 193, 208, 210, 220, 221, 222, 224, 227, 229, 231, 232, 233, 234, 235, 236, 238, 239, 241, 242, 243, 244, 245, 246, 247, 248, 250, 251, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 277.

9. Amendments to Consultation draft

9.1 All modifications to the SPD following consultation on the draft version are shown as tracked changes on the document attached as Appendix F. These will be incorporated into the final adopted version of the SPD.

Appendix A – List of organisations consulted

The following organisations were directly notified of the draft Biodiversity SPD via email, or by post where no email address was available. Individuals are not listed. It should be noted that other individuals and organisations were also contacted that do not appear on this list.

All Parish Councils and Residents Associations
Abellio Greater Anglia
Accent Nene Housing Society Limited
Addenbrooke's Equalities Officer
Adjacent Local Authorities
Advisory Council for the Education of Romany and other Travellers (ACERT)
Age UK Cambridgeshire & Peterborough
Airport Operators Association
Amusement Catering Equipment Society (ACES)
Anglia Ruskin University
Anglian Water
Bedfordshire and River Ivel Internal Drainage Board
Bedfordshire Pilgrims Housing Association
British Gas
British Horse Society
British Romani Union
BT Group Plc
Building Research Establishment
Cam Health
Cambridge and County Developments (formerly Cambridge Housing Society)
Cambridge Area Bus Users
Cambridge Campaign for Better Transport
Cambridge and District Citizens Advice Bureau
Cambridge Council for Voluntary Service
Cambridge Crown Court
Cambridge Cycling Campaign
Cambridge Dial a Ride
Cambridge Ethnic Community Forum
Cambridge Fire and Rescue Service
Cambridge Friends of the Earth
Cambridge Ramblers
Cambridge Inter-Faith Group
Cambridge Past, Present & Future
Cambridge Peterborough & South Lincolnshire (CPSL) Mind
Cambridge Rape Crisis Centre
Cambridge Regional College

Cambridge University Hospital NHS Foundation Trust
Cambridge Water
Cambridge Women's Aid
Cambridge Women's Resource Centre
Cambridgeshire & Peterborough NHS Foundation Trust
Cambridgeshire ACRE
Cambridgeshire and Peterborough Association of Local Councils
Cambridgeshire and Peterborough Campaign to Protect Rural England
Cambridgeshire and Peterborough Clinical Commissioning Group
Cambridgeshire and Peterborough Combined Authority
Cambridgeshire Chamber of Commerce
Cambridgeshire Community Foundation
Cambridgeshire Constabulary
Cambridgeshire County Council
Cambridgeshire Ecumenical Council
Cambridgeshire Fire and Rescue Service
Cambridgeshire Football Association
Cambridgeshire Health and Wellbeing Board
Cambridgeshire Race Equality & Diversity Service
Care Network Cambridgeshire
Centre 33
Children & Young People's Participation Service (ChYpPS)
Church Commissioners for England
Civil Aviation Authority (CAA)
Confederation of British Industry - East of England
Conservators of the River Cam
Country Land & Business Association
CPSL Mind
Cornerstone Telecommunications Infrastructure LTD (CTIL)
Defence Infrastructure Organisation
Department for Business Innovation and Skills
Department of Environment, Food and Rural Affairs
Department for Transport
Design Council
Disability Cambridgeshire
East West Rail
Eastern Region Rowing Council
EDF Energy
Education and Skills Funding Agency
EE
Ely Diocesan Board
Ely Group of Internal Drainage Boards
Encompass Network
Energy Assets Networks Ltd

Environment Agency
Equality and Human Rights Commission
ESP Utilities Group
Federation of Small Businesses
Fields in Trust
Flagship Homes
Forestry Commission
Friends, Families and Travellers
Greater Cambridge Partnership
Harlaxton Energy Networks Ltd.
Hastoe Housing Association Ltd.
Hazardous Installations Inspectorate
Health and Safety Executive
Healthwatch Cambridgeshire
Highways England
Historic England
Home Builders Federation (HBF)
Homes England
Hundred Houses Society Limited
Huntingdonshire Association for Community Transport (HACT)
Iceni Homes
Indigo Networks
Institute of Directors - Eastern Branch
Lead Local Flood Authority (LLFA)
Logistics UK (formerly Freight Transport Association)
Marine Management Organisation
National Grid plc
National House Building Council
National Housing Federation
Natural Cambridgeshire
Natural England
Network Rail
NHS England
Office of Rail and Road
Openreach
Ormiston Children's and Family Trust
Over and Willingham Internal Drainage Board
Planning Inspectorate
Post Office Property
Road Haulage Association Ltd.
Royal Mail
RSPB
Sanctuary Housing Association
Shelter

South Cambridgeshire Youth Council
Sport England
SSE
Stagecoach East
Sustrans (East of England)
Swavesey Internal Drainage Board
The Association of Circus Proprietors of Great Britain
The Association of Independent Showmen (AIS)
The Coal Authority
The Crown Estate
The Kite Trust
The Lawn Tennis Association
The Magog Trust
The National Trust
The Showman's Guild of Great Britain
The Society of Independent Roundabout Proprietors
The Theatres Trust
The Traveller Movement
The Wildlife Trust
Transport for London
Travel for Work Partnership
Traveller Liaison
The Traveller Movement
UK Power Networks
University of Cambridge
Utility Assets
Virgin Media
Woodland Trust

Appendix B – Draft Biodiversity SPD consultation online questionnaire

Question 1

The first four chapters of the Biodiversity Supplementary Planning Document (SPD) set the context of relevant policy and legislation which the SPD needs to comply with. Do you think that we have omitted any important, relevant policies or legislation?

- Yes
- No

Question 2

Do you think that the guidance in this SPD is clear?

- Very clear
- Mostly clear
- Neither clear nor unclear
- Not very clear
- Not at all clear

Question 3

Do you think that this SPD will help us achieve the positive outcomes for biodiversity required by national legislation and our adopted Local Plans?

- Yes
 - Somewhat
 - No
- (Please explain your answer)

Question 4

Can you tell us of any case studies (from an English Local Planning Authority) which demonstrate good examples of how Biodiversity Net Gain is being used, or other best practice that we could incorporate into this SPD to add value?

Question 5

Please tell us what you liked or didn't like about this SPD.

Question 6

Do you have any comments about the Equalities Impact Assessment published alongside the draft SPD?

Question 7

Do you have any comments about the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report published alongside the draft SPD?

Question 8

What is your name?

Question 9

Are you answering as:

- An individual
- On behalf of an organisation or company (please state below)

Question 10

Please enter your email address

Question 11

Do you want to be informed about the outcome of this consultation?

- Yes
- No

Question 12

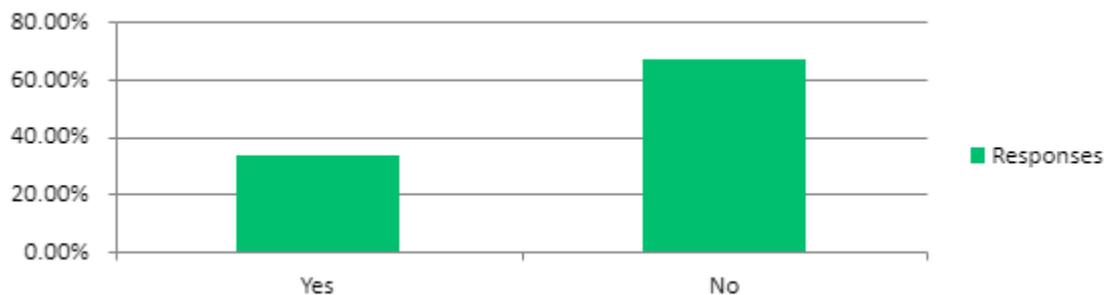
Do you want to be informed about future consultations on planning policy and guidance held by the Greater Cambridge Shared Planning Service, the shared service for Cambridge City and South Cambridgeshire District Councils?

- Yes
- No

Appendix C – Overall percentage responses to Questions 1, 2 & 3 of online questionnaire

Question 1

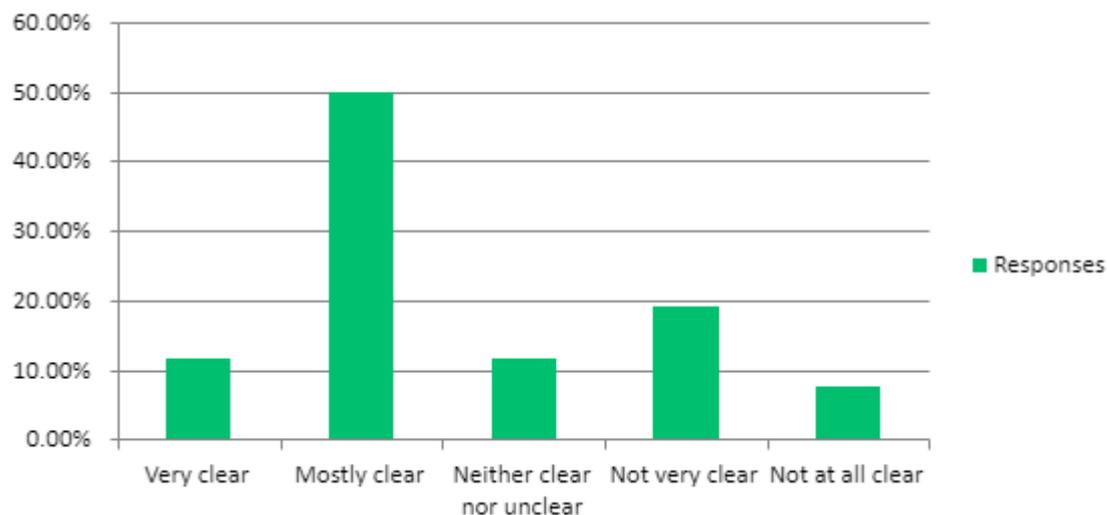
The first four chapters of the Biodiversity Supplementary Planning Document (SPD) set the context of relevant policy and legislation which the SPD needs to comply with. Do you think that we have omitted any important, relevant policies or legislation?



Question 2

Do you think that the guidance in this SPD is clear?

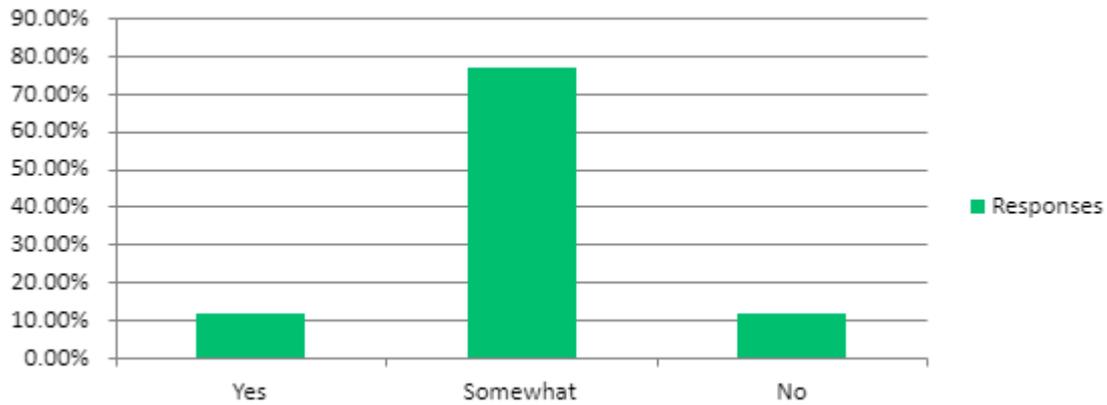
- Very clear
- Mostly clear
- Neither clear nor unclear
- Not very clear
- Not at all clear



Question 3

Do you think that this SPD will help us achieve the positive outcomes for biodiversity required by national legislation and our adopted Local Plans?

- Yes
- Somewhat
- No



Appendix D – Online survey representations and responses in survey question order

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
5	1	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / General comment	<p>We think that reference to the following policy documents would be beneficial: 1. Design Codes New National Design Code Guidance was announced recently together with changes to the NPPF: Vision for building beautiful places set out at landmark design event - GOV.UK (www.gov.uk) 'The National Model Design Code - a toolkit to enable every council and community to create their own local design requirement. Guidance is provided across all aspects of new development including tree-lined streets, sustainable drainage and design to support walking and cycling' 'The changes to the National Planning Policy Framework set an expectation that good quality design should be approved, while poor quality should be rejected and includes an environmental commitment to ensure that all streets are lined with trees' 'Nature' starts on page 17 of Part 2 of the Guidance Notes: National Model Design Code: Part 2 - Guidance Notes (publishing.service.gov.uk)</p> <p>2. Re: Listing of SCDC SPDs in the Draft Biodiversity SPD Section 3.5 In paragraph 3.5.2 this listing does not include reference to the Village Design Statement SPDs for Caldecote, Fulbourn, Gamlingay, Over, Papworth Everard, Sawston and Swavesey. The Fulbourn Village Design Statement certainly contains information on local biodiversity.</p>	3 / Noted.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
6	1	British Horse Society / General comment	Cambridgeshire Rights of Way Improvement Plan. There are many references to well being and access to the countryside yet no reference to the RoWIP.	3 / Noted. The Councils consider that rights of way are related but not central to the SPD. Green Infrastructure evidence supporting the Greater Cambridge Local Plan incorporates consideration of Rights of Way.
	1	Cottenham Parish Council / General comment	On page 18, where you mention supplementary planning documents, there is no mention of either the Cottenham or Histon Neighbourhood Plans.	3 / Noted. Section 3.4 includes information on neighbourhood plans and links to where they can be found on the Greater Cambridge Shared Planning website.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
9	1	Hill Residential Ltd / General comment	<p>The NPPF and Planning Practice Guide are clear that development plans should set out the contributions expected from development, including for green infrastructure. There is no reference to that important legislation, policy and guidance. That is fundamental to the SPD, because the SPD seeks to introduce a new policy approach which has not been tested via the development plan process. This is particularly important because the adopted local plans have been put in place and tested for their impact on the capacity of sites and viability. This SPD is not accompanied by any assessments which examine either of those issues. There is no evidence presented as to the costs of imposing a 10% or 20% gain in habitat units on site. Similarly, there are no assessments of the impact on development capacity of delivering a 10% or 20% gain in biodiversity units on site. The local plans have sites within them where development capacity has been tested, but there is no evidence that those capacities cannot be delivered alongside the level of habitat gain sought. There is no reference to policy or guidance on viability and viability testing. No assessment has been made as to the increased costs of provision or maintenance. Additional costs could impact on the delivery of affordable housing or other community benefits.</p>	1 / Noted. As addressed by the theme response, the SPD does not seek to impose new policy. Amendments have been made to clarify this point.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
276	1	Hill Residential Ltd / General comment	Throughout the document refers to DEFRA Metric 2, but on 7th July that Metric was updated to version 3. Whilst we support the use of a consistent approach to assessing biodiversity gains, we have concerns regarding the Metric as it stands as it is known to include errors within its spreadsheets and does not take into all biodiversity measures in assessing gains. It remains a draft and subject to testing and therefore a more rounded approach to assessing biodiversity gains is required. Assessment of the biodiversity impact and measures proposed needs, in our view, to be undertaken drawing on a number of sources. The use of DEFRA Biodiversity Metric 3 could be part of that, but acknowledging that the Metric's website clearly states that "errors or problems identified in the materials or function" of Metric 3 will be addressed over the next two years, that it is based on an assessment of habitat as a proxy for biodiversity, and that the Metric does not score non-habitat biodiversity measures, an assessment of gain requires the application of professional knowledge and judgement to come to a conclusion on biodiversity enhancement and gain.	1 / Noted. All references to the DEFRA Biodiversity Metric 2 within the SPD have been updated to Version 3. The SPD requires production of a Biodiversity Gain Plan for all major development. This would include BNG habitat based provision as well as non-habitat biodiversity measures.
1	1	Individual - name provided / General comment	The importance of retaining private gardens. Much of the emphasis in the document is for large developments and public areas which is very important. However, many forms of wildlife, trees and plant life can be found in even a small private garden. Building development, beyond small extensions, should not be allowed eg. putting several houses or flats on a relatively small plot	5 / Noted. Protecting garden land is not within the scope of the SPD which cannot set new policy; rather it explains how Local Plan policies should be interpreted and applied and provides guidance. The SPD at

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
				various points refers to supporting habitat provision in gardens.
2	1	Individual - name provided / General comment	I answered Yes but I don't really know, because I can't read through 72 pages. I just want to know the important things, as simple rules which are concise and intelligible. I want to see: 1) a strict limit on the number of close-boarded or other solid fences or walls so that the majority of properties in developments have gardens which are open for wild animals to traverse large distances away from the road but well within the curtilage of a village or town. I have not seen a live hedgehog in Whittlesford for nearly ten years. 2) an obligation for all developments to include wider grass verges separating the carriage of a road from the pedestrian footway both to increase safety and biodiversity, and for there to be a minimum, set by the Council in the local plan, for the number of trees present in such verges per number of properties. 3) a statutory minimum width of hedgerows and a minimum area of hedgerow defined in some meaningful way which ensures rural areas are lined with sufficient vegetation around fields that support biodiversity and provide protection for animals wishing to traverse the land 4) clear moves (and with incentives) to join up more of the small areas of disjointed woodland that is interspersed with agricultural land in order to decrease the risk of "islandisation" which causes species extinction. And guidelines for the creation of hedgerows around fields that allow areas of woodland to be joined up by better green corridors.	3 / Noted. 1) Not amended. Wildlife Friendly boundary treatments are referenced in section B5. 2) This is an SPD and cannot set new policy. 3) This is an SPD and cannot set new policy. 4) is outside the scope of the SPD but relevant to the emerging Strategic Green Infrastructure Initiatives included in the Greater Cambridge Local Plan First Proposals.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
4	1	Individual - name provided / General comment	3.2 National Policy and Guidance. Based on the revised NPPF in July. Need to revisit and check all paragraphs are correct. 3.5.2 3.5.2 3.5.2 Add Cambridge East: North of Cherry Hinton SPD Village Design Statement SPDs (Caldecote, Fulbourn, Gamlingay, Over, Papworth Everard, Sawston, Swavesey) Orchard Park Design Guidance SPD. 3.7.1 Part of para is repetitive. 4.5.2 Amend Fen Edge Chapter 4 - are there any important plants within the chalk streams that need protection or enhancement?	3 / References to the NPPF have been updated to reflect the 2021 version.
10	1	L&Q Estates and Hill / General comment	The SPD seeks use of the Biodiversity 2.0 Metric or its successor. In early July 2021, Defra and Natural England have now replaced this version with a Metric 3.0 although we are not yet convinced it is fit for purpose as it has come under criticism from several ecologists and academics. The NPPF and PPG expect that "Plans" should set out contributions expected from development, including green infrastructure. That text needs to be reflected in this section of the SPD. It is important that policies are set out in "Plans" where they can be tested for their impact on development for matters such as viability and capacity. Paragraph 1.3.2 says that the SPD does not create policy but seeking to negotiate a 10% or a 20% net gain in biodiversity is exactly that.	1 / Noted, addressed by theme response 1.
7	1	Mott Macdonald / General comment	Town Country Planning (EIA) Regulations not mentioned. This would appear to be a major omission given that any development which is likely to have significant effects will be subject to EIA. Nothing in the document about climate change policy – yet biodiversity has potential benefits in terms of increasing sequestration of carbon through different new habitat creation. Climate change is going to affect the viability of some species	3 / This is an SPD which provides practical advice and guidance on how to develop proposals that comply with the NPPF and the district-wide policies. The next Local

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
			<p>which are sensitive to climate and which are unlikely to survive in our region in the medium to long term as a result. Whilst it is probably not the role of the SPD to recognise the impact of climate change on species (and individual developers cannot change these facts) it might be useful to have a more forward looking approach to the effects of climate change. Protect what is most likely to survive a changing climate and put in measures to support new species that will arrive in the area in years to come. And, for example, don't promote habitat creation or tree planting with species that will struggle in 10/20/30 years time. This is particularly relevant given the 30 year span required for biodiversity net gain. We believe the SPD needs to be more forward looking and should be actively encouraging developers to think about how their developments can mitigate climate change by planting. There should be advice/guidance/references to sources of information on what biodiversity enhancements/mitigations are more likely to be resilient to climate change, and which will be effective at improving carbon sequestration</p>	<p>Plan will be acknowledging changing climate and its effects on biodiversity. This SPD seeks to protect, buffer, link and create new habitats that would allow species the best opportunity to survive, adapt and disperse in response to a changing climate.</p>
8	1	Vistry Group / General comment	<p>Although Vistry Group is mindful that the Environment Bill has not yet been finalised and that further planning reform is awaited. As such, the Council should acknowledge some flexibility may be required to address emerging issues.</p>	<p>1 / Noted. The Environment Bill has now been enacted. Paragraph 1.2.4 notes that the SPD will in time be updated to support the Greater Cambridge Local Plan when this is adopted.</p>

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
15	2	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / Biodiversity Issue B5	<p>Re: Section 5.5, Biodiversity Issue B5: Native Tree and Shrub Planting The SPD should be more specific on exactly what the GC expectation is on the use of native tree and shrub planting within developments.</p> <p>In Paragraph 5.5.8 there is reference to the planting of mixed native species hedging with trees to define boundaries in open countryside and there is reference to 'street trees' in Paragraph 5.5.27. It is suggested that something further within Section 5.5 under Biodiversity Issue B5 on species choice in planting schemes to emphasise the preference for native planting of species of local provenance and the more limited use of non-native ornamental species chosen to benefit wildlife.</p>	6 / Noted. No amendment proposed. The detail of tree species is secured through landscape design based on suitability of tree species for a location, as well as their biodiversity value. As a rule, native species are favoured in more natural landscapes. Non-native species may also be appropriate where they are resilient to urban environments, the changing climate and pathogens.
259	2	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / Biodiversity Issue B5	Point 5 of policy requirements under Biodiversity Issue B5: 'That appropriate new wildlife habitats will be incorporated into landscaping schemes and the general layout of the built environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development' The wording of 'appropriate new wildlife habitats' seems rather vague.	6 / Noted. SPD is not a Design Guide and habitats will need to be determined on a case-by-case basis.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
260	2	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / 5.5	Relevant Guidance in the GC Sustainable Design & Construction SPD There is some useful guidance on green infrastructure and trees in particular in the GC Sustainable Design and Construction SPD (2020) and it is suggested that there is a need to cross reference to this from the Section 5.5 under Biodiversity Issue B5 or to repeat some of the key elements of guidance. In the Section of the GC SDC SPD headed 'Adaptation Strategies– the role of green infrastructure' on pages 61 to 65 there is useful content relating to trees which could easily be 'lost' in a document of 262 pages! Paragraph 3.4.21 on page 62 starts 'The quality of trees to be retained and planted on site is an important consideration' One of the factors listed below that relating to 'quality' is 'The use of native species of local provenance where possible in order to maximise benefits for biodiversity' Further supporting information is provided with our related response to Question 4. 2.	6 / Noted. No amendment proposed. The detail of tree species is secured through landscape design based on suitability of tree species for a location, as well as their biodiversity value. As a rule, native species are favoured in more natural landscapes. Non-native species may also be appropriate where they are resilient to urban environments, the changing climate and pathogens.
261	2	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / 5.5	Re:Species Enhancement and Biodiversity Net Gain It is not clear how the species measures covered in the policy requirements under Biodiversity Issue B5 in Section 5.5 are to be assessed alongside the results of the Defra metric covered under Biodiversity Issue B7 in assessing overall net gain in biodiversity. In a recent interview on the BBC Countryfile programme, Dr Nick White of Natural England emphasised that the metric is one important factor in the overall consideration of biodiversity net gain but there must also be consideration of what is being done on species specific measures. We have concerns that with the focus within the context of biodiversity net gain being on the DEFRA metric, which is based only on green habitats, that there is a danger that	6 / Noted. Species specific measures are covered within Section B5. Species protection, mitigation and enhancement are considered separately in the planning process from BNG requirements and the associated metric.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
			important biodiversity opportunities for specific measures for species nest bricks, roosting bricks, hedgehog highways etc may be given less emphasis by developers. The significance of species-specific measures is emphasised by Government Guidance on the NPPF issued on 21 July 2019 (see below): https://www.gov.uk/government/news/brookshire-orders-house-builders-to-protect-wildlife https://www.gov.uk/guidance/natural-environment Paragraph 23 of this Guidance headed 'How can biodiversity net gain be achieved?' includes at the end of the first sub paragraph 'Relatively small features can often achieve important benefits for wildlife, such as incorporating swift bricks and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.' We suggest that the wording of the draft SPD be modified to emphasise the importance of species-specific measures within the umbrella of biodiversity net gain.	
20	2	Anglian Water / General comment	Targets and monitoring responsibilities – further details provided in email response.	2 / Noted. Refer to responses to email from this respondent. (Appendix E).
14	2	Cottenham Parish Council / General comment	There's a lot of what you want to do but not how it will be done	3 / Noted. The Councils consider that the SPD provides appropriate specific guidance informing applications while making relevant connections to

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
				legislation and contextual policy.
22	2	Hill Residential Ltd / General comment	The first 31 pages of the SPD simply repeat existing legislation, policy and guidance. It adds very little to the local context and what is required in order to help achieve biodiversity gain. The document should, working with the development industry, focus on practical examples and means as to how to achieve biodiversity gain. In doing so it needs to recognise that there is to be a transitional period before the 10% gain within the Environment Bill becomes mandatory (should it pass through parliament) and that any potential for higher gains needs to be established through the Greater Cambridge Local Plan process, not SPD. The SPD is unclear because it includes a raft of emerging policy and guidance as well as existing policy. If the document is to progress to adoption it must, by law, only supplement existing adopted development plan policy.	1 / Noted. The Councils consider that the SPD provides appropriate specific guidance informing applications while making relevant connections to legislation and contextual policy. A modification has been included to reference the transitional period.
11	2	Individual - name provided / General comment	Almost all protection includes a clause saying that the habitat, trees etc. will not be destroyed unless there is over-riding benefit, however there is no indication what would constitute sufficient benefit to justify destroying irreplaceable ancient woodland etc	5 / Noted. No amendment. SPD sets out guidance against which proposals are considered.
12	2	Individual - name provided / General comment	Too long. Too much waffle. No sign of simple bullet points outlining sets of rules that the reader can absorb easily and quickly and relate to. There really is no way I am going to read all 72 pages in order to work out whether the Council is doing anything positive.	3 / Noted.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
13	2	Individual - name provided / General comment	There is some consideration of external dependencies, but they are, in effect, discounted undermining the logic and consistency of its assessment method and conclusions. On top of that the costs, trade-offs and options do not seem to be fully assessed.	1 / Noted.
17	2	Individual - name provided / 5.2.4	There is no box to tick which gives the answer I want, unfortunately. It is not that the guidance is not clear, it is that it is sometimes insufficient or wrong. In particular: section 5.2.4 emphasizes the value of CIEEM and its members. It is important to note that many consultants are not members of CIEEM, either because of the low values expected of its membership, disagreement with its guidelines, or both, and that many reports produced by CIEEM members are misleading or of poor quality; other sources of information should not be neglected	6 / Noted. Standards and benchmarking of professional qualifications (like CIEEM) are important, however where individuals can show capability and relevant expertise and experience this would be acceptable to the Local Planning Authority.
18	2	Individual - name provided / General comment	I haven't tried to look for a particular topic rather than simply read the document from top to bottom, but each section seemed to contain relevant information in a concise form.	5 / Noted.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
262	2	Individual - name provided / 5.4.1	Section 5.4.1 suggests data search for protected and Priority species from the site boundary. Such a search is largely useless for detecting wildlife interest other than for vertebrates. Any search should include at least all species with any formal conservation status. Failure to do this could easily result in missing the presence of extreme rarities and species at their only known sites in the county. Priority lists are outdated and, for invertebrates especially, largely independent of actual interest. It is worth noting also that there is much information that CPERC do not have, or that they have not validated, and which therefore will not be supplied, and that they should not necessarily be regarded as the only source of information.	6 / Noted. The requested data search is the prescribed minimum desk top survey to inform a PEA. Professional judgement is required to interpret the data and appraise the site for likely species and necessary surveys, e.g. scarce plant or invertebrates on brownfield sites.
263	2	Individual - name provided / Appendix 2	Appendix 2 gives guidance on the timing of surveys. It suggests that preliminary ecological surveys can be undertaken at any time of year. They cannot if they are to be any good. Winter surveys can be extremely misleading. Such surveys should be undertaken during the growing season, and never in the immediate aftermath of management. The period for botanical surveys is given as June to August, with marginal opportunities in April, May and September. Communities with spring ephemerals are likely to peak in interest in April and may be perfectly surveyable in March; woodlands may be best surveyed in May, and all habitats are surveyable by the latter part of the month. No timings are given for invertebrate surveys: they should at least be included in general terms, and more specifically for obvious target groups such as aquatic invertebrates, butterflies, aculeates.	6 / Noted. Regarding preliminary ecological surveys - No amendments made. According to CIEEM guidance (Chartered Institute for Ecology and Environmental Management), a Preliminary Ecological Appraisal – used to assess if further surveys are needed - can be undertaken at any time of year. Further surveys would need to be done at the appropriate time.

Rep ID	Question No.	Respondent/SPD section	Representation	Theme/Response
				<p>Regarding botanical survey timings – no amendments made. The survey timings set out in Appendix 2 are at a high level; the botanical survey timings suggested are too detailed for an SPD.</p> <p>Regarding invertebrate surveys – agreed. Additional text added to state for invertebrates “Optimal survey time April to September”</p>
24	2	L&Q Estates and Hill / General comment	<p>Rather than comprising supplementary guidance, the draft SPD comprises a consolidation of adopted/ratified policy/legislation together with policy and legislation that is not adopted/ratified – presumably this is so that all information pertaining to biodiversity is available in the same place. We can see the merit in preparing such a document, but the fact remains, applications must be assessed against adopted policy and legislation, and should not be assessed against policy or legislation that has not been adopted/ratified. We therefore consider that consolidation of the information into one document is somewhat misleading and makes it difficult to isolate the advice that is genuinely supplementary. The information which is truly supplementary, particularly that which relates to net gain, appears very outline in nature and is lacking in detail as to how it</p>	1, 2 / Noted. See other responses to specific comments made by this respondent.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
			<p>can and should actually be implemented. It essentially boils down to three pages of background about net gain, together with Greater Cambridge's aspirations for sites to achieve a 20% gain, rather than the proposed 10% made by the UK government. The guidance on this, however, is limited and the wording seems to infer a 20% net gain will be negotiated when clearly the impact of either target has not been tested on development viability through the local plan process nor has it been tested for its impact on the capacity of sites and hence the Councils' housing and employment land supplies. Further evidence is required as to how the Councils' have assessed the costs and impacts of its proposed approach. We recommend that the wording of the SPD be reviewed in light of this issue to avoid misinterpretation. We also consider the SPD needs to give greater clarity and guidance on how biodiversity net gain should be implemented. By example, Cheshire East Council's equivalent SPD comprises a 35-page document, 25-pages of which detail exactly how BNG can be implemented by a developer, including up to a predicted fee for each biodiversity unit needing to be "purchased" where on site mitigation cannot be achieved.</p>	
23	2	Madingley Road Area Residents' Association / General	<p>It is a long document that I could only review quickly. Some of the links I checked did not lead directly to the information they signposted.</p>	<p>3 / Noted. Links have been checked in preparing the proposed final version of the SPD.</p>

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
19	2	Mott Macdonald / General comment	There is a lot of useful information contained in the SPD which brings together many important sources of information related to biodiversity in the Greater Cambridge area. However it treats all development as the same in terms of potential impact. I think the document would be much more useful if it was structured so there was advice for small developments (ie. private landowners), medium developments and major developments. Again if you referenced the EIA regs you could build on the schedule of EIA development to help developers understand where they fit in the scheme of things. At present the SPD would require a small developer (private landowner) to go through the same process as a major development like, say, East West Rail. So to ensure there was proportionality in planning applications (to ease the burden on both developer and planning authority) it would help if the SPD was structured to suit different levels of development as to their risk to biodiversity	4 / Noted.
21	2	Persimmon Homes East Midlands / General comment	Para 5.5.19 Doubling Nature Strategy states that 20% BNG can only be achieved through local planning policy or national, and this should be noted through the SPD that the strategy is also aspirational and not policy.	1 / Noted.
16	2	Individual - name provided / General comment	Too reliant on BNG metric, not enough on species. Need for more detail on habitats and planting to be created.	3 / Noted. The SPD is necessarily focused on the planning process and not design.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
33	3	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / Biodiversity Issue 5	Local Planning Authority should acknowledge that the housing market is increasingly becoming more aware of biodiversity opportunities and encourage developers to embrace this responsibility, which homebuyers are themselves encouraging. There is clear householder support for integral boxes for birds and bats. In conjunction with the RSPB, Sarah Roberts' research at the University of Gloucester has revealed evidence that houses with biodiversity opportunities for wildlife have become more attractive to buyers. Taylor Wimpey are working with local conservationists Action for Swifts in Cambourne and Northstowe to increase the ratio of integrated nest provision in their new brick built homes. For example, at Cambourne West 1.2, a parcel of 190 homes, Taylor Wimpey are installing 85 S Bricks, a universal integrated bird brick for Swifts and other small cavity-nesting birds. Although a smaller percentage (45%) than our recommendation (1:1), this is a significant improvement on previous development projects. Taylor Wimpey are also currently looking at a new in-house companywide biodiversity policy which includes considering a greater ratio of integrated nests per dwelling that would be higher than that required by the proposed new SPD.	6 / Noted. Biodiversity Issue B5 amended to reflect representation for additional integrated nest box provision.
38	3	Anglian Water / General comment	Need for clarity on targets and monitoring and consequent step up in targets and approach in new DPDs.	2 / Section 5.8 sets out the approach to management, monitoring and enforcement.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
36	3	British Horse Society / General comment	This document clearly supports the need for a good public rights of way network, the health benefit it provides and in particular, green corridors for their climate change benefits and carbon sequestration contribution. If Greater Cambridge is going to support this SPD then it needs to review its funding for rights of way in parallel. However, current local policy (e.g. the LCWIP) supports and encourages the creation of hard top / tarmac cycle paths. Increasingly, these paths are being created on existing bridleways and green paths e.g. • Rampton Byway – green corridor covered with motorway tarmac • Wilson’s Road – bridleway width reduced and hard topped • Mere Way Byway – green path due to be covered with tarmac path up to 4.1 metres wide • Bridleway 143/1 and 2 Landbeach – due to be hardtopped for their full width. The damaging effect of the loss of the green paths, the amenity value for those wanting to use the RoW network for other than speedy cycling and for whom a soft surface is far better, the loss of carbon sequestration and the impact on nature and wildlife is not taken into consideration in the overwhelming rush to provide cycle paths at any cost. There are other surfaces which could be used. CCC Highways Department need to be willing to consider alternatives not simply to default to tarmac	6 / Noted. Points raised considered to be outside the remit of the Biodiversity SPD.
31	3	Cottenham Parish Council / General comment	City and South Cambs are different beasts so getting the policies to work for both could lessen their impact.	5 / Noted. The Councils consider that the SPD provides guidance appropriate to the whole Greater Cambridge area.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
40	3	Hill Residential Ltd / 5.5	Developments are already, or should be, delivering biodiversity enhancements. That has been national policy for a long time. The local plans also include a policy requirement for enhancement. Future legislation seems likely to mandate biodiversity gain, and to achieve that will adopt a new approach to the issue, by taking “habitat units” as a proxy for biodiversity. It is important to recognise that approach is different to much current practice in delivering enhancements and for example, will require much greater areas of land to be devoted to habitat provision. It is also important to recognise that the approach to biodiversity gain and its measurement remains draft and a number of parties, not just developers, but also the RSPB for instance, have concerns with the current Metric methodology and whether it is fit for purpose. The SPD does little to aide applicants in proposing biodiversity gains. The development industry has been delivering biodiversity gains as part of development for a significant period of time. Applicants are all too aware of the need to address the issue and to propose measures. What the SPD needs to do is focus on what are the priorities for biodiversity and providing practical guidance and advice rather than simply repeating material everyone is already aware of. The SPD identifies off-site measures as a last resort. However, it maybe that the maximum gain of biodiversity can be achieved by focussing on large sites where the more extensive areas of habitats can be created and re-wilding can take place.	2 / Noted. The Councils consider that the SPD provides appropriate specific guidance informing applications while making relevant connections to legislation and contextual policy.
26	3	Individual - name provided /	I think the timescales could be shorter and to provide more density of cover.	5 / Noted.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
		General comment		
27	3	Individual - name provided / General comment	It has got to be emphasised to all who apply for planning permission and then rigidly enforced by the Planning Committee and officers.	5 / Noted.
28	3	Individual - name provided / General comment	I've got no idea. It's simply too long.	3 / Noted.
29	3	Individual - name provided / 5.7	The two paragraphs on the Construction Stage is insufficient, given the scale of some projects in the area. I live in Northstowe and have been trying to work with SCDC and the contractors on wildlife on site during the build phase (timescale of a decade or more). The final plans may be fine, but there needs to be far more assessment between them being drawn up (2014?) and being implemented (now) and also for habitats created by the construction activity. First case is the phase 1 lake, dug in 2015 and left for 5 years. Trees grew and a very biodiverse "pre-development fallow" developed (rich in butterflies, moths and grasshoppers especially). Then the landscaping plans were implemented - many of the trees were not where the plans had trees, so they were cut down (in mid-April, with birds breeding) and the same or similar species planted elsewhere round the lake (the trees cut down were up to 20cm diameter trunks and were	2 / Noted. A Construction environmental management plan (CEMP) will guide the construction process. Section 5.7.2 captures the conditions for ecological management plans and Ecological Clerk of Works (ECoW). Larger phase developments should be mindful of ecological succession to ensure re-survey are undertaken every 2 years to guide phasing and

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			<p>on the northeast side so had minimal shading or leaf-fall effects on the lake and shielded the area from the busway). The pre-development fallow land was inevitably impacted by instating the paths, but the seeding works led to the whole area being tilled, breaking every invertebrate lifecycle in the whole area. No continuity area was left to hold species while the new planting established. An assessment before plans were implemented could easily have identified these issues, saving biodiversity and money. Second case is the Phase 2 flood, which attracted Little Ringed Plovers and Avocets to breed (both schedule 1 and legally protected, several interesting but not schedule 1 species also present). There didn't seem to be any assessment of this area, with the contractors apparently being surprised they had Shelduck on site (considerably larger and more obvious than Little ringed Plovers, and they bred the year before as well). I tried to give information as to what was on site, but one Little Ringed Plover nest was almost certainly driven over by construction work (borderline illegal). These species were not present before construction so would not be identified in the main survey phase (but similar things happened with A14 works with Little Ringed Plover nests destroyed inadvertently, but protection is against intentional or reckless disturbance) There are other planning issues with Northstowe related to the timescale (eg full cycle paths will be instated after the first set of kids have already left the secondary school!) and for the rest of Northstowe, Waterbeach and other sites such as Bourn Airfield the within-build planning really needs addressing on, several fronts.</p>	<p>proposed planning application amendments.</p>

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30	3	Individual - name provided / General comment	Without a more rounded assessment external pressures seem likely to overwhelm any groundwork laid in this SPD. The larger context, including the consequences of development pressure and the OxCam Arc, is essential to any realistic hope of achieving the required (and desired) outcomes	1 / Noted. The wider context referred to is outside the scope of the SPD.
32	3	Individual - name provided / 5.4	5.4 Pre application stage Could you include community or youth engagement within the planning process particularly for large residential developments. Good for educating the local community, taking ownership and understanding what measures have been undertaken and why. Money from applicants.	6 / Noted. Outside of scope of this SPD.
34	3	Individual - name provided / General comment	The real is yes, of course it will help, but not quite as much as it might. The real difficulty is that it pales into consideration of best practice and guidelines, and unless rigorously policed these don't work. Unless there is a mechanism for ensuring that practice is genuinely good, things will continue to slip through the net. None is stated	2 / Noted. Section 5.8 sets out the approach to management, monitoring and enforcement
35	3	Individual - name provided / General comment	I have high hopes for it, particularly if existing boundary hedges, unimproved grassland and trees are retained and varied habitat is introduced within the site. I think it would be even better if this was mandatory.	5 / Noted. It is not within the scope of the SPD to set new policy; rather it explains how Local Plan policies should be interpreted and applied and provides guidance.
43	3	Individual - name provided / 4.2	We are not clear if all locations of interest in the region have been considered in the report - in particular while the report mentions the area around Wimpole and the Eversdens there is no reference to the Bourn Brook Area or the Swards areas which are both very important natural	3 / Noted. Wimpole and Eversden are specifically referenced due to their SAC status. Designation of new

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			environments for biodiversity in our parish. It is hard to tell if the SPD has considered the Bourn Brook valley area which is monitored by the wildlife trust in this report or if it has been overlooked	biodiversity sites and the overarching approach to their protection is outside the scope of the SPD. Evidence supporting the Greater Cambridge Local Plan has sought to identify all designated and undesignated biodiversity sites.
264	3	Individual - name provided / 5.5.5	5.5.5 Could this be divided into large development sites - residential and commercial and smaller scale developments or single houses. Large sites - include examples like ponds, infiltration ponds. marginal species. Log piles, bug hotels, diverse tree species. wildflower meadows bee friendly amenity mixes, orchards.	6 / Noted. No amendment. This format was considered; however, all development sites are required to deliver many of these features so discounted this approach.
265	3	Individual - name provided / 5.5.8	5.5.8 Not sure bank and low nutrient substrates would be used in garden extension. Need to add this to a different para.	6 / Agreed. Text moved to 5.5.7.
266	3	Individual - name provided / 5.5.9	5.5.9 owl boxes?	6 / No amendment. Point addressed by bird boxes.

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267	3	Individual - name provided / Section 5	Chapter 5.0 - what about soils? Protecting and managing when undertaking large earthworks.	6 / No amendment. Details of soil protection, movement and storage would be covered by a specific planning condition.
268	3	Individual - name provided / 5.5.9	5.5.9 Green Brown and blue roofs?	6 / No amendment. Covered in Biodiversity Issue B6.
269	3	Individual - name provided / 5.5.13	5.5.13 More needs to be added. Rain gardens, swales, infiltration ponds, rills all measures where biodiversity could be enhanced examples required.	6 / No amendment. Covered in design guides referenced in 5.5.14.
270	3	Individual - name provided / 5.8	5.8 Management programmes. Do you have good examples and add as an appendix? What do you expect to see in a management plan?	6 / No amendment. The specific requirements for Landscape and Ecological Management Plans will be defined within a planning condition based on the referenced BS42020.

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42	3	L&Q Estates and Hill / 5.5	<p>We think the SPD needs to give greater clarity and guidance on how biodiversity net gain should be implemented. Once provided, this will give applicants a better steer on exactly how they can address biodiversity net gain within their proposals early on in the process. This is particularly important where additional compensatory land may be required or masterplan adjustments need to be made. If a 20% biodiversity net gain is sought this may render some schemes unviable and in turn reduce opportunities for development-led biodiversity improvements in the area. Seeking biodiversity net gain on existing sites/commitments may prove difficult especially where a 10% net gain was not factored in at Local Plan testing stage. The SPD cannot impose any specific percentage net gain as that is a policy decision. Therefore, in order to achieve the objective of doubling nature in future, the Council will need to look at large scale sites where it may be possible to achieve more significant levels of biodiversity net gain through comprehensive rewilding proposals and ecological enhancements. We have promoted such a site to the draft Greater Cambridge Local Plan consultation (Form ID 40078), which comprises c.8,500 homes and an expansive wildlife area at Six Mile Bottom ('Westley Green), all within one ownership. Development at this scale can make a significant contribution towards both the Council's 'Doubling Nature' objective and its Strategic Green Infrastructure Network</p>	<p>2 / Noted. The emerging Greater Cambridge Local Plan is exploring delivery of net gain including via strategic projects – this issue is outside the scope of the SPD.</p>

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
41	3	Madingley Road Area Residents' Association / 3.4	The Area Action Plans I looked up quickly are quite old and could probably do with updating (e.g. North-West Cambridge). It seems it is still up to a developer to access the existing biodiversity of a site. It seems in their interest to establish as low a level as possible. In the past we have seen low biodiversity or environmental importance reported in planning applications for sites where we as neighbours are aware of much more.	6 / Updating Area Action Plans is outside the scope of the SPD.
37	3	Mott Macdonald / General comment	The draft SPD is unclear how the various biodiversity strategies listed in the SPD work – and who would actually take responsibility for delivery of these strategies. We believe some better guidance on this key issue is important, or developers will find it difficult to know who to talk to, and where they will gain the most benefit for themselves. Experience of trying to engage with some of the parties mentioned in the SPD is that no-one who has produced the various plans listed, or who is promoting the listed strategies takes an active role in delivery, largely because they are not the land owners and so cannot make decisions on what is done. It seems to be left to developers to do something somehow. However, there is clear need for a governing body to be clearly identified who is responsible for making these strategies and plans a reality. At present there is no clarity on how a developer will help to achieve the positive outcomes required by legislation and the local plans. Even if developers do something locally there is nothing in the SPD to indicate who will make sure individual developer action resulted in some form of integrated or coordinated programme that delivers the strategies/plans etc. We believe the local authorities need to take a bold and positive step to taking	2 / Delivery of biodiversity strategies is outside the scope of the SPD. Through the preparation of the Greater Cambridge Local Plan the Councils are engaging with relevant partners to progress this issue.

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			ownership of biodiversity net gain initiatives – this is going to be absolutely vital if long term BNG management is to be managed through planning mechanisms such as S 106 agreements. If this does not happen then moneys set aside for BNG delivery will sit unused and eventually returned to the developers – with the result that no benefits arise for BNG. We think the SPD could benefit by providing links to other SPDs that have complimentary objectives in relation to landscape character, water resources and flood risk and minerals planning (for example)	
39	3	Persimmon Homes East Midlands / General comment	The SPD highlights the 20% requirements however this is not in line with current policies. The SPD should note the requirements should meet those in the most up to date versions of the Environment Bill and the Local Plan. The SPD is useful to encourage net gain, however, requirements of net gain should be assessed through a local plan adoption process due to the significant impacts on viability which can only be appropriately tested through this format.	1 / Noted.
46	4	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / Case study	Suggested Case Study from Cornwall Planning for Biodiversity Guide Integral nest boxes, Duchy of Cornwall Site at Nansledan. Page 59 Section 13.3 Cornwall planning for Biodiversity Guide - Cornwall Council An update on this project is available on the RSPB website: https://www.rspb.org.uk/our-work/rspb-news-original/news/stories/the-duchy-of-cornwall-giving-swifts-a-home/ . Also, the Duchy of Cornwall is supporting a project to monitor the species that take up these new nest places on sites including Nansledan.: https://www.rspb.org.uk/our-work/rspb-news/news/stories/the-big-birdbox-	3 / Noted. Examples of good practice and design case studies will be shared on the GCSP website.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
			survey/%20Action%20for%20Swifts:%20Duchy%20Big%20Bird%20Box%20survey%20202.	
47	4	British Horse Society / Case study	Developments such as Cambourne with its rural green bridleway, Cambourne West with its promised peripheral bridleway network and links into other rights of way, Bourn development again with the RoW network for all designed in from the outset, the plans for Waterbeach and Alconbury - a new RoW network for all with links to the existing. Small gains but ones which instil a healthy lifestyle within the community, give pleasure and hopefully, develop into the type of community in which people can live happy, healthy, sustainable lives	3 / Noted. Examples of good practice and design case studies will be shared on the GCSP website.
49	4	L&Q Estates and Hill / Good practice	Please see Cheshire East Council's equivalent SPD (April 2021). https://moderngov.cheshireeast.gov.uk/ecminutes/documents/s85129/Biodiversity%20Net%20Gain%20Draft%20SPD.pdf	3 / Noted. Examples of good practice and design case studies will be shared on the GCSP website.
45	4	Individual - name provided / Case study	No. I think almost all the cases I am aware of have resulted in net loss of biodiversity and usually for the same reason - the pressures exerted by the larger context were never properly considered.	5 / Noted. The SPD's intention is to enhance guidance interpreting policy, to improve the biodiversity outcomes associated with development. The wider context is outside of the scope of the SPD.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
48	4	Mott Macdonald – Case study – Good practice	Not yet – this is an emerging area and all the engagement we have had with local planning authorities has left delivery of BNG to developers. The key challenges that need to be met are as much how to ensure long term management is delivered. We are aware of the County's own proposals to establish a landbank for developers to buy BNG credit through, and the County will then be responsible for ensuring the delivery of this. But for developers who include appropriate BNG in their proposals, how is the long term management over 30 years going to be made a compulsory requirement? If this is through S106 payments the burden then simply shifts to the County (or other planning authority) who may well struggle to ensure the management happens. In this case the BNG commitments of the developer will fail to materialise. It would be useful for the County to examine how HS2 Ltd are approaching this and possibly to enquire how Heathrow were planning to deliver long term BNG management.	2 / Noted.

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58	5	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / 5.5	<p>We Like the Following Aspects of Section 5.5</p> <p>1.Hedgehog Friendly Fencing, Biodiversity Issue B5 Point 5 of policy requirements under Biodiversity Issue B5 states: 'That appropriate new wildlife habitats will be incorporated into landscaping schemes and the general layout of the built environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development'</p> <p>The expected provision of hedgehog friendly fencing is welcome but it is of course only one part of a species saving solution: https://www.hedgehogstreet.org/.</p> <p>2.Figure 9, 'Integrated Nesting Habitat for Birds or Bats', Biodiversity Issue B5 This Figure entitled 'Integrated nesting habitat for birds or bats', is a photo showing integrated swift bricks with the legend indicating that these bricks can be used by other species such as house sparrow. We do not recommend the sparrow terrace designs as they attract few sparrows, who prefer the integrated swift bricks. This is an important point that is often not appreciated by consultant ecologists working for developers. Perhaps it needs to be highlighted by inclusion within the text as well.</p> <p>3. Comment on Integrated Boxes, Biodiversity Issue B5 Paragraph 5.5.9 of Biodiversity Issue B5: 'In addition, the provision of integrated boxes (a combination of bird, bat & insect boxes) will be required in new buildings for all types of development and should target protected, Priority and other species</p>	6 / Noted. B5 wording amended to reflect comments.

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			<p>associated with the built environment, such as Swift, as promoted by Action for Swifts, house sparrow, starling and pipistrelle bats. Where appropriate, high quality, durable boxes can also be provided on retained trees within the public realm'. We appreciate the specific mention of swifts here and the reference to Action for Swifts. As noted above, integrated swift boxes can be used by other species such as house sparrow and perhaps this should be mentioned here.</p> <p>We have some comments on the use of boxes in trees, which we think should be limited, and these are included under our 'We Do Not Like' points below.</p> <p>We Do Not Like the Following Aspects of Section 5.5</p> <p>A. Nest and Roost Boxes in Trees It is not considered a sustainable practice to place boxes in trees on new housing developments because of the problems of long-term maintenance and they are vulnerable to vandalism, degradation and decay. Integral boxes within the building structure are strongly to be preferred rather than those fixed externally to the walls, as these would need longer term maintenance and their appearance can deteriorate relatively quickly. Exceptions could be for specialist species such as owls and certain bat species where boxes made of durable materials should be securely fixed into healthy mature trees in wooded areas.</p> <p>B. Proposed Provision Level of Nesting/Roosting Sites, Biodiversity Issue</p>	

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			<p>B5</p> <p>Our main concern is that the level of nest brick/roosting brick provision is no better than that in the existing SCDC Biodiversity SPD, which was produced way back in 2009. Since then, the standards for such provision have moved on such that good practice now is for the provision of one nest brick per dwelling, with the provision for roosting bats and insects being additional to this as appropriate to the site based on surveys and habitats present (details below).</p> <p>In the Draft SPD under 'Biodiversity provision in the design of new buildings and open spaces':</p> <p>'To meet policy requirements (HQ/1, NH/4, Policy 57 and Policy 59), the councils will expect:</p> <p>Point 2: 'That on all major housing developments 50% of the dwellings/units will have features such as integrated bird, bat or insect boxes provided in close association with the properties. On all other sites suitable provision for biodiversity enhancements shall be negotiated to achieve a similar standard'. This is particularly disappointing in the context of the statements in the Introduction Paragraph 1.1.2 in which it is stated that: ...'Both Cambridge City Council and South Cambridgeshire District Council have declared a biodiversity emergency, and strongly support a step change in the protection and enhancement of biodiversity in Greater Cambridge'. This issue is particularly important because cavity nesting birds, which have nested for generations in older houses in holes and cavities under the eaves and in walls, are in dramatic decline – sparrows and starlings are Red Listed and although swifts are only Amber</p>	

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			<p>Listed this is on a technicality as data is required over 25 years and at the time of the last assessment this data was not available for swifts. Swifts have declined at an average rate of 5.4% per annum over the last 10 years and by 60% in the last 25 years, so we anticipate that the swift will move from the Amber to the Red list at the next BoCC revision expected in December 2021.</p> <p>We strongly suggest that in Biodiversity Issue B5: the level of bird nest brick provision be increased to 1 per house and 1 per 2 flats in line with current good practice. the level of bat roosting bricks be addressed separately and at the rate suggested in the Oxford City Council Guidance (reference below) subject to site location and features suitable for foraging. Pollinator provision be addressed mainly through planting schemes. Levels of provision of nest and roosting bricks for all types of building such as schools, student accommodation, hotels and offices be addressed rather than just the general 'all commercial applications' in point 4 of the expectations under Biodiversity Issue B5.</p> <p>Decline of Cavity Nesting Birds The decline of swifts and other birds in the urban environment is highlighted in a recent report – the Environment Agency, Chief Scientists Group (2021) The state of the environment: the urban environment: The state of the environment: the urban environment - GOV.UK (www.gov.uk) One big factor in the decline of swifts, sparrows and starlings is likely to</p>	

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			<p>be the loss of nesting sites through building renovation and insulation and more rigorous standards in new build homes. The inclusion of special nest bricks/integral boxes in all new houses is therefore an important step in helping to halt this decline. As noted in Figure 9 in Section 5.5, Biodiversity Issue B5 on page 43 of the Draft SPD integrated boxes designed for swifts will also be used by other birds such as house sparrow thus acting as a 'universal nest box'.</p> <p>Currently Accepted Good Practice</p> <p>At least a 1:1 ratio of nest bricks per dwelling is generally accepted now as good practice – a level of provision outlined in the award-winning Exeter City Council Residential Design Guide SPD (2010). Stephen Fitt of the RSPB South West Regional Office has been working with Exeter Planners over a period of 10 years on the implementation of the biodiversity requirements of this guide and there is acceptance that in many cases the most suitable box type for all cavity nesting birds is the swift brick. A number of planning authorities have adopted similar guidelines – for example Oxford (see details below), Cornwall, Brighton and Plymouth and South West Devon.</p> <p>A similar standard was adopted by the Town and Country Planning Association and the Wildlife Trusts in 2012 (reference below) and The Royal Institute of British Architects (RIBA) in 2013 (reference below). Planning for a Healthy Environment; Good Practice for Green Infrastructure and Biodiversity. The Town and Country Planning Association and The Wildlife Trusts (2012)Gunnell, K., Murphy, B. and Williams, C., Designing for Biodiversity: A technical guide for new and</p>	

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			<p>existing buildings, RIBA Publishing & Bat Conservation Trust (2013). The Duchy of Cornwall adopted the same principle of one nest site per dwelling in 2015, and a good example of the provision of a general type of integral box for all cavity nesting birds is the Nansledan development by The Duchy of Cornwall in Newquay: https://www.rspb.org.uk/our-work/rspb-news-original/news/stories/the-duchy-of-cornwall-giving-swifts-a-home/</p> <p>An excellent recent report produced by the NHBC Foundation from a collaboration between the RSPB and Barratt Developments gives significant guidance on these issues on page 42 onwards, which includes providing nest sites at a rate of one per house: 'Provision of integral nest sites for swifts is through hollow chambers fitted into the fabric of a building while in construction. Although targeting swifts they will also be used by house sparrows, tits and starlings so are considered a 'universal brick' and 'Fitting at a ratio of 1 nest brick per house across the development will ensure sufficient nest sites for colonial species. 3-5 can be located in one house, so helping locate them in suitable locations for access to foraging habitat' NHBC Foundation, Report NF 89, 'Biodiversity in new housing developments: creating wildlife-friendly communities' (April 2021). Available at: Biodiversity in new housing developments: creating wildlife-friendly communities - NHBC Foundation Our own local projects with developers (e.g. Taylor Wimpey and Hopkins Homes) at Northstowe, Cambourne West, Melbourn and elsewhere indicate an increasing willingness by some of them to engage on integral nest box projects and so we strongly suggest that the guidance on the level of</p>	

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			<p>integral nest site provision be increased in line with current good practice.</p> <p>Example from Oxford City Council Guidance. Within the OxCam Arc, Oxford City Council are leading the way with guidance on this issue. The recent Oxford City Council Technical Advice Note 8 on Biodiversity – Planning Application Guidance gives an ‘expected provision’ of bird nest sites in line with recommended good practice and additional provision of roost sites for bats and features for pollinators.</p> <p>https://www.oxford.gov.uk/info/20067/planning_policy/745/planning_policy_-_technical_advice_notes_tan</p> <p>In Section 12, ‘Ecological Enhancement’, under the heading ‘Artificial Nest/Roost Site’ on page 32 it states: ‘Installing artificial nesting and roosting sites for birds and bats is good practice as part of any development and such provision will be expected unless there are good reasons why such features cannot be accommodated in the design.... Table 1 below provides details of the expected box provision for building-dependent birds, bats and also for pollinators that are expected for various development types’</p> <p>In the Oxford City Council document Table 1 entitled ‘Expected provision of artificial features for different types of development’ gives an ‘expected provision of bird nest sites for building dependent birds’ at a rate of 1 per house and 1 per 2 flats, with separate provision for ‘bat roost sites’ at a rate of 1 per 5 houses and 1 per 10 flats.</p>	

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			<p>Provision of such artificial features in schools, student accommodation and hotels is addressed by a ratio of 1 bird nest site per 250 m2 floor space and 1 bat roost site per 500m2 floor space.</p> <p>There is additional guidance for 'pollinator provision' based on '1 bug hotel per 5 houses plus 25% of soft landscaping designed to provide nectar sources' and '1 bug hotel per 10 flats plus 25% of soft landscaping designed to provide nectar sources'</p> <p>On page 32 of the Oxford City Council document, it is noted that: 'Internal bricks and voids are less visually intrusive than external boxes. They are also more likely to be retained in the development long term and require less maintenance'. We conclude that provision of integral boxes, such as swift boxes, at a ratio of at least 1:1 per dwelling is the modern standard to accommodate a range of cavity nesting birds in new developments.</p> <p>Swift Bricks as Universal Nest Bricks Swift bricks or boxes are frequently used by other cavity-nesting small birds such as house sparrows, starlings, great tits and bluetits and occasionally tree sparrows and house martins.</p> <p>We refer to two articles on this subject: actionforswifts.com/2020/12/swift-bricks-universal-nest-brick.html Swift Bricks: The 'Universal' Nest Brick – by Dick Newell CIEEM</p>	

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			<p>At a Duchy of Cornwall development at Tregunnel Hill in Newquay, where an average of 1 swift box per residential home was installed, within a couple of years one third of the boxes were occupied by sparrows together with a pair of swifts:https://www.rspb.org.uk/our-work/rspb-news-original/news/stories/the-duchy-of-cornwall-giving-swifts-a-home/ https://www.rspb.org.uk/our-work/rspb-news-original/news/stories/the-big-birdbox-survey/</p> <p>Sparrow boxes are smaller and usually produced as 3 nest chambers in one unit (sparrow terrace) – these are too small to be used by swifts or starlings – and there is evidence that they are rarely used by more than one pair of sparrows. Occupation by a single pair of great tits or bluetits is more common. While they are colonial breeders, single boxes at least a metre apart may be preferable for both sparrows and swifts. We conclude that swift boxes are the nearest there is to a general-purpose bird box for small cavity-nesting species including house sparrows, starlings, blue tits, great tits and occasionally other species such as house martins and tree sparrows. (Reference https://actionforswifts.blogspot.com/2020/12/swift-bricks-universal-nest-brick.html)</p> <p>Summary - We strongly suggest that in Biodiversity Issue B5 the level of bird nest brick provision be increased to 1 per house and 1 per 2 flats in line with current good practice. The level of bat roosting bricks be addressed separately and at the rate suggested in the Oxford City Council Guidance subject to site location and features suitable for</p>	

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			<p>foraging. Pollinator provision be addressed mainly through planting schemes. Levels of provision of nest and roosting bricks for all types of building such as schools, student accommodation, hotels and offices be addressed rather than just the general 'all commercial applications' in point 4 of the expectations under Biodiversity Issue B5.</p> <p>C. Bird/Bat Boxes on Smaller Developments in Biodiversity Net Gain, Biodiversity Issue B7 In paragraph 5.5.28 'For smaller developments (fewer than 10 residential units or an area less than 0.5 hectares) and householder applications' In the last sentence of this paragraph: 'However, until legislation and further guidance is available, small sites should aim to meet the details of B5 above with at least one integrated bird, bat or insect box, hedgehog friendly fencing and habitats as listed in 5.5.4 above'. This wording is not clear in the context of Point 3 of the 'expectations' under Biodiversity Issue B5: 'For minor and householder development, each dwelling/unit will have at least one integrated feature appropriate to the location of the development'. Hedgehog friendly fencing and any green infrastructure would be in addition to that.</p> <p>We strongly suggest that the wording of Paragraph 5.5.28 be amended so that it is consistent with the 'expectations' in Biodiversity Issue B5. Infill developments can contribute significantly to local biodiversity</p>	

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			<p>enhancements. Small local developments, advised by Action for Swifts, include 6 houses in Haddenham with 12 Swift bricks and a second one with 6 houses in Wilburton with 18 Swift bricks.</p> <p>D. Swifts and Ecological Assessment Reports in Section 5.4 Pre-application Stage Within Paragraph 5.4.9 referring to Preliminary Ecological Assessment Reports: 'Identifying important ecological resources at the outset and avoiding impacts on them will limit the loss of biodiversity and reduce the need for mitigation and compensation measures. In many cases these reports will include recommendations for further survey, particularly in relation to protected and priority species'.</p> <p>Under Section 4.6 'Red List Species'. While the swift is not included at present in the UK Red List, which would normally have it included in the Priority Species List for Cambridgeshire, swifts have declined at an average rate of 5.4% per annum over the last 10 years and by 60% in the last 25 years, so we anticipate that the swift will move from the Amber to the Red List at the next BoCC revision expected in December 2021. However, it is on a 'Cambridgeshire Additional Species of Interest' list: Within Paragraph 4.6.2: 'There is no Cambridgeshire Red List, but there is a list of Additional Species of Interest, which provides comparable information ...'</p> <p>It is not clear whether there would be any requirement for consideration for swifts as a 'priority species' under the wording of paragraph 5.4.9</p>	

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			<p>referred to above. However, in the Greater Cambridge Sustainable Design and Construction SPD in Section 3.5 'Biodiversity and Geodiversity' under the heading 'Submission requirements' in Paragraph 3.5.4:</p> <p>'...For developments that will either directly or indirectly impact a designated site of biodiversity or geodiversity importance, or a protected species or a priority species or priority habitat, a Ecological Impact Assessment and Protected Species Survey will need to be submitted with the application. This includes refurbishment works which may impact species using the existing building such as bats and swifts....'</p> <p>We suggest that wording be inserted in the Draft Biodiversity SPD within the survey section in line with this wording in the GC SDC SPD.</p> <p>At present Appendix 2 headed 'Guidance on protected species and ecological survey seasons' doesn't really cover this appropriately as under 'Breeding birds' it states: 'Six survey visits across the season from March to June. Marginal opportunity in July'</p> <p>This is important as swifts have a short breeding season between May and July and, as noted in the document 'Swift Bricks – the universal nest brick' produced by the Swifts Local Network, even if the survey is undertaken during this period 'they are elusive birds who enter and leave their nest sites in the nooks and crannies of buildings in the blink of an eye and so nest sites are very easy to overlook' To have a good chance of detecting the presence of swifts, it is important to do the survey at the right time of year and at an optimal time of day: between early June and mid July and during the last 1.5 hours of daylight.</p>	

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			<p>Ecologists would need to refer to information on 'Swift Mapper': https://www.swiftmapper.org.uk/ Also, they should consult the local volunteer conservationists including Action for Swifts, who have a wealth of local knowledge, in addition to any reference to records held by the Cambridgeshire Environmental Records Centre. Contact details are available through the Action for Swifts website.</p> <p>E. The Lack of Focus on Planting of Native Species, Biodiversity Issue B5 We are not sure that the SPD makes clear what the GC expectation is on the use of native tree and shrub planting within developments. Point 5 of policy requirements under Biodiversity Issue B5: 'That appropriate new wildlife habitats will be incorporated into landscaping schemes and the general layout of the built environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development'. The wording of 'appropriate new wildlife habitats' is rather vague.</p> <p>In Paragraph 5.5.8 there is reference to the planting of mixed native species hedging with trees to define boundaries in open countryside and there is reference to 'street trees' in Paragraph 5.5.27. Relevant Guidance in the GC SDC SPD - There is some useful guidance on green infrastructure and trees in particular in the GC Sustainable Design and Construction SPD (2020) and it is suggested that there is a need to cross reference to this from the Section 5.5 under Biodiversity Issue B5 or to repeat some of the key elements of guidance.</p> <p>In the Section of the GC SDC SPD headed 'Adaptation Strategies– the</p>	

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			<p>role of green infrastructure' on pages 61 to 65 there is useful content relating to trees which could easily be 'lost' in a document of 262 pages! Paragraph 3.4.21 on page 62 starts 'The quality of trees to be retained and planted on site is an important consideration' One of the factors listed below that relating to 'quality' is 'The use of native species of local provenance where possible in order to maximise benefits for biodiversity' It is suggested that something further within Section 5.5 under Biodiversity Issue B5 on species choice in planting schemes to emphasise the preference for native planting of species of local provenance and the more limited use of non-native ornamental species chosen to benefit wildlife.</p> <p>Landscaping Close to Homes for Bird Shelter</p> <p>Also, it is important to retain and provide quality native species green infrastructure (as opposed to miniature ornamentals) in the area immediately around new houses rather than houses being marooned in an area of largely hard landscaping separated from islands of higher value green space around the edges. On many new housing developments, the landscaping close to homes tends to consist mainly of miniature ornamentals. However, the enrichment of the habitat with some native species close to homes will attract a wider range of birds into gardens. For sparrows in particular hedges and shrubs for shelter are very important close to potential nest sites, such as new nest bricks. This would also provide a more pleasant environment to support the health and wellbeing of residents. There is some good guidance on these issues in the NHBC Report mentioned below. We suggest that there should be</p>	

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			<p>some reference to the need for native green infrastructure to be included in landscaping close to homes within Section 5.5 Biodiversity Issue B5.</p> <p>Supporting information</p> <p>An excellent recent report produced by the NHBC Foundation from a collaboration with the RSPB and Barratt Developments gives significant guidance on these issues on page 29 onwards.</p> <p>NHBC Foundation, Report NF 89, 'Biodiversity in new housing developments: creating wildlife-friendly communities' (April 2021). Available at:</p> <p>Biodiversity in new housing developments: creating wildlife-friendly communities - NHBC Foundation</p> <p>The following taken from Section 12 on page 31 of the Oxford City Technical Advice Note 8 gives an example of what another Planning Authority has included:</p> <p>'Give consideration to species choice in planting schemes: Seeds and plants should be from a Flora locale recognised source: see www.floralocale.org. While native planting of species of local provenance is encouraged, where ornamental planting is required give thought to species choice to benefit invertebrates. The Royal Horticultural Society 'Perfect for Pollinators' lists provide excellent advice on planting with pollinating insects in mind'</p> <p>https://www.oxford.gov.uk/info/20067/planning_policy/745/planning_policy - technical advice notes</p>	

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61	5	British Horse Society / 3.7.8	3.7.8. Change of use applications can bring benefits if properly planned and sensitively managed. The use of grassland sites by horses for equestrian purposes can sustain their botanical interest. However, there is also much potential to damage the interest of grassland sites through overgrazing. Over-grazing may lead to the proliferation of certain undesirable species, increased soil erosion, and diffuse pollution. Development proposals for stabling or for Change of Use to paddock land will be subject to ecological assessment based on the likelihood of protected and Priority species being present and affected, as well as impacts on the local landscape character. Poor management can result in overgrazing by all sorts of livestock. There are stocking standards clearly stated by the British Horse Society and British Horseracing Association. If there is a requirement not to exceed these standards that should be sufficient. The cost of an ecological survey could be prohibitive for a private horse owner and could be a barrier to keeping a horse. The benefits of horse riding, the majority of horse riders are female, for women is well documented. It would be wrong to create a barrier which would impact far more on females (a protected characteristic under the Equality Act) when there is an opportunity to achieve the same outcome simply by requiring stocking standards to be met	6 / Noted. In order to prevent damage to potentially high biodiversity value grassland through inappropriate grazing it is deemed proportionate to request a professional survey where planning matters will impact on future management.
56	5	Cottenham Parish Council / General comment	It's a very weighty document and therefore not very user friendly/accessible. Also City and South Cambs are very different so not sure the policies will work for both. May want to consider having a village-focussed executive summary to aid use of the document	3 / Noted. The Councils consider that the SPD provides guidance appropriate to the whole Greater Cambridge area.

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66	5	Hill Residential Ltd / General comment	<p>Firstly, the SPD seeks to introduce new policy and subvert the development plan process. Local plans have been put in place and have tested the capacity and viability of sites based on the policies within them. An arbitrary, untested, addition of either 10% or 20% (or any other specified amount) does not accord with the tested local plans, legislation nor national policy. The SPD does little to offer practical guidance as to how biodiversity gain can be achieved. It simply tells people they need to achieve it, a matter which is well enshrined in policy. The SPD and its accompanying SEA do not robustly consider its potential ramifications. It seems to assume that there are no consequences of the approach. The SEA states that the approach would have no effect on human population. However, net gain in habitats area will increase land take, resulting in fewer homes per site and hence more sites and more land being needed to be released to meet identified development needs. Fewer homes being accommodated on a site will increase the cost of land and impact on house prices and affordability. There is no assessment of how much land take will be required for the approach. If that results in access to housing being worsened, with a reduced land supply or development rate, then that will have a negative impact on mental well-being and health as it is well-established that access to good quality, affordable, housing is a major determinant of people's health and well-being. Greater land take for habitat and development means the loss of more agricultural land to development. Not only does that result in the loss of productive land for food growing but impacts on the habitat of farmland birds. The SPD appears to treat this as an singular issue. The implications of the SPD</p>	1 / Noted. As addressed by the theme response, and elsewhere in this response to comments. The SPD does not seek to make local plan policy, but does seek to encourage opportunities to be taken to enhance biodiversity.

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			need to be tested for their impacts on viability of development and capacity of sites. Without that the document cannot be considered sound or to supplement existing policy. Any assessment of costs needs to consider not only the establishment costs, but the ongoing maintenance costs. An assessment if needed as to the impact on land take.	
52	5	Individual – anonymous / General comment	I liked the layout and language of the document	5 / Noted.
53	5	Individual - name provided / General comment	I would have liked to have seen location information for the photographs.	6 / Noted. Location information for photographs added.
54	5	Individual - name provided / General comment	It's long and doesn't appear to have handy summaries of clear and concise points which indicate the Council can and will do positive things. I don't want to read 72 pages	3 / Noted.
55	5	Individual - name provided / General comment	It sets out with good intentions so that is a positive. It then, sadly, let's itself down by being too narrow in its considerations and ignoring inconvenient truths	5 / Noted.

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57	5	Individual - name provided / General comment	Good examples required	3 / Noted.
59	5	Individual - name provided / General comment	Too much reliance on existing policies, guidelines, etc; not enough independent thought or detail	5 / Noted. It is not within the scope of the SPD to set new policy; rather it explains how Local Plan policies should be interpreted and applied and provides guidance.
60	5	Individual - name provided / General comment	The structure was good, and if everything in it is actually done we will all benefit.	5 / Noted.
68	5	Individual - name provided / 4.2	It was very difficult to identify when areas had been considered for their impact regarding biodiversity and planning and when they were not. A list of locations considered has been highlighted for major sites e.g. Wimpole however a longer list with more detailed information would have been helpful. It may be that as the Bourn Brook Valley area and the Swards do not fall into a specific category (SPA, SAC or RAMSAR sites) and they have been overlooked but is hard to tell from the report if this is the case. We would like both these areas to be included in any study by South	3 / Noted. For succinctness not all areas of existing habitat value have been mapped or referenced. Designation of biodiversity sites and the overarching approach to their protection is outside the scope of the SPD. Evidence supporting the

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			Cambs into biodiversity in relation to the current situation and also future planning and development	Greater Cambridge Local Plan has sought to identify all designated and undesignated biodiversity sites.
67	5	L&Q Estates and Hill / Biodiversity Issue B7	The information which is supplementary is buried amongst information which is not supplementary. The SPD does not provide material guidance on how to meet net gain requirements in Cambridgeshire, even though large schemes are likely to require significant local authority input. Further, it requests a 10% increase over the likely national requirement without providing meaningful justification for why this is necessary, why developers should foot the bill for this, or that it has been tested as a viable proposal. It overlooks the significant opportunities for improvements to biodiversity that could be achieved by promoting a 10% gain, and the risk of losing these opportunities by making proposals unviable. We would reiterate here that the SPD cannot create policy and specific net gain targets need first to be tested through the Local Plan process.	1 / Noted. As addressed by the theme response, and elsewhere in this response to comments. The SPD does not seek to make local plan policy, but does seek to encourage opportunities to be taken to enhance biodiversity.
63	5	Mott Macdonald / General comment	There could be much better flagging of case studies – eg. the link to the Building with Nature could include reference to this site providing case studies that could help developers.	4 / Noted.

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271	5	Mott Macdonald / General comment	There needs to be a schedule of increasing risk to biodiversity – and thus what in the SPD is relevant to those developments which pose no real risk to biodiversity – again we are thinking of those private householders and not commercial developers.	6 / Noted. Protected species, BNG legislation and local policies apply to all development types and sizes. The constraints and opportunities for a site are defined by the initial Preliminary Ecological Appraisal.
272	5	Mott Macdonald / General comment	We believe there are risks associated with climate change and demands for water that will (already are) impacting biodiversity (eg. the River Cam catchment being overabstracted with impacts on the ecological status of the river system). These risks need to be flagged more to ensure a holistic approach to biodiversity is achieved.	6 / Noted. This is an SPD which provides practical advice and guidance on how to develop proposals that comply with the NPPF and the district-wide policies. The emerging Greater Cambridge Local Plan policies will seek to address a changing climate and its effects on biodiversity.
273	5	Mott Macdonald / General comment	Similarly, there is little linking cultural landscapes (character) with biodiversity challenges and opportunities. Particularly around historic settings the cultural landscape is often closely linked to biodiversity (Wicken Fen, the Magog Downs for example). We believe this link should be highlighted.	6 / Noted. 3.6.10 references the five National Character Areas with a link that includes detail on their cultural significance.

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274	5	Mott Macdonald / General comment	One of the objectives set out in Chapter 1 is to explain the terminology for non-professional developers. Yet in the section on Permitted Development there is a lot of terminology related to various planning procedures which are not defined. The document really needs a glossary of terms – this would help meet one of the four objectives.	6 / Noted. It is considered that terminology is explained within the body of the SPD text, negating the need for an additional glossary and increased length of document.
275	5	Mott Macdonald / General comment	As mentioned previously the relationship between Ecological Impact Assessment and full EIA needs to be better covered in the SPD.	6 / Noted. No amendment. The EIA regulations require a separate scoping process and guidance for eligible development proposals
62	5	Northstowe Town Council / General comment	<ul style="list-style-type: none"> • Northstowe Town Council (NTC) notes this document; • NTC supports the principles set out in the document, and wishes these principles reflected in all planning applications coming forward and applied in all developments stemming from these. • NTC requests a response to obtain a better understanding how this document is to be updated and kept up to date in the future, in particular regarding: <ul style="list-style-type: none"> - Future changes in National, Regional or Local Policies; - Improvements in understanding of the biodiversity and biodiversity value within the area. 	5 / Noted. Paragraph 1.2.4 of the document notes that the SPD will be "updated to support the Greater Cambridge Local Plan when this is adopted", at which point changes in legislative or evidence context will be taken into account.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
65	5	Persimmon Homes East Midlands / 5.5.24	Para 5.5.24 should amend the word 'required' to 'encouraged' as it is not within the policy. Para 5.5.26 should amend 'is likely to be needed' to 'will be encouraged' due to its ambiguity.	6 / Noted. 5.5.24 relates to actions needed to deliver the Doubling Nature vision rather than specific development requirements, and as such has not been amended. 5.5.26 amended to state that "a value of 20% is likely to be encouraged as best practice".
277	5	Persimmon Homes East Midlands / 5.5.30	Para 5.5.30 should state that requirements to be in line with the Environment Bill. All other comments have been made in reference to questions 2 and 3.	6 / Noted. Environment Bill now enacted.
50	5	Vistry Group / 5.5.18 – 5.5.26	In paragraphs 5.5.18 - 5.5.26 the draft SPD explains the Biodiversity Net Gain (BNG) requirement of 10% in Environment Bill and the Council's Doubling Nature Vision which seeks a 20% level of Biodiversity Gain. The SPD states that while it does not set this as a figure or fixed target, this aspiration may have further support with the future enactment of the Environment Bill. There is a risk that the SPD could introduce ambiguity for Councillors, developers and the public on the level of BNG that the Council will require. This could lead to delays in sites coming forward for development and the delivery of houses, including on allocated sites.	1 / Noted. Councils believe the required 10% BNG and aspirational 20% BNG are clearly defined.

Rep ID	Question No.	Respondent/ SPD section	Representation	Theme/Response
51	5	Vistry Group / 5.5	Any increase from the Environment Bill should also include a reasonable transition period, so that it will not disrupt development proposals which have been based on the assumption of a lower BNG, doing so may have adverse impacts upon site capacities and or development viability.	1 / SPD updated to include the 2-year transitional period within the Environment Act and the proposed timeline for secondary legislation and government guidance.
64	5	Vistry Group / Biodiversity Issue B5	We support the proposal in the SPD to confirm that on all major housing developments, 50% of the dwellings will have features such as integrated bird, bat or insect boxes provided in close association with the properties (Page 42, 2). Some flexibility may be required for some construction methods/finishes, but generally 50% should be achievable. There is also the practical consideration of getting the right product in the right place i.e. location within scheme is often better than the quantum. Therefore, it's best to cluster the features in higher suitability dwellings, located closer to better habitats.	6 / Provision increased following other representations and reference to the emerging British Standard. SPD amended to include ability to cluster boxes at suitable locations.
70	6	Individual - name provided / General comment	It seems thorough but also appears to require more engagement with potentially affected groups than has hitherto been undertaken	5 / Noted. The approach to consultation is in accordance with the Councils' Statement of Community Involvement and is set out in the Consultation Statement supporting the SPD.

Appendix E – Email representations and responses in order of draft SPD

Rep ID	Respondent/SPD section	Representation	Theme/Response
221	Individual - name provided / Page 3	Page 3 (Index of Biodiversity Issues): There is a typo in the index page for Wimpole Woods	6 / Noted. Text amended to reflect comments.
141	MKA Ecology / Foreword	Foreword: Perhaps add further detail on the advantages of considering biodiversity early in the planning process – to ensure biodiversity is properly integrated into projects, and to ensure opportunities for nature-based solutions are maximised.	6 / Noted. Text amended to reflect comments.
201	Anglian Water / Foreword	Anglian Water welcomes the preparation of the SPD and supports the Councils' aspirations to shape development and enhance the environment through development management decisions.	5 / Noted.
126	Cambridge Past, Present & Future / 1.1	1.1. Recognition of the threats to Biodiversity in Cambridgeshire is welcome. This could be expanded further to reinforce the importance of the guidance and aspirations of the SPD, particularly the welcome 20% target of Biodiversity Net Gain. For example, the latest Cambridge City Council Biodiversity Strategy Draft 2021-30 June 2021 (pages 6-8) gives detail on the challenges including examples of Biodiversity loss. This also identifies key influences on biodiversity loss over the years including agriculture and hydrological change.	5 / Noted. For conciseness the Biodiversity Strategy is referenced.

Rep ID	Respondent/SPD section	Representation	Theme/Response
202	Anglian Water / 1.1.2	<p>Introduction, Status and Purpose: Anglian Water is a signatory to the Oxford to Cambridge (OxCam) Arc Environmental Principles. We recognise that the step change (para 1.1.2) required is a shift away from developers only being asked to consume their own smoke and not make the environment or the impacts of traffic worse to a position whereby each development must benefit the local community and environment. To do this biodiversity opportunities must be one of the first location and design criteria for developers (para 1.1.5) and not be an afterthought for mitigation after a location and design are fixed. This is now a guiding principle for Anglian Waters own development. We will for example be applying the approach to the application of the North East Cambridge Area Action Plan policy to Anglian Waters proposals whether those matters are considered by the City Council or determined by the Secretary of State.</p> <p>Anglian Water supports the objectives of the SPD and wants to delivery measurable biodiversity net gain across our entire land holding as well as at specific development sites. This follows the Lawton principles. We agree that when developers are clear on expectations these can be included in applications and equally as important be factored into the finances for a project including development agreements and land value.</p>	5 / Noted.
158	MKA Ecology / 1.2.3	<p>Para. 1.2.3: Reference British Standard for BNG? https://shop.bsigroup.com/products/process-for-designing-and-implementing-biodiversity-net-gain-specification/standard</p>	6 / Agreed. Reference included in Section 5.5.
111	The Wildlife Trust / 1.2.4	<p>Ch 1: Para 1.2.4 – We suggest the final sentence is changed to “It will in time be updated to support the Greater Cambridge Local Plan when this is adopted”</p>	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
223	National Trust / 1.3	1.3 Purpose: The SPD lists specific objectives to protect and enhance biodiversity. The draft document appears to go a long way towards covering these objectives and providing applicants with appropriate information to ensure that biodiversity can be protected and enhanced through new development proposals.	5 / Noted.
203	Anglian Water / Section 2	Section 2 UK Legislation: In view of the current position of the Environment Bill, we will reserve comment on the interaction between the SPD and legislation and guidance. Anglian Water's 2020 Green Recovery Plan set out our commitments to enabling nature recovery through biodiversity net gain, natural capital, pollution reduction, nature conservation and tree planting. Our aspiration is that Local Nature Recovery Strategies Plans are broadened, enabling them to become true Local Natural Capital Plans covering the country. This would meet the ambition within the 25 Year Environment Plan and help to achieve water, carbon and nature restoration objectives together. One question for the next phase of the SPD – possibly once the Environment Act is in place – is to tackle the inconsistency between the Arc 20% net gain 'desire' (para 1.1.2), the 10% net gain requirement (para 5.5.18) and 20% vision (para 5.5.19).	1/ /Noted. Environment Act now in place and SPD updated accordingly.
127	Cambridge Past, Present & Future / 2.2	Section 2. Emerging Environment Bill 2.2. The timetable of the emerging Environment Bill is noted, and it is assumed that the SPD will be adjusted in the light of any further significant changes before the Bill is enacted. There are issues that arise from the implications of the Bill, for example with regard to Biodiversity Net Gain and others that are subject to further comment below.	5 / Noted. Section 2.2 updated in light of Environment Act having received Royal Assent.

Rep ID	Respondent/SPD section	Representation	Theme/Response
204	Anglian Water / Section 3	Section 3 Planning Policy: We support policies CC/8 in the South Cambridgeshire Local Plan and Policy 31 in the Cambridge Local Plan as these ensure developers are clear that Sustainable Drainage Systems are used for new development and that an integrated water management approach is taken from the outset of planning the layout and design of new development. We welcome the Greater Cambridge Monitoring Report setting out how a number of the policies in the two plans have been applied in making development management decisions. We would want to work with the Councils to ensure that the policies are being carried forward into developments and that the efficacy of the approaches taken by developers informs future design, policy and development management decisions.	5 / Noted.
205	Anglian Water – Section 3	Section 3 Planning Policy: Anglian Water advocates an aspirational approach to BNG and so we consider that the effective monitoring of a natural capital approach can enable a stepped approach in delivery of policy targets. For example, the over delivery or early achievement of a 10% level of BNG at developments may demonstrate that the 15% level or the 20% target sought in the Arc is deliverable. To assist developers and landowners to plan to deliver those higher levels the monitoring delivery responsibilities and approach should be set out the SPD. The policy decision can then be taken in future Development Plan documents. For Anglian Water’s development we would want to factor higher levels of BNG into our own investment plans which are developed on a five- year cycle.	1 / Noted. BNG Monitoring will be a requirement for local planning authorities within the Environment Act. At present no government guidance or secondary legislation is in place.
81	Hopkins Ecology / 3.2	Section 3. This needs updating to reflect the most recent (July 2021) National Planning Policy Framework.	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
185	Countryside Properties / 3.2	We note that since the preparation of the SPD, the 2021 version of the NPPF has been published in July 2021. We assume that all necessary updates to the SPD will be made to reflect this ahead of its approval.	6 / Noted. Text amended to reflect comments.
128	Cambridge Past, Present & Future / 3.2.3	Section 3. Planning Policy 3.2.3. The reference to the need for development plans to take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure is welcomed. This objective is a core part of CPPF's recent 'Cambridge Nature Network' and we are pleased that this document has also been referenced in the SPD. Development plans should also have been the subject of separate assessment to ensure that potentially harmful environmental impacts are avoided at the earliest possible stage.	5 / Noted.
112	The Wildlife Trust / 3.6	Section 3.6. The list of local biodiversity strategies is comprehensive, and we welcome the recognition given to the Natural Cambridgeshire "Doubling Nature" vision and "Developing with Nature Toolkit", the Cambridge Nature Network, Cambridge Nature Conservation Strategy, and the Chalk Streams project.	5 / Noted.
224	National Trust / 3.6	3.6 Local biodiversity strategies: We would welcome the inclusion of the Wicken Fen Vision in the list of strategies. This is not currently listed. Launched in 1999, the Wicken Fen Vision is a 100-year plan to create a diverse landscape for wildlife and people over an area of 53 square kilometres to the south of Wicken Fen. The National Trust plans to use ecological restoration techniques to create and restore wildlife habitats on a landscape scale and to provide visitors with new access to nature and green space. It will bring opportunities for access and habitat creation closer to proposed growth locations around Cambridge, including the planned New Town at Waterbeach and Cambridge East. We would wish	6 / Agreed. Vision included in Section 3.6.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		to see greater reference to the Wicken Fen Vision, and to see it enshrined in clearer planning policy, as part of this SPD.	
129	Cambridge Past, Present & Future / 3.7	3.7. The examples given of the types of permitted development rights that may be exercised include those on agricultural land. Changes in agricultural practice have had profound effects on biodiversity. Whilst it is appreciated that most agricultural activity falls outside planning control, current agricultural permitted development rights include a range of activity for the erecting or extension of buildings and for excavations and engineering operations. There may also be times when development connected with agriculture is of such a scale that planning permission is required. All of this activity could impact habitats and species and merits highlighting as a separate biodiversity issue in the guidance. The Government has also relaxed some permitted development rights recently and it is possible that more will follow. There may be the need to amend and update the SPD accordingly if any increase in permitted development rights has implications for biodiversity conservation or fall outside the scope of the current guidance.	5 / Noted. Permitted development is addressed at 3.7. The Councils consider that the SPD sufficiently addresses all development, such that there would not be benefit in highlighting agricultural development as a separate biodiversity issue in the SPD.
144	Natural England / Section 4	Section 4 of the SPD provides a comprehensive overview of Legislation, policy and guidance relating to statutorily and non-statutorily designated nature conservation sites, protected species and priority habitats and species.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
206	Anglian Water / Section 4	Section 4 Biodiversity Resource: Anglian Water supports the approach of assessing biodiversity resource at a scale wider than the GC area (Figure 2). Figure 4 also serves to illustrate that blue and green infrastructure is a functioning network of interconnected sites largely based on the watercourse and water body network. This network also serves to provide important linear and local site access to the natural environment. The watercourse network also plays a vital role the area GC plays in flood management up and downstream of the waterbodies within GC.	5 / Noted.
82	Hopkins Ecology / 4.2	In the legend for Figure 2 (section 4.2.), Ramsar sites are referred to as Rasmar sites.	6 / Noted. Text amended to reflect comments.
159	MKA Ecology / 4.2	4.2: Statutory Designated Sites - Also Woodwalton to NW in the Fenland SAC	6 / This site is a significant distance away from Greater Cambridge.
83	Hopkins Ecology / 4.2	In section 4.2, it may be worthwhile providing some context for the implications of Brexit on Habitats (European) sites. This could re-iterate some of the commentary within Section 2 to emphasise relevant points.	3 / Noted. Not amended as all relevant legislation has been retained in UK law.
160	MKA Ecology / 4.2.5	Para. 4.2.5 Also roosts of male barbastelles in old barns outside the SAC – we seem to be turning these up regularly (this year at Steeple Morden and also Royston)	6 / Noted.
161	MKA Ecology / 4.3.1	Para. 4.3.1 Add that an absence of records does not mean an absence of the species (I see this is added at 5.4.2!)	6 / Noted.
162	MKA Ecology / 4.5	4.5: Cracking picture of a hare!	5 / Noted.
84	Hopkins Ecology / 4.5.5	In section 4.5.4, it would be useful to mention the locations of the local B-Lines (running through the west and south of the Greater Cambridge area).	6 / Link to plan included in SPD.

Rep ID	Respondent/SPD section	Representation	Theme/Response
163	MKA Ecology / 4.5.4	Para. 4.5.4: Plantlife Important Plant Area at Chippenham Fen and Wicken Fen too far for consideration? https://www.plantlife.org.uk/uk/nature-reserves-important-plant-areas/important-plant-areas .	6 / These sites are outside of Greater Cambridge.
171	MKA Ecology / 5.5.1	Para. 5.5.1: Suggest that retaining and enhancing existing biodiversity features will help to make it easier to deliver a biodiversity net gain?	6 / Noted. Text amended to reflect comments.
145	Natural England / Section 5	Natural England supports the information and reference to key guidance presented within Chapter 5: Biodiversity and the development management process. We welcome that this is focused on the application of the ecological mitigation hierarchy and makes detailed reference to Natural England's Impact Risk Zones (IRZs).	5 / Noted.
207	Anglian Water / Section 5	Section 5 Development Management Process: Figure 5 illustrates that without monitoring, reporting, management and corrective action and possibly enforcement all the previous steps from policy formulation to scheme approval and implementation may prove in effective. Responsibility for monitoring, reporting and corrective steps and then subsequent higher-level/ GC scale assessment to inform policy review needs to be clearly set out. For example, one of the lessons from Northstowe is that opportunities for integrated water management need to be considered early and appropriate scales and the effectiveness of implementation used to inform layout and design options for later stages in the development. This will then also enable assessment by the Records Centre (para 5.4.14) of the effectiveness of the wider policy and specific habitat and species measures. This is alluded to later in paragraphs 5.5.30. 5.7.2 and 5.8.3 and we would support greater clarity	2 / Noted. BNG Monitoring will be a requirement for local planning authorities within the Environment Act. At present no government guidance or secondary legislation is in place.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		on responsibilities to aid the effectiveness of the SPD. The SPD needs to more clearly set out roles in monitoring the biodiversity plans approved in planning applications. This may include developing capacity at a local community level with organisations such as the Wildlife Trust. Anglian Water is working to improve our own performance monitoring and reporting to demonstrate the effectiveness of nature- based solutions, for example.	
210	Anglian Water / Section 5	Section 5 Development Management Process: Anglian Water is working on approaches for our projects which enable biodiversity net gain delivery for linear projects such as pipelines where either we don't own the land, or the land area is limited and/ or has minimal long term land take and impacts. For example, our approach to baselining of all our assets gives us the ability to identify net gain locations which have more than local benefits or to work with local partners such as Highway Authorities to support enhanced net gain on roadside verges potentially alongside small- scale Anglian Water network and maintenance works. We ask that there is sufficient flexibility in the SPD and its implementation to support these innovations.	6 / Noted. No change proposed. Offsite BNG is supported in principle in following mitigation hierarchy and BNG best practice. National and Local BNG mechanisms are still in their infancy but remain flexible.
164	MKA Ecology / 5.1.1	Figure 5: Stages within the development management process - Seems to indicate that Mitigation, compensation and enhancement plans come after the Application. Would it be helpful to have the word 'Enact' before 'Mitigation, compensation....'	6 / Comments noted. Not amended. The Mitigation compensation and enhancement information follows logically from the key message in the line before 'Provide the Councils with certainty of impacts, and

Rep ID	Respondent/SPD section	Representation	Theme/Response
			details of proportionate mitigation and compensation'. Not considered necessary to add to this.
187	Countryside Properties / 5.1.1	Figure 5: The SPD has sought to provide a simplified diagrammatic representation of the stages within the development management process at Figure 5 of the SPD. Whilst it is recognised that this will be of assistance to those not directly involved in the development management process, concern is raised that this does not reflect the nuances that apply in how the key messages stated are in fact to be applied.....Whilst we acknowledge that the document should be read as a whole, we would suggest that the insertion of “wherever possible” or such similar terminology into both Figure 5 and the introductory sentences of the Biodiversity Issues where relevant	6 / Noted. Not amended. The SPD provides a clear steer on the process. Justifiable deviations from this can be agreed with officers on a case-by-case basis.
130	Cambridge Past, Present & Future / 5.2	Section 5. Biodiversity in the Development Management Process 5.2. Overarching principles. Strict adherence to the mitigation hierarchy is essential to protect biodiversity, particularly to avoid damage or loss in the first place through, for example, less damaging alternative sites or designs. The hierarchy then goes on to describe the other key stages of mitigation and possible compensation. Offsetting damage to the natural environment can be difficult and problematical. With regard to the latter, Local Authorities need to be fully confident that any mitigation strategy will work, its effectiveness monitored over time and sufficient legal and financial provisions exist to secure any remedial action (See further comments on the latter below). Compensation to provide alternative habitat can be even more difficult and should only ever be regarded as a	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		last resort. It also needs full justification of why harm cannot be avoided; arguably irrevocable damage to important biodiversity sites or species should only ever be considered if there is a clear public interest at stake. It is appreciated that the SPD covers the process by which the mitigation hierarchy operates and mentions overarching principles and standards. However, more emphasis to the need for strict adherence to the mitigation hierarchy and the potential practical difficulties that may be involved in securing effective mitigation or compensation would be welcome.	
231	RSPB – 5.2.1	5.2.1 - 'Mitigate' should include reducing impacts through project design, and implementation of construction and operational measures.	6 / Noted. This is considered to be covered by 'Avoid'
165	MKA Ecology / 5.2.3	Para. 5.2.3: Seeking advice from an ecological consultant at an early stage in the process will help to avoid delays and also ensure that biodiversity is considered from an early stage making integration more achievable.	6 / Noted. Text amended to reflect comments.
131	Cambridge Past, Present & Future / 5.2.5	5.2.5. The SPD indicates that: 'The approach to following the hierarchy should be informed by the ecological value of the habitats and species to be affected. Impacts to Priority habitats and species should always be avoided, if possible, but mitigation or compensation for other species and habitats is also desirable .' (emphasis added). There may be occasions when mitigation or compensation for non-priority species and habitats is not just desirable but required and the wording in the guidance should be changed to reflect this.	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
71	Universities Superannuation Scheme / 5.3.1	Paragraph 5.3.1 of the Biodiversity SPD states that “The easiest way to avoid a negative impact on species and habitats and to maximise the gain for biodiversity that can be achieved from a development is to select a site that has low existing ecological value and low strategic potential for habitat creation, buffering or connectivity”. USS notes the Council’s reasoning for this and agrees that in some cases certain sites are inherently not suited to supporting high levels of biodiversity. USS requests that the Council provides further clarification in Paragraph 5.3.1 to provide examples of the types of sites with low existing ecological values where there is likely to be low strategic potential for improvements such as industrial sites and sites adjacent to infrastructure.	3 / Noted. Text amended to reflect comments.
188	Countryside Properties / Biodiversity Issue B2	Such a concern also applies to a number of the opening statements of the identified Biodiversity Issues. For example Biodiversity Issue B2 – Protection of irreplaceable habitats states: “Developers will be expected to avoid direct and indirect impacts on irreplaceable habitats and embed measures to achieve this within the design of any development proposal.” The supporting text does however go on to explain the balancing exercise which would be undertaken if the proposals would result in the loss, deterioration or fragmentation of irreplaceable habitats. Whilst we acknowledge that the document should be read as a whole, we would suggest that the insertion of “wherever possible” or such similar terminology into both Figure 5 and the introductory sentences of the Biodiversity Issues where relevant would aid in clarity and understanding. Updates are considered to be required to Biodiversity Issues B2, B4 and B5.	6 / Noted. Not amended. The SPD provides a clear steer on the process. Justifiable deviations from this can be agreed with officers on a case-by-case basis.

Rep ID	Respondent/SPD section	Representation	Theme/Response
166	MKA Ecology / Biodiversity Issue B2	Biodiversity Issue B2: For the avoidance of doubt, I wonder if it would be helpful to state what exceptional reasons are? In the NPPF there is a small footnote stating 'for example, infrastructure projects (including NSIPs, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat). The NPPF refers to 'wholly exceptional reasons' – I wonder if the wording in this section should be worded more forcefully, the NPPF seems to allow this?	6 / Noted. Text amended to reflect comments.
132	Cambridge Past, Present & Future / 5.3.3	5.3.3. This refers to development predicted to result in impacts on irreplaceable habitat and indicates that compensation strategies should include contribution to the enhancement and management of the habitat. However, it should also be noted that the duty to restore important habitats that are, for example, in unfavourable condition, should apply as a freestanding obligation. Compensation for damaging development to a site by way of its habitat enhancement and management should not substitute action that should be happening anyway. This should be made clear in the guidance.	6 / Noted. Text amended to reflect comments.
170	MKA Ecology / 5.4 Pre-app advice	Section 5.4: Within this section, is there value in making the seasonality of ecological surveys clear? As consultants this is often one of the biggest obstacles for our clients. Sadly, I don't think CIEEM have a survey calendar available to reference. Perhaps a statement to make clear that surveys are seasonal and consulting an ecologist at an early stage will help to avoid seasonal delays. (I now see this in Appendix 2! Perhaps reference in the text?).	6/ Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
109	Hopkins Ecology / 5.4 Pre-app advice	5.4 The key point is that achieving net gain significantly reduces developable areas and delivery rates: Greater land areas will be required to achieve housing targets. The implications of a 20% net gain could include a requirement for additional land for the delivery of current housing targets, with implications for the number of currently allocated sites. Within emerging plans it would require additional land to be allocated.	1 / Noted. Not amended. The SPD seeks an aspiration 20% BNG and is not creating new policy.
87	Hopkins Ecology / 5.4.1	5.4.1 "Data search requests should be for a minimum 1 km buffer from the red line boundary for protected and priority species and 2km for all designated sites". This should be less prescriptive, to allow for data searches from centre points. Its is also considered that in some contexts data searches are unlikely to be informative, such as some householder applications with very small zones of influence. This should be acknowledged in the SPD.	6 / Noted. Not amended. If application seeking to deviate from this requirement then can provide justification on a case-by-case basis.
167	MKA Ecology / 5.4.1	Para. 5.4.1: CIEEM's guidance on 'accessing and using biodiversity data in the UK' (https://cieem.net/wp-content/uploads/2016/03/Guidelines-for-Accessing-and-Using-Biodiversity-Data-March-2020.pdf) does give some provision for assessments without a data search (section 7.8) although these are rather specific and stating so here may make it overly complicated?	6 / Noted.
133	Cambridge Past, Present & Future / 5.4.2	5.4.2. This indicates that where there is a predictable impact on biodiversity and insufficient ecological information is submitted to support determination, the Councils are likely to refuse an application. This is also repeated in subsequent sections of the SPD and is strongly supported. Local Authorities should always take a precautionary approach and refuse	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		consent when the required ecological information is lacking or where up to date surveys have not been provided.	
88	Hopkins Ecology / 5.4.3	5.4.3 "...any sensitive records should only be shown at 10km resolution" This is a little inconsistent with the recommendation for data to be from a 1km radius, which is more precise than the 10km resolution suggested.	6 / Noted. Not amended. Sensitive data can be used to inform the application, but not shown at high resolution within public documents.
89	Hopkins Ecology / 5.4.5	5.4.5 requires 'all protected and Priority species ... to be moved'. This is not necessarily appropriate for mobile species with Priority status (e.g. many birds) or species which simply cannot be captured in meaningful numbers (e.g. widespread moths).	6 / Noted. Text amended to reflect comments.
168	MKA Ecology / 5.4.7	Para. 5.4.7: Reference the CIEEM advice note on lifespan of ecological reports? https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf	6 / Agreed. Amended in Section 5.4.7.
169	MKA Ecology / 5.4.8	Para. 5.4.8: PEAs also a means of identifying the ecological opportunities at a site?	6 / Noted. Not amended as covered later in SPD.

Rep ID	Respondent/SPD section	Representation	Theme/Response
73	Universities Superannuation Scheme / 5.4.8	<p>Paragraph 5.4.8 of the Biodiversity SPD advises that Preliminary Ecological Assessments should be commissioned at the earliest stages of design, and their results should influence the layout and form of the proposals. USS acknowledges the benefits of commissioning Preliminary Ecological Assessments at an early stage for sites where there is likely to be significant ecological gain. However, for sites such as brownfield sites where the existing ecological value will be limited based on the criteria set out in the SPD, it is crucial that the Preliminary Ecological Assessment is not read in isolation since such sites have the potential to improve on the base position. Decisions about layout and form should be based on a full suite of technical documents, including flood, drainage, contamination, highways etc to ensure that the optimum design is achieved. Failure to do this could result in poorly designed developments. USS requests that the Biodiversity SPD is updated to explain that the results of Preliminary Ecological Assessments should not be viewed in isolation. For example, if protected species are found on a site through the Preliminary Ecological Assessment this should not be seen as a barrier to development but a benefit as it enables biodiversity enhancement. Translocation can also be used effectively to promote and improve biodiversity, which is a positive impact of redeveloping brownfield sites. USS also requests that the Biodiversity SPD states that if Preliminary Ecological Assessments identify that further surveys are required, then the Council should adopt a pragmatic approach to timings of these surveys. Additional surveys are often needed to understand detailed mitigation but not for the principle of development. Therefore, the requirement could be by condition where appropriate.</p>	5 / Noted. SPD request Preliminary Ecological Assessments to inform early design and integration into the development.

Rep ID	Respondent/SPD section	Representation	Theme/Response
134	Cambridge Past, Present & Future / 5.4.11	<p>'Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. However, if this is known to have happened, the condition of the site on or after 30th January 2020 will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of the emerging Environment Bill.' The intention to set a baseline date for the predevelopment biodiversity of a site in line with the emerging Environment Bill is noted. However, it is possible that habitat clearance of site may have taken place before 30th January 2020. Indeed, this happened in a recent case regarding development south of Coldhams Lane in Cambridge where habitat clearance of a City Wildlife site happened several years ago. In this case, information and records of the site of the site before its clearance are available but have not been taken into account by the applicant. CPPF and others object (inter alia) to the proposal because the full biodiversity value of the site is not represented and this, in turn, affects the real value any net biodiversity gain claimed. The intention of the Bill is to provide legal certainty regarding relevant dates with regard to future planning applications. However, the way this is quoted in the guidance is potentially misleading because it implies that any damage prior to 30th January 2020 will not be taken into account. We do not believe it is the intention to of the Bill to legitimise in any way acts of deliberate damage before 30th January 2020 and would argue strongly that this is certainly not the case when clear information exists about the biodiversity value of a site before that date. In such cases Local Planning Authorities should take into account the past biodiversity value of a site as material consideration in any planning decision, including the assessment</p>	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		of net biodiversity gain. The current draft guidance is potentially misleading and should be amended accordingly (This comment also applies to para 5.5.31).	
147	Natural England / 5.4.11	We suggest that the relevant part of section 5.4.11 should be reworded slightly to read as follows: However, if this is known to have happened on or after 30th January 2020, the condition of the site will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of the emerging Environment Bill.	6 / Noted. Text amended to reflect comments.
90	Hopkins Ecology / 5.4.11	5.4.11 requires the baseline to be established before 'site clearance or other habitat management work'. This is presumably to prevent the baseline value from being lowered by removing key features, however the definition of 'habitat management work' is too vague and could prevent normal activities on site that are unrelated to development.	5 / Noted. Disagree. Habitat management in advance of survey work could impact on the survey findings and baseline BNG for the site.
253	RSPB / 5.4.11	5.4.11 - calculation of biodiversity value before site clearance - support	5 / Noted.
256	RSPB / 5.4.14	5.4.14 - the sharing of biodiversity data with the local records centre and recording of 'grey data' - support	5 / Noted.
93	Hopkins Ecology / Biodiversity Issue B4	Secure the provision of appropriate public access to natural green spaces' should be better defined. While 'appropriate' potentially covers circumstances where such access could be detrimental, there should nevertheless be a greater caveat with respect to sites that are vulnerable to recreational disturbance.	5 / Noted. Not amended. For conciseness the term 'appropriate' covers this point.
254	RSPB / Biodiversity Issue B4	Page 40 - support for the list of habitats considered important for biodiversity, especially points 4 & 5.	5 / Noted.

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113	The Wildlife Trust / Biodiversity Issue B4	Chapter 5 Biodiversity Issue B4 – Conserving & Enhancing Biodiversity Bullet 5 - We suggest that bullet 5 is amended, because as currently worded it is ambiguous and could be read as suggesting the delivery of Nature Recovery Networks can only occur within the built environment, which is clearly not the case. We therefore suggest removing “within an otherwise built environment”.	6 / Noted. Text amended to reflect comments.
114	The Wildlife Trust / Biodiversity Issue B4	Bullet 6 – Again restricting the wording of this bullet point to the built environment seems overly restrictive? We therefore suggest removing “an otherwise built environment”.	6 / Noted. Text amended to reflect comments.
92	Hopkins Ecology / 5.5	Section 5.5: Design Stage: Under Biodiversity Issue B4 – Conservation and enhancement of biodiversity, policy requirement 1 is to: “Secure the conservation management and enhancement of natural and semi-natural habitats in the landscape together with the biodiversity that they contain and seek to restore and/or create new wildlife habitats.” More clarity is required on the scope of this and how is this to be achieved.	5 / Noted. Not amended. Requested detail provided later in the text.
110	Hopkins Ecology / 5.5	5.5 Where off-site measures are required, then the difficulties identified above will be compounded in terms of finding and securing suitable areas for enhancement. Further, there is a requirement for the identification of a mechanism for delivery of net gain as part of any application, which will add substantially to costs and time required to prepare planning applications, in effect requiring detailed S106 agreements to accompany applications. This point needs to allow for developers to use a range of providers to achieve off-site measures, including the use of financial payments to providers without the need for the location of measures to be identified as the application stage.	2 / Noted. These requirements reflect the Environment Act provisions, and do not amount to a requirement for s106 agreement to be prepared at the time of application.

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225	National Trust / 5.5	5.5 Biodiversity in the development management process (Design Stage): The National Trust supports the recommendation that the new Local Plan policies should instruct a higher percentage of Biodiversity Net Gain (BNG) than the 10% figure which is expected to be required by the Environment Bill. We support the 'Doubling Nature Vision' (adopted by South Cambridgeshire Council) which seeks a 20% level of BNG above pre-development baseline conditions. The National Trust support the use of planning conditions and obligations to secure both on and off-site habitat creation and biodiversity enhancements. In our view, contributions to appropriate off-site projects can be a very effective way to achieve biodiversity gain and can deliver significant benefit to local communities.	1 / Noted.
232	RSPB / 5.5	5.5 - Design Stage - with regards to 'provision of appropriate public access to natural green spaces', it would be worth including some wording here, or a footnote defining what 'appropriate' is - particularly in relation to sensitive local habitats that could be impacted by inappropriate access.	6 / Noted. Not amended. Appropriate public access would depend on location, habitat type and species present, to be agreed on a case-by-case basis.
172	MKA Ecology / 5.5.1	Para. 5.5.2: State that it may be necessary to consider recreational impacts on habitats outside the site boundary for residential schemes?	6 / Noted. Not amended. The current wording notes that 'the potential impact of public access must be fully considered' which would include recreational impacts outside the site boundary

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			where relevant. No further wording necessary.
94	Hopkins Ecology / 5.5.1	The inclusion of a site where the presence of 'Priority species or habitat' is 'considered important for biodiversity' is overly vague. For example, the presence of some such widespread species (e.g., many birds or moths) could be expected on most sites. This should be caveated with 'significant population' or other wording. This has implications as to whether the requirements of 5.5.1 can be achieved where the 'existing value' (species or habitat) is widespread on a site, but for which the wider value is low.	5 / Noted. Current wording considered appropriate to guide application.
95	Hopkins Ecology / 5.5.1	Further, sites considered important for biodiversity include those which: "Have the potential to assist in the delivery of National, County or District Nature Recovery Networks and clearly act as a stepping-stone, wildlife corridor or refuge area within an otherwise built environment." This, by implication, includes most brownfield sites. The following section, 5.5.1, states that for such sites, "Management should be sustainable for the long-term, with clear objectives guided by the site's existing habitat features and species, as appropriate to location and environmental conditions." It is unclear how development of brownfield sites is compatible with this policy.	5 / Noted. These comments are outside the scope of the SPD which does not identify which locations are suitable for development.
233	RSPB / 5.5.1	5.5.1 - suggest remove 'where possible, to' - this seems unnecessarily weak. Long term sustainable management - we welcome this but suggest there may need some text considering how this might be done in practice - and ensuring any committed sums are suitably conservative.	6 / Noted. Regarding 'where possible, to' – agreed. Text amended. Regarding long term sustainable management - no amendment proposed.

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			Providing explanation of this term would require considerable detail which would not be appropriate in the SPD.
135	Cambridge Past, Present & Future / 5.5.2	5.5.2. The caveat regarding the need to fully consider potential impacts of increased public access on important habitats and species is welcomed. This issue is becoming increasingly important as recreational pressure on existing sites in Cambridgeshire increases (see also comments re SANG below).	5 / Noted.
106	Hopkins Ecology / 5.5.3	Paragraph 5.5.30 requires the identification of a mechanism for delivery of net gain as part of any application. This is a level of detail which will add substantially to costs and time required to prepare planning applications, in effect requiring detailed S106 agreements to accompany applications. This could further reduce delivery rates for new housing, and possibly impact smaller schemes and developers disproportionately, while larger schemes may have greater flexibility in masterplan designs.	1 / Noted. No proposed amendment. These requirements reflect the Environment Act provisions, and do not amount to a requirement for s106 agreement to be prepared at the time of application.
74	Universities Superannuation Scheme / 5.5.4	Paragraph 5.5.4 of the Biodiversity SPD states that the Council will expect "That on all major housing developments 50% of the dwellings/units will have features such as integrated bird, bat or insect boxes provided in close association with the properties. On all other sites suitable provision for biodiversity enhancements shall be negotiated to achieve a similar standard." USS acknowledges the benefits of integrating bird, bat or insect boxes in properties but notes that on constrained sites, it is not always suitable to provide these in a large proportion of units especially if	6 / Noted. Biodiversity Issue B5 – Biodiversity provision in the design of new buildings and open spaces amended to note that bird, insect and bat boxes should be located individually or clustered in

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		<p>these are apartments. Instead it can often be better to focus them on a smaller number of units located in the optimum position for wildlife on the Site. Where these are apartment blocks, these may be located in several locations along the roof or in select locations on the façade, rather than in every apartment. USS therefore requests that the following sentence is added to paragraph 5.5.4: “On constrained sites, particularly those with a large number of apartments, practical consideration should be given to prioritising bird, bat or insect boxes in optimum areas of the site.”</p> <p>It is key that the Biodiversity SPD is sufficiently flexible for the most appropriate ecology improvements to come forward on individual sites. This will need to be determined through ecology surveys and master planning of each site. It may be possible to exceed the minimum ecology improvements set out in the Biodiversity SPD for example by adopting alternative approaches. USS requests that this is noted in the Biodiversity SPD.</p>	<p>appropriate locations within the development.</p>
218	Individual - name provided / 5.5.4	<p>Aftercare does not have much emphasis. I noticed it is mentioned in 5.5.4 h) and in 5.8.1. Enforcement of maintenance should be strong but would be time consuming.</p>	<p>2 / Noted. Referenced through Ecological Landscape Management Plan Conditions.</p>
234	RSPB / 5.5.4	<p>5.5.4 - Waste removal from site should be at a minimum. A paragraph on re-purposing for other use should be added. For example: Timber can be used for deadwood habitat and additionally creative features in landscape. Woody brash can be used in hibernacula as too can brick rubble and aggregates. Waste aggregates and crushed demolition materials can be used as nutrient poor substrate in replicate brownfield landscaping. See section 5.5.7.</p>	<p>6 / Agreed. Section 5.5.7 amended to include ' Natural timber and aggregate waste from site should be retained and repurposed for habitat creation such as hibernacula</p>

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			and low nutrient banks wherever possible'.
173	MKA Ecology / Biodiversity Issue B5	Biodiversity Issue B5: Great to get the numbers in here, particularly for commercial applications which are always quite difficult to gauge. For point 2 should that percentage be upped to 100%. Not much to ask when you consider the small proportions of budgets and the profit margins. It's not clear why smaller developments should have a greater requirement. I would argue that larger scheme should be making a greater contribution. Is there any leverage for inclusion of ponds in larger schemes? Given their value for wildlife it would be super to try and encourage their creation. We are regularly told they are not possible, but I suspect with a bit of encouragement within a document such as this it may be easier to achieve.	6 / Noted. Biodiversity Issue B5 amended to state "that on all residential housing developments, there should be an equal number of integrated bird box features as there are dwellings for building-dependent birds".
189	Countryside Properties / Biodiversity Issue B5	Biodiversity Issue B5: Whilst we are generally supportive of the requirements of Biodiversity Issue B5 which relates to biodiversity provision in the new buildings and open spaces we do have some detailed comments regarding the requirements proposed	5 / Noted. See response to more specific comments.

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235	RSPB / Biodiversity Issue B5	Biodiversity Issues B5, point 2 (p.42) - Specifically regarding swift boxes, the standard advice for swift bricks is a 1 brick per house but not in the literal sense. Its normal to suggest 2-4 boxes on a selection of houses but totalling the number of housing units. As worded, this could be interpreted as just 50 boxes 1 on each of 50 houses. Numbers of bat/insect bricks are fewer and limited by lots of other variables such as lighting plans, the vicinity of good vegetation cover/sources of nectar, having only to face southerly aspects, etc. Also needs to make reference to: BS42021 Integral nest boxes – Design and installation for new developments – Specification. It's still not published but coming soon - hopefully by end of year.	6 / Support proposed increase of required integrated nest box provision. B5 wording has been amended accordingly.
190	Countryside Properties / Biodiversity Issue B5	Countryside support the overall requirement that the equivalent of 50% of the dwellings/units on development sites should include integrated bird, bat or insect boxes. We would however suggest that rather than an arbitrary requirement for these to be distributed evenly across the number of units, these can sometimes be best focused in clusters on certain units where these link to important ecological features such as hedgerows and open spaces. It is considered that such an approach would be of greater ecological benefit and it is considered that appropriate flexibility should be introduced into the policy to allow for such a scenario.	6 / Noted. Text amended to reflect comments.

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140	Action for Swifts, Fulbourn Swifts and Over & Swavesey Swift Conservation Project 2020 / Biodiversity Issue B5	<p>Provision of nesting and roosting bricks. The introductory paragraph of the Draft Biodiversity SPD says “ ...'Both Cambridge City Council and South Cambridgeshire District Council have declared a biodiversity emergency, and strongly support a step change in the protection and enhancement of biodiversity in Greater Cambridge’ “ However, the proposals for integrated bird, bat or insect boxes are no different from the last SPD in 2009, let alone “a step change”. The draft proposal is: ‘That on all major housing developments 50% of the dwellings/units will have features such as integrated bird, bat or insect boxes provided in close association with the properties. On all other sites suitable provision for biodiversity enhancements shall be negotiated to achieve a similar standard’ Since 2009, standards have advanced to an expectation that the number of integral bird boxes in a development should equal the number of dwellings and that provision for bats and insects should be in addition to this. Already, a number of SPDs across the country carry this level of provision, for example that of Oxford City Council within the Ox Cam Arc:</p> <p>https://www.oxford.gov.uk/info/20067/planning_policy/745/planning_policy_-_technical_advice_notes_tan. This issue is particularly important because cavity nesting birds, which have nested for generations in older houses in holes and cavities under the eaves and in walls, are in dramatic decline. Sparrows and starlings are Red Listed, and swifts have declined at an average rate of 5.4% per annum over the last 10 years and by 60% in the last 25 years, so we anticipate that the swift will move from the Amber to the Red list at the next BoCC revision expected in December 2021. We strongly suggest that in Biodiversity Issue B5 of the Draft</p>	6 / Support proposed increase of required integrated nest box provision. B5 wording has been amended accordingly.

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		<p>Biodiversity SPD:</p> <ul style="list-style-type: none"> ● The level of bird nest brick provision be increased to 1 per house and 1 per 2 flats in line with current good practice. ● Also, there should be guidance on provision of nesting and roosting bricks for all types of building such as schools, student accommodation, hotels and offices. ● The level of bat roosting bricks be addressed separately and at the rate suggested in the Oxford City Council Guidance (see above) subject to site location and features. ● Pollinator provision be addressed mainly through planting schemes, recognising that the presence of hedges and shrubbery and nesting birds close to homes is important for enhancing the wellbeing of residents. 	
75	Universities Superannuation Scheme / 5.5.5	<p>Paragraph 5.5.5 of the Biodiversity SPD requires the design of new developments to “seek to retain habitats of value to biodiversity wherever possible. Even for small scale developments, this would include boundary hedgerows, trees and any pond on site and these can provide the framework for the setting of the scheme layout as well as contributing to the post development network for nature and people.” USS agrees that habitats should be retained in situ where possible. USS also notes that where comprehensive redevelopment of sites is brought forward, it is not always possible to retain existing habitats in their entirety. USS notes that in some cases, habitats can be expanded and improved by being translocated rather than being retained in situ. USS acknowledges that paragraph 5.5.5 caveats this requirement as ‘where possible’ and supports this.</p>	5 / Noted.

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236	RSPB / 5.5.5	5.5.5 - suggest 'design of new developments should retain habitats of value to biodiversity.' Again the additional wording unnecessarily weakens the text.	6 / Agreed. Text amended to reflect comments.
96	Hopkins Ecology / 5.5.6	5.5.6 "Landscape design will be required to enhance existing habitats and link them to new habitats created within the development site that are suited to the landscape character." It is unclear how enhancing existing habitats is compatible with paragraph 2 under Biodiversity Issue B4, which states that development should: "Secure the provision of appropriate public access to natural green spaces." Public use of existing habitat is likely to increase with development, and bring with it challenges like nutrient enrichment, littering and disturbance.	5 / Noted. Public access and enhancement of habitats needs to be balanced within the landscape design.
237	RSPB / 5.5.6	5.5.6 - Landscape design should also be integrated into net gain considerations. It would be good to reference the NHBC 'Biodiversity in new housing developments' - https://www.nhbcfoundation.org/publication/biodiversity-in-new-housing-developments-creating-wildlife-friendly-communities/	3 / Noted.
85	Hopkins Ecology / 5.5.8	5.5.8 repeats earlier text relating to the solitary bees.	5 / Noted. The repeated text provides a description supporting the image.
97	Hopkins Ecology / 5.5.9	5.5.9 "Green roofs should support diverse habitats of local relevance rather than sedum monocultures, which have aesthetic appeal, but limited value to biodiversity." There are two points here: First, the value of Sedum roofs is possibly not as low as suggested. For example, the Buglife guide 'Creating Green Roofs for Invertebrates' indeed lists more rare and common species as present on Sedum roofs than extensive roofs (see Table 2 within the guide). Anecdotally, Sedum roofs potentially have	5 / Noted. Not amended as sedum up to 25% of roof areas is referenced and SPD seeks a diversity of green roof types.

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		greater value at certain times than extensive roofs, e.g. for pollinators. We would propose a modification of wording to be somewhat more positive about the value of Sedum.	
98	Hopkins Ecology / 5.5.9	5.5.9 Second, the policy should also recognise significant constraints that are relevant in some contexts. Specifically, green roofs can add substantially to the weight of roofs, particularly larger spans as within commercial or public buildings. This would have knock-on impacts to sustainability (e.g. additional steel requirements) and costs. Green roofs may also limit the use of roofs for solar panels and other uses.	5 / Noted, text amended to note that biodiverse roofs and walls will be encouraged where appropriate, as part of a wider strategy of biodiversity enhancements.
208	Anglian Water / 5.5.9	From a net gain perspective paragraphs 5.5.9 and 5.5.10 references green and brown roofs. From a value for money business point of view Anglian Water is not convinced these provide the biodiversity return from investment as they can be relatively cost prohibitive and unpractical on some if not most of our sites. We ask that at our sites we work with the Councils to develop options which have an overall greater impact which can require less carbon intensive construction.	6 / Noted, text amended to note that biodiverse roofs and walls will be encouraged where appropriate, as part of a wider strategy of biodiversity enhancements.
238	RSPB / 5.5.9	5.5.9 - Suggest the last sentence is open to abuse and developers may see this as an alternative to integral boxes. We suggest tree boxes particularly for starlings, so to make the wording more specific you could amend to 'Where appropriate, high quality durable boxes to target starlings, can also be provided on retained trees within the public realm adjacent or in proximity to short amenity grassland.'	6 / Noted. Not amended. 5.5.9 refers to boxes in addition to the integrated requirement detailed in B5.

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76	Universities Superannuation Scheme / 5.5.9-5.5.12	Paragraphs 5.5.9 to 5.5.12 of the Biodiversity SPD encourage the provision of biodiverse green and brown roofs. USS acknowledges the benefits of green and brown roofs and the contributions they can provide to improving biodiversity on constrained sites where this is not possible at ground level. However, USS also notes that green and brown roofs are not always the most appropriate solution. On smaller roof spaces the space could have limited biodiversity success as a green or brown roof and may be better suited to accommodating solar panels or for helping to reduce flood risk by providing adequate drainage for example. To provide sufficient flexibility, the SPD should note that the provision of green or brown roofs should be decided on a case-by-case basis, informed by technical assessments. USS therefore requests that the document is updated to state “where appropriate as part of a wider strategy of biodiversity enhancements” with regard to the encouragement of green and brown roofs.	6 / Noted, text amended to note that biodiverse roofs and walls will be encouraged where appropriate, as part of a wider strategy of biodiversity enhancements.
99	Hopkins Ecology / 5.5.12	5.5.12 The reference to the DEFRA Biodiversity Metric and the condition scores has been superseded by the latest release (3.0, July 2021) and needs to be revised.	6 / Noted. All references to the DEFRA Biodiversity Metric within the SPD have been updated.
239	RSPB / 5.5.12	5.5.12 - maybe worth paragraph reference to 'biosolar green roofs'. Solar panels work more effectively in conjunction with a green roof. Although the panels are not in shot - the image is of the biosolar green roof on the DAB in Cambridge.	6 / Noted. Biosolar green roofs are referenced within the Sustainable Design and Construction SPD.

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209	Anglian Water / 5.5.13	Para 5.5.13 to 5.5.17: Anglian Water supports the approach set out in paragraphs 5.5.13 to 5.5.17 on Sustainable drainage systems. We are seeking to secure the commencement of Schedule 3 of the Flood and Water Management Act by government and so introduce a stronger presumption in favour of SuDS.	5 / Noted.
240	RSPB / 5.5.13	5.5.13 - (SUDS) - This section is too weak and could do with a lot of expanding - maybe over two pages (or more?). Its arguably one of the most important components of a new development. Cambridge has the opportunity to lead the way while everyone sits on the fence in England with regards to design of 'real SuDS'. It will also provide wider opportunity and benefits for public amenity and biodiversity. Its misses the value and benefits of source control. As well as the referenced guide these documents are useful: https://www.cambridge.gov.uk/media/5457/suds-design-and-adoption-guide.pdf https://www.eastcambs.gov.uk/sites/default/files/C687%20Planning%20for%20suds.pdf_0.pdf	3 / Noted. Not amended. SUDS is addressed in the referenced Cambridgeshire Flood and Water SPD and Cambridge Sustainable Drainage Design and Adoption Guide.

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136	Cambridge Past, Present & Future / 5.5.13 - 17	<p>5.5.13 - 17. This section refers to sustainable drainage. The availability of water of an adequate quality and volume is of crucial importance to both the protection of existing biodiversity and its future enhancement. It is disappointing that the SPD does not give greater emphasis to this as a headline issue. Planning decisions can influence the quantity and quality of water with further potential effects on biodiversity in a number of ways. For example, the use of streams and rivers to carry the outfall from sewerage treatment could have critical effects on wildlife. In addition, whilst water availability is, of course, a relevant constraint that the planning system should consider, the capacity of our watercourses to dispose of treated water waste is likely to be a more binding one. Furthermore, consideration must also be given to the, climate-change-induced, greater frequency of storm events. Without increased investment by the water authorities the frequency of storm events leading to raw sewerage being discharged is likely to increase, even at current levels of development. Another potential consequence of planning decisions is the demand for increased abstraction of better-quality water from aquifers leading to more pressure on vulnerable wildlife dependent on it. The guidance should highlight these key issues as they (and similar considerations) should be part of the policy framework within which development applications should be considered. This would also provide the proper context for subsequent references to development plan policies that reflect concern for the implementation and management of water conservation measures, for example in Local Development Framework North West Cambridge Area Action Plan October 2009 referred to in Appendix 1 page 68 of the draft SPD. Reference is also</p>	6 / Noted. These comments are outside the scope of the SPD which does not set policy and are more relevant to the emerging Local Plan. The SPD has been subject to Strategic Environmental Assessment screening.

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		made at para 5.6.11. to the court case R (on the Application of Preston) v Cumbria County Council [2019] EWCA 1362. This indicates that planning and other competent authorities must carry out their own assessment for plan and projects with potential significant effects. Such an assessment would also include any 'in combination effects' of other plans and projects. The assessment of in combination effects is very relevant to development that could impact on water resources and should apply to all planning decisions that could impact biodiversity. In order to do this, system wide analysis and a subsequent monitoring framework are required to take accounts of effects both upstream and possibly downstream as well. Such assessments would also require analysis of effects at a catchment area which, of course, may cover different administrative boundaries. Again, the guidance should highlight this as part of the proper decision making process for development proposals.	
91	Hopkins Ecology / 5.5.14	5.5.14 requires all biodiversity records to be submitted to the Cambridgeshire and Peterborough Environmental Records Centre. This is a little too vague and should be defined to prevent the need for records of low value being submitted, e.g. common or ubiquitous birds or plants.	5 / Noted. The Councils consider that all biodiversity records are important. No change made to SPD.
241	RSPB / 5.5.14	5.5.14 - as above SUDS will not reduce the effects of development on the water environment without source control.	6 / Noted. SUDs design guide is referenced for detailed design.
242	RSPB / 5.5.15	5.5.15 - suggest including reference to public amenity in the last sentence	6 / Noted. No amendment, captured in referenced Cambridge Sustainable Drainage Design and Adoption Guide.

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243	RSPB / 5.5.16	5.5.16 - This and a multitude of other issues would be easily addressed if developments were to be designed with kerbside bioretention (rain garden) beds. As per page 21 of referenced guide. They are also a component of source control. Removal or opening of kerbs to allow contaminated run-off into a raingarden removes the need for gulley pots. Kerbs and gulley pots are barriers and death traps to wildlife.	6 / Noted. The SPD is not a design guide. The RSPB and WWT guidance is referenced to cover this point.
244	RSPB / 5.5.17	5.5.17 - This policy perhaps needs expanding on. This is not just an issue with paved gardens but also the public realm. The street scape has far too much 'dead space' of sealed surfaces. Much of this could be better utilised as rain gardens, tree pits or ideally combined raingarden and tree pits. This would reduce run-off, absorb and treat polluted water and airborne pollutants, assist in cooling the atmosphere and provide shade.	6 / Noted. It is not within the scope of the SPD to set new policy; rather it explains how Local Plan policies should be interpreted and applied and provides guidance.
100	Hopkins Ecology / Biodiversity Issue B7	5.5.18 The DEFRA Biodiversity Metric (2.0) referenced has been superseded (July 2021, 3.0). The SPD needs to be 'future proofed' against other releases of the tool.	6 / Noted. Text amended to reflect comments.

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123	The Wildlife Trust / Biodiversity Issue B7	Overall this BNG section should identify the need to develop a delivery mechanism for BNG in Greater Cambridge, and commit to its establishment either alone or in partnership with other LPAs. The delivery mechanism will include Local Nature Recovery Strategies to identify where to prioritise biodiversity offsetting and habitat banks, policies to set the expected % net biodiversity gain, policies for determining the precise geographical location of biodiversity offsetting in relation to planned developments, a mechanism for assessing, reviewing and monitoring BNG delivery, and a mechanism for allocating BNG funding to priority projects. The SPD could also potentially facilitate the advance creation of habitat banks within the Greater Cambridge area by providing guidance as to what landowners could do to register their sites, provide a baseline BNG assessment, set out the proposed new habitats and how they will be managed through a 30 year management plan, and provide evidence that the habitats have been created. Advance creation of habitat banks to provide biodiversity offsetting credits will help ensure the delivery of compensatory habitats in advance of losses. At present landowners will not do this due to the risks that they will not be able to claim biodiversity units as additional. In the absence of a national register (proposed in the Environment Bill), a local register could help bring forward beneficial biodiversity enhancements. Para 5.8.4 alludes to the above but could be significantly strengthened.	2 / Noted. The Councils are committed to working with partners on this issue, but this topic is not within the scope of the SPD.
174	MKA Ecology / 5.5.18	Para. 5.5.18: Update to 3.0	6 / Noted. Text amended to reflect comments.

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137	Cambridge Past, Present & Future / 5.5.18	5.5.18. and 5.5.26. The Council's target for net biodiversity gain over the 10% required by the Environment Bill is welcomed and fully supported given the scale of biodiversity losses in the past. See comment re para 1.1. above - further explanation of the scale of biodiversity losses in the SPD will help to support this argument. 5.6.8. The first stage of a Habitats Regulations Assessment is triggered by a plan or project that is likely to have significant effects not adverse effects as implied by the current wording. Assessment of whether adverse effects arise follows at the Appropriate Assessment stage.	5 / Noted.
245	RSPB / 5.5.18	5.5.18 - The metric version is now 3.0.	6 / Noted. Text amended to reflect comments.
77	Universities Superannuation Scheme / 5.5.19	Paragraph 5.5 19 of the Biodiversity SPD states that "the vision seeks a 20% level of Biodiversity Net Gain above predevelopment baseline conditions." It goes on to clarify that "whilst this Supplementary Planning Document does not set this as a figure or fixed target, this aspiration may have further support with the future enactment of the Environment Bill." USS notes that the Council's strategic vision seeks a 20% biodiversity net gain for all development types. USS also acknowledges that this goes above and beyond the 10% proposed in the emerging Environment Bill so it cannot be set as a minimum target in the Biodiversity SPD.	1 / Noted.
101	Hopkins Ecology / 5.5.19	5.5.19. It is noted that the vision for 20% net gain is not a requirement of this SPD and that any recommendations for a net gain of >10% (or the value within the Environment Act when passed) will only follow negotiation and discussion. It is assumed that where any greater gain is not practical then this will not be a requirement.	1 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
195	University of Cambridge (Estates Division) / 5.5.19	We note the references in the draft SPD that local authority officers may also seek further Biodiversity Net Gain from development proposals, with a 20% BNG on-site figure specified. That would be significantly in excess of the 10% requirement that is likely to be introduced through the Environment Bill. If adopted as drafted, it would in effect result in the introduction of policy. Government guidance for plan-making is very clear on this matter - supplementary planning documents cannot introduce new planning policies into the development plan. Policy can only be introduced through the development plan documents, with the associated requirements for an evidence-based approach to feasibility and viability, and subject to independent examination. References to a potential future biodiversity net gain target, beyond that to be introduced by legislation, should be removed from the supplementary planning document in the meantime	1 / Noted. As addressed by the theme response, the SPD does not seek to impose new policy. Amendments have been made to clarify this point.
102	Hopkins Ecology / 5.5.20	5.5.20. The suggestion that off-site habitat measures to achieve net gain will be 'exceptional cases' is not necessarily agreed upon, and indeed it is likely to be far more consultation response frequent than suggested. Within the DEFRA Biodiversity Metric 3.0 achieving net gain on sites is difficult in some circumstances, and could potentially conflict with other design requirements, such as achieving high density development, particularly in urban areas such as Cambridge. The only mechanism suggested for off-site habitat measures is via S106 agreement. In practice this could be difficult for many developers to achieve, in particular on smaller schemes and for smaller developers who do not have access to suitable land. This point needs to allow for developers to use a range of providers to achieve off-site measures, including the use of financial	2, 6 / Noted. S106 agreement is currently the only legal method of securing offsite BNG.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		payments to providers without the need for the location of measures to be identified at the application stage.	
115	The Wildlife Trust / 5.5.20	Biodiversity Issue B7 – Biodiversity Net Gain. Para 5.5.20 – The Wildlife Trust suggests removing “In exceptional cases”, because a degree of offsetting is likely to become the norm for most or a significant proportion of developments. On-site delivery of BNG cannot be guaranteed over the long-term, whether the 30 years as set out in the Environment Bill, or in perpetuity, which would intellectually be a more robust position. Monitoring and review of planning conditions is not routinely monitored or enforced and there seems little prospect of this changing. In this position a precautionary approach must be taken to assessing likely biodiversity gains and the type and condition of proposed habitats within a development site. This will result in a greater requirement for biodiversity offsetting sites and habitat banks, which can be legally secured, guaranteed and enforced.	2 / Agreed. Amended to 'Where onsite option for Biodiversity Net Gain have been exhausted, compensatory arrangements to provide shortfalls required and agreed with applicants under the vision can be provided offsite'.
246	RSPB / 5.5.20	5.5.20 - need to reference the future need to implement the LNRS here, which is likely to pull all of the mentioned documents together, creating a map of all existing spaces of importance AND future opportunities for habitat creation or restoration in a given area. In doing so this should effectively coordinate ALL environmental investment in that area, including developer investment into BNG.	6 / Noted. 5.5.25-26 refers to a strategic approach to habitat creation and enhancement, including making reference to Cambridge Nature Network and the emerging Nature Recovery Network.
257	RSPB / 5.5.20	5.5.20 - Support for acknowledgement of strategic net gain objectives that developers can contribute to (although these need to be governed by the eventual LNRS).	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
116	The Wildlife Trust / 5.5.21	Para 5.5.21 – As discussed in 5.5.20 above, planning conditions are an ineffectual means of securing the long-term management, monitoring and review of biodiversity net gain habitats within development sites. Without legal certainty that a development will deliver the promised BNG habitats within a red-line boundary, a precautionary approach must be taken. The combination of paras 5.5.20 and 5.5.21 as currently worded will continue to result in net biodiversity losses from within development sites.	2 / Noted. S106 agreement currently the only legal method of securing offsite BNG.
247	RSPB / 5.5.21	5.5.21 - good to have reference here to long-term management. Suggest 'long-term management for nature' maybe more specific. Also need reference here to long term protection of these new habitats.	6 / Noted. Points covered within referenced BNG - Good Practice Principles.
186	Countryside Properties / 5.5.22	We note that the Defra Biodiversity Metric 2.0 has now been replaced by version 3.0. So that the SPD remains up to date if further revisions to the Metric are introduced, we would suggest that the SPD is updated to refer to the “Defra Biodiversity Metric 3.0 or any successor.”	5 / Noted. Text amended to reflect comments.
117	The Wildlife Trust / 5.5.24	Para 5.5.24 – This rightly identifies Biodiversity Net Gain as one of the primary mechanisms for the restoration of biodiversity across the UK. In light of this this section of the SPD needs to do more to facilitate it within the current planning policy and legal framework and the unknowns of the Environment Bill and subsequent secondary legislation.	2 / Noted. It is not within the scope of the SPD to set new policy; rather it explains how Local Plan policies should be interpreted and applied and provides guidance.
118	The Wildlife Trust / 5.5.25	Para 5.5.25 – The Wildlife Trust supports the recognition given to the Cambridge Nature Network in this paragraph (and 5.5.20).	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
103	Hopkins Ecology / 5.5.26	Paragraph 5.5.26 suggests that a value of 20% net gain in biodiversity value will be required. This contradicts 5.5.19 which suggest that values greater than required by the Environment Act (when passed) will be following negotiation. Moreover, it is unclear what the justification is for seeking a net gain of 20% in Greater Cambridge. The implications of a 20% net gain are significant in terms of developable land on sites, with knock-on impacts to features such as the density of design. In most cases this would almost certainly require off-site measures, with the difficulties identified above being compounded in terms of 'finding and securing' suitable areas of enhancement.	6 / Noted. SPD amended to make clear that a value of 20% is likely to be encouraged as best practice.
104	Hopkins Ecology / 5.5.26	Table 3 shows how the current Biodiversity Metric 3.0 responds to different permutations of post-development vegetation, using simple assumptions: in the first assumption the developable area is 60%, with a low area of on-site landscaping (10%) and a high area of mixed scrub planting (30%). This achieves a 10% net gain, but to achieve a 20% net gain the developable area has been reduced to 50%, with an increase in ornamental planting to (20%). The key point is that achieving net gain significantly reduces developable areas, with the consequence that greater land areas will be required to achieve housing targets and that in practice many developments will require off-site measures. This could have significant implications for the emerging Greater Cambridge Local Plan with the implication that assumed site capacities may need to be significantly reduced and further sites and land identified to meet housing need.	1 / Noted. These comments relate to the Biodiversity Metric 3.0 rather than to the content of the SPD.

Rep ID	Respondent/SPD section	Representation	Theme/Response
105	Hopkins Ecology / 5.5.26	Table 3. Examples of the net gain achievable for a 1ha arable site and different post development conditions. Baseline Post-development Net gain% Habitat Area Arable Developed land; sealed surface 0.6 +10% Introduced shrub 0.1 Mixed scrub 0.3 Arable Developed land; sealed surface 0.5 +19.8% Introduced shrub 0.2 Mixed scrub 0.3 The implications of a 20% net gain could include a requirement for additional land for the delivery of current housing targets with implications to the number of currently allocated sites. Within emerging plans it would require additional land to be allocated.	1 / Noted. These comments relate to the Biodiversity Metric 3.0 rather than to the content of the SPD.
157	Natural England / 5.5.26	We welcome reference to the Cambridge Nature Network and the wider Nature Recovery Network (NRN). Perhaps further consideration could be given to the key objectives of the NRN, and opportunities for developers to contribute towards its delivery, through proposed updates to the SPD when the Environmental Bill is enacted.	6 / Noted. The Councils will continue to engage with Cambridge Nature Network through the emerging Greater Cambridge Local Plan Biodiversity and Green Spaces theme, to support delivery of shared biodiversity ambitions for Greater Cambridge.
175	MKA Ecology / 5.5.28	Para 5.5.28: I think the suggestion here is that a net gain calculation will not be required until the new small site metric is available. It could provide more clarity if it expressly says this is the case?	6 / Noted. Small site metric is now available and referenced.
119	The Wildlife Trust / 5.5.28	Para 5.5.28 – The Small Sites Metric has now been published, though in beta testing form, since the publication of this SPD, so this para could be updated to represent the situation as of Sept 2021.	2 / Noted. Small site metric is now available and referenced.

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78	Universities Superannuation Scheme / 5.5.29	Paragraph 5.5.29 of the Biodiversity SPD states that for major applications, a Biodiversity Gain Plan will be expected. Whilst USS supports this aim, it should be proportionate to the potential of specific sites. For example, the Site is in a highly sustainable brownfield location which the Biodiversity SPD states is likely to have limited potential for increasing biodiversity. If the Biodiversity SPD is too prescriptive on this issue it may restrict the ability of the Site to provide housing or employment uses in a highly sustainable location. USS therefore requests that paragraph 5.5.29 clarifies that Biodiversity Net Gain Plans should be proportionate to the circumstances of individual sites. The Biodiversity SPD should also recognise that whilst Biodiversity Gain Plans are normally based on the Defra Biodiversity Metric calculation spreadsheet, this is not required by the National Planning Policy Framework and is not always the most appropriate mechanism in complex circumstances, so it should be decided on a case-by-case basis.	1 / Noted. Not amended. Minimum 10% BNG is statutory for all development and DEFRA Metric is industry standard for assessing BNG requirements. Any justifiable variation can be agreed on a case-by-case basis.
148	Natural England / 5.5.29	Section 5.5.29. should now refer to the recently published Biodiversity Metric 3.0 which updates and replaces the beta Biodiversity Metric 2.0.	6 / Noted. Text amended to reflect comments.
248	RSPB / 5.5.29	5.5.29 - suggest 'steps taken to avoid impacts on biodiversity' here need to include how they have implemented the mitigation hierarchy	6 / Noted. Amend 5.5.30 to include mitigation hierarchy.
121	The Wildlife Trust / 5.5.30	Para 5.5.30 – This paragraph should specifically reference the Cambridge Nature Network which is more comprehensive than the Opportunity Mapping referred to and is one of six priority landscape areas identified by Natural Cambridgeshire for delivery of a Nature Recovery Network locally. The West Cambridgeshire Hundreds and part of the Great Ouse Valley are also within the Greater Cambridge planning area.	6 / Noted. Text amended to reflect comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
120	The Wildlife Trust / 5.5.30	Para 5.5.30 – This para should specify that BNG habitats need to be provided for a minimum of 30 years, in line with proposals in the Environment Bill, though intellectually they should ideally be provided in perpetuity, if BNG is to be delivered.	2 / Noted. Paragraph 5.8.4 notes that the Environment Act 2021 will require an audit trail for the delivery of Biodiversity Net Gain commitments for a period of up to 30 years.
249	RSPB / 5.5.30	5.5.30 - management, monitoring and remediation is great, but also need information on how the new habitats will be protected long term.	3 / Noted. All BNG provision will be protected and managed for a minimum of 30 years as per Environment Act.
122	The Wildlife Trust / 5.5.31	Para 5.5.31 – The second sentence of this para is ambiguous. It should clearly state that the baseline for habitats will be taken as 30 January 2020, or the nearest prior aerial photographic evidence or survey. The current wording would in theory allow the destruction of a County Wildlife Site in Cambridge City 2013 to stand and for a zero value BNG baseline, when aerial photos from 2012, combined with detailed survey from 2005, could be used to demonstrate the value of the site prior to clearance. There should also be reference to the use of the precautionary principle in assessment of habitats that fall within this scenario.	6 / Noted. Text amended to reflect comments.
226	National Trust / 5.6 Application Stage	5.6 Application stage - Validation requirements: Whilst all the Biodiversity Issues listed are important, B9 and B10 are of particular interest to the National Trust with reference to our land at Wicken Fen and the Wimpole Estate.	5 / Noted.

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176	MKA Ecology / 5.6.4	Para. 5.6.4: Also reference CIEEM's guidance on report writing here, or previously? https://cieem.net/resource/guidelines-for-ecological-report-writing	6 / Noted. Text amended to reflect comments.
250	RSPB / Biodiversity Issue B8	Page 50 - 1st para - you mention that applicant information needs to include 'details of mitigation measures to avoid adverse effects on the integrity of the site(s) embedded into design of the development'. Suggest you need to define the term 'embedded' here, as care needs to be taken in the context of the Sweetman ruling that we are not taking into account 'standard' mitigation at the screening stage.	6 / Noted. No amendment proposed as links provide detailed government guidance on process.
149	Natural England / Biodiversity Issue B8	Natural England suggests minor amendments to two parts of the first paragraph of Biodiversity Issue B8 – Habitats Regulations to read as follows: To support the councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties, as Competent Authority under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended) – known as the Habitats Regulations - where development is likely to result in a significant effect on a Habitats site, proposals need to be supported by information to support preparation of the Habitats Regulations Assessment (HRA) by the Local Planning Authority. In accordance with the requirements of the Habitats Regulations the Councils' will seek Natural England's views on all HRA Appropriate Assessments and will have regard to any representation made by Natural England in issuing its decision.	6 / Noted. Text amended to reflect comments.
150	Natural England / 5.5.9	We suggest the last sentence of paragraph 5.6.9 is amended to read along the following lines: This is an 'appropriate assessment' of the implications for that site in view	6 / Noted. Text amended to reflect comments.

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		of that site's conservation objectives. Consent can only be granted when it can be ascertained by an appropriate assessment that there will not be an adverse effect on the integrity of a European Site unless, in the absence of alternative solutions, there are imperative reasons of overriding public interest and the necessary compensatory measures can be secured.	
151	Natural England / Biodiversity Issue B9	Biodiversity Issue B9 - Natural England supports development of a protocol to ensure that relevant development is accompanied by appropriate levels of survey, assessment and mitigation with regard to potential impact on the barbastelle bat population of the SAC. This will support the Councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties under the Habitats Regulations to protect the SAC.	5 / Noted.

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227	National Trust / Biodiversity Issue B9	<p>Biodiversity Issue 9 - Recreational pressure on SSSIs: Cambridgeshire is one of the fastest growing areas in England. Development inevitably gives rise to a range of off-site impacts, and these often include visitor related impacts on wildlife habitats and biodiversity. We wish to inform Greater Cambridge Planning that the SSSI, SAC and Ramsar sites at Wicken Fen are under increasing recreational pressure as a result of the significant increase in housing and population in the Cambridge area. Wicken Fen Ramsar site is mentioned as being subject to a detailed study from which a new Zone of Influence is emerging (para. 5.6.21). We are unclear as to the study this is referring to and would welcome further clarification. We would welcome discussions about a Zone of Influence for Wicken Fen either as part of the development of this SPD or in relation to the emerging Local Plan.</p> <p>In 2019 the National Trust commissioned consultants Footprint Ecology to undertake visitor surveys to help us better understand the people and communities who visit and experience Wicken Fen nature reserve and the surrounding area. This information is being used to help us plan for the future through the Wicken Fen Vision, increasing the relevance of our work to local communities and the resilience of the nature reserve to changes happening within and around it. It is also being used to inform our responses to local plan and planning application consultations (notably it has been used in our response to the proposed development at Waterbeach New Town). Recreational pressure at Wicken Fen is a significant issue for nature conservation and we therefore request that this is recognised in the SPD.</p>	<p>6 / Noted. The Councils refer in the SPD to Natural England's evidence of SSSIs currently known to be at risk from recreational pressure. Development of a policy approach is appropriate for the emerging Greater Cambridge Local Plan rather than this SPD. 5.6.21 references Impact Risk Zones for Wicken Fen and the need to seek advice from National Trust as per comments received. Wicken Fen Vision now also referenced in Section 3.6.10.</p>

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		<p>We welcome the inclusion of the suggestion that applicants of developments within the Impact Risk Zone of Wicken Fen SAC should seek advice from the National Trust regarding potential recreational pressure impacts and mitigation measures. However, the draft document does not mention Wimpole Estate's sensitivity to recreational disturbance. Significant work by the National Trust is ongoing to manage the visitor impacts on the site in relation to preventing damage to woodland habitat that supports bats (Eversden and Wimpole Woods SSSI/SAC). We would welcome inclusion of suggestion that applicants of developments within the Impact Risk Zone of Eversden and Wimpole Woods SSSI/SAC should seek advice from Natural England and the National Trust regarding potential impacts and mitigation measures. However, in order to secure appropriate mitigation, the recognition of recreational impacts needs to be underpinned by an evidence-based policy within an up-to-date Local Plan. We consider that a policy is required in either the new Local Plan or this SPD (or a reference in this SPD for the requirement of a Local Plan policy). In our view developers should consider, and where appropriate contribute towards, mitigation measures which are necessary to alleviate the impact of recreational use likely to arise from development. We would welcome further dialogue with the Council and Natural England on this matter.</p>	
192	Cambridgeshire County Council Ecology / Biodiversity Issue B9	Biodiversity Issue B9: Eversden and Wimpole Woods SAC. We would recommend reviewing this section following the findings of the detailed survey work and assessment for the A428 examination.	6 / Noted. Not amended. The information from these surveys has come too late in the process of preparing the SPD to account for them.

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152	Natural England / 5.6.17	<p>Section 5.6.17 states: All development within 5 km of the Special Area of Conservation designated site is considered by Natural England as a key conservation area with a 10 km sustenance or wider conservation area.</p> <p>Please note that Natural England is currently reviewing the Impact Risk Zone (IRZ) for Eversden and Wimpole Woods with a view to potentially extending this to 20km from the SAC boundary. This aims to ensure a more precautionary approach to the protection of the barbastelle population from the effects of development alone and in-combination. The extent of the IRZ will be informed by the findings of emerging SAC barbastelle tracking surveys being undertaken for major development schemes. It will also take into consideration the availability of suitable foraging resource which is considered to be quite scarce in the local area. As noted in section 4.2.3 of the SPD barbastelles can forage 20km and beyond, dependent on a range of factors including the availability of suitable foraging habitat. In the meantime, until the IRZ is formally amended, and accompanying guidance prepared, we suggest that the Eversden and Wimpole Woods Special Area of Conservation Bat Protocol should apply to all relevant development within 20km of the SAC.</p>	6 / Noted. Text amended to reflect comments.
86	Hopkins Ecology / 5.6.18	5.6.18 is not complete	6 / Noted. Text amended to reflect comments.
193	Cambridgeshire County Council Ecology / 5.6.18	Figure 12: We understand from the A428 project ecologist, that some of the hedgerow connections identified on Figure 12 are not found on the ground. It would be helpful to have an interactive map / flexibility to update the map if more detailed information becomes available / more strategic hedgerows are established or bolstered.	6 / Noted. Not possible to accommodate such a map within the PDF.

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229	National Trust / 5.6.18	We note that Figure 12 in the draft document refers to the Eversden and Wimpole Woods SAC. Some place names or points of reference on this map would be useful to better understand where the Impact Risk Zones extend to.	6 / Noted. Figure not amended due to scale of figure and legibility.
153	Natural England / Biodiversity Issue B10	Biodiversity Issue B10: We suggest the last sentence of the first paragraph be amended to read: SSSIs currently known to be at risk from recreational pressure within the Greater Cambridge area are listed in Annex B of Natural England's advice.	6 / Noted. Text amended to reflect comments.
178	MKA Ecology / Biodiversity Issue B10	Biodiversity Issue B10: Recreational pressures also have significant impacts on non-statutory sites. Is it feasible to highlight this issue and make recommendations/advice?	6 / Agreed. New para inserted after 5.6.22.
155	Natural England / Biodiversity Issue B10	Natural England otherwise supports the guidance on assessing and mitigating recreational pressure impact to sensitive SSSIs and signposting developers to Natural England's guidance and further advice through the Discretionary Advice Service.	5 / Noted.
228	National Trust / Biodiversity Issue B10	We welcome the advice by Natural England and its inclusion in this document that proposed residential developments of 50 or more units should seek to provide sufficient Suitable Alternative Greenspace (SANG) to avoid and mitigate recreational pressure within or around SSSI's. However, it is important to recognise that this is not always able to deliver the features, experiences or offer that other established sites can (such as Wicken Fen) and that there may be a residual recreational impact which requires mitigating.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
154	Natural England / 5.6.21	We welcome the guidance in section 5.6.21 in relation to Wicken Fen; however, it is not quite correct, and potentially risky, to suggest that Fenland SAC SSSIs are not considered to be at significant risk from recreational pressure. These SSSIs include habitats that are highly sensitive to visitor pressure; however, they generally experience low levels of access, due to distance from major populations, which can be safely accommodated within the existing management regime for the site. Additional recreational pressure, through new housing development, would pose a potentially significant risk to these sensitive sites. We would therefore recommend removal of reference to the Fenland SAC SSSIs.	6 / Noted. Amended to remove reference to Fenland SAC SSSI.
138	Cambridge Past, Present & Future / 5.6.22	5.6.22. The discussion of the use of Suitable Alternative Natural Greenspace (SANG) to avoid and mitigate recreational pressure within and around important nature conservation sites is noted. It is also stated that: 'Whilst current Local Plan policies do not set requirements in respect of SANG, developers need to consider how to implement this detailed advice from Natural England, in conjunction with the councils' Open Space standards to provide access to sufficient greenspace to meet daily recreational needs of new residents.' Recreational pressure on sensitive wildlife sites is only likely to increase and it is vital that other adequate alternative greenspace is provided and secured to avoid any adverse effects. Whilst it is appreciated that current Local Plan policies do not set out requirements in respect of SANG, Local Authorities should also take the lead in future development plans with clear overarching policies that provision of SANG may be required for certain residential developments. This should be reflected as clear statement of intent in the SPD.	6 / Noted. It is not within the scope of the SPD to set new policy. The emerging Local Plan will consider how best to address this issue in new policies.

Rep ID	Respondent/SPD section	Representation	Theme/Response
146	Natural England / 5.6.22	We support signposting developers through Natural England Discretionary Advice Service (DAS) for pre-application advice but suggest re-wording, and additional text, along the following lines: Developers wishing to seek advice on more complex proposals affecting the natural environment, particularly Sites of Special Scientific Interest, should be directed to Natural England's Discretionary Advice Service (DAS) – link supplied. For advice on proposals that will require a protected species mitigation licence developers can use Natural England's Pre-submission screening service – link supplied	6 / Noted. Reference to Protected Species screening service inserted into Para 4.4.4.
179	MKA Ecology / 5.6.24	Para. 5.6.24: Is it worth making it clear that this applies for outline applications too? We are often asked this question by clients. My view is that all impacts need to be assessed even for outline, otherwise how can consent be agreed in principle?	6 / Noted. Text amended to reflect comments.
251	RSPB / 5.6.25	5.6.25 - this looks good but need to be careful with this wording and approach regarding proposals that might impact Habitats Sites. In this context, compensation is something that would not be embedded in the proposal, but a separate consideration once impact has been defined.	6 / Noted. No amendment proposed. The Councils consider that making amendments at the designation level would be too specific for an SPD.
258	RSPB / 5.6.25	5.6.25 - Support the need to undertake all necessary surveys before determination. No dealing with potential unknown impacts through conditions.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
79	Universities Superannuation Scheme / 5.7.2	Paragraph 5.7.2 of the Biodiversity SPD states that a “A Construction Environment Management Plan: Biodiversity will be required by condition for many developments”. USS acknowledges that this type of condition will likely be required for sites with high levels of biodiversity. USS recommends that to avoid confusion, paragraph 5.7.2 is amended to state “A Construction Environment Management Plan: Biodiversity will be required by condition for many developments. The requirement for and timing of this will be decided on a case-by-case basis”. This construction element could also be covered in an Ecological Management Plan that is submitted with a planning application, which would negate the need for a planning condition. The Biodiversity SPD should identify that where this approach is taken it should be agreed between the applicant and the Council at the pre-application stage.	6 / Noted. Text amended to reflect comments.
156	Natural England / 5.8 Post Construction	We support guidance and reference to requirements for long-term management, monitoring and remediation of ecological mitigation and enhancement measures set out in section 5.8. Guidance on zoning within sites to manage potential biodiversity and recreational conflicts is also welcomed.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
139	Cambridge Past, Present & Future / 5.8.1. - 5.8.4	<p>5.8.1. - 5.8.4. This section of the SPD refers to management plans, monitoring and enforcement. This area of work is of critical importance to ensure that the effectiveness of mitigation or compensation for potentially damaging developments that otherwise might have been refused. There are two issues that are particularly relevant. First, with regard to biodiversity net gain, the current use of the Defra metric focuses on the provision of habitat. This may be used to mitigate effects or secure enhancement for species directly affected by a development. However, to ensure that species affected will benefit from habitat provision requires careful monitoring - simply creating new habitat will not necessarily mean the species affected will use it. Second, the emerging Environment Bill may indicate an audit trail for the delivery of Biodiversity Net Gain commitments for a period of 30 years, but this should not be taken as a cut-off date after which nothing further is required. For example, if compensation is required for the permanent loss of an important wildlife site and this requires permanent management funding, it should be provided in perpetuity, e.g. through a ring fenced lump sum of money. This reflects the logical principle that permanent loss requires permanent recompense. Furthermore, Local Authorities have the power through separate legal agreements with developers to ensure this happens. The guidance should thus make it clear that commitments in perpetuity may also be required. I am very happy to discuss any of the points raised in our comments further. I trust that you will take our comments into consideration.</p>	<p>2 / Noted. No amendment proposed. Monitoring is included within the SPD and the EA secondary legislation will embed the 30-year BNG commitment. Where specific species issues arise, these may require additional mitigation and monitoring to the BNG requirement. The case for 'in perpetuity' is one of Policy and cannot be set within this SPD.</p>

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180	MKA Ecology / 5.8.2	Para. 5.8.2: Is it feasible to include monitoring of habitats by condition too – appears to be restricted to species here. I'm thinking specifically of sites such as GB1 and Netherhall Meadow. Really that will need some careful monitoring to ensure there is no deterioration in the long-term.	6 / Noted. No amendment. Habitat monitoring is referenced in 5.8.3 through management plans.
72	Universities Superannuation Scheme / General comment	USS also notes, however, that there are often opportunities to improve biodiversity on brownfield sites which are brought forward for redevelopment; particularly those with low existing ecological values. USS requests that the Biodiversity SPD is updated to recognise that brownfield sites can contribute to wider high strategic potential for habitat creation by providing links to green corridors or linking up wildlife corridors for example.	6 / Noted. Text amended to reflect comments.
181	MKA Ecology / General comment	Further element for consideration: Amphibians and drains: We talked about this in the past but previously I've not been able to find any material on it. However, I've found this ARGUK document which refers to the wildlife friendly kerbs (p15) https://www.arguk.org/info-advice/scientific-and-technical-reports/72-toads-advice-for-planners/file	6 / Agreed. Link inserted in 5.5.16.
182	MKA Ecology / General comment	Further element for consideration: Lighting: There doesn't seem to be a reference to sensitive lighting. Would there be value in referencing the ILP/BCT guidance? https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349	6 / Agreed. Link inserted in 5.5.9.
183	MKA Ecology / General comment	Further element for consideration: Air quality: Could there be some value in highlighting that air quality impacts will need to be assessed in some circumstances? You could reference the CIEEM air quality guidance? https://cieem.net/wp-content/uploads/2020/12/Air-Quality-advice-note.pdf	6 / Noted. No amendment. Covered within Environmental Health Policy and Guidance.

Rep ID	Respondent/SPD section	Representation	Theme/Response
194	University of Cambridge (Estates Division) / General comment	Guidance in the SPD is generally clear, with the exception of the issue around a potential 20% biodiversity net gain target in advance of any such target being adopted in the Local Plan. See further detail in response to survey Question 5 (under 5.5.19).	1 / Noted. Response made separately to detailed comments.
80	Universities Superannuation Scheme / General comment	In summary, USS is supportive of the ambitions of the Biodiversity SPD. However, USS has specific comments regarding several sections of the Biodiversity SPD as set out in this letter. USS requests that these are considered and addressed before the final Biodiversity SPD is published and adopted. USS is pleased to have the opportunity to comment on the Biodiversity SPD and requests to be kept informed of future updates.	5 / Noted. Response made separately to detailed comments.
125	Cambridge Past, Present & Future / General comment	We welcome the publication of the Draft Biodiversity Supplementary Planning Document (SPD) and the opportunity to comment on it. It provides useful guidance but should be strengthened further, as recommended in our comments below. This applies particularly to: <ul style="list-style-type: none"> • the description of the importance of biodiversity in terms of past losses; • development connected with agriculture; • issues arising with regard to mitigation and compensation; • baseline dates for establishing ecological value of sites; • the need to highlight the implications of development decisions on water resources; • provision of Suitable Alternative Greenspace (SANG); • securing mitigation, compensation and biodiversity net gain. 	5 / Noted. Response made separately to detailed comments.

Rep ID	Respondent/SPD section	Representation	Theme/Response
142	Natural England / General comment	Natural England welcomes preparation of the draft Greater Cambridge Biodiversity SPD (July 2021) to replace the South Cambridgeshire Biodiversity SPD, adopted in 2009, to help applicants meet the policies of the Cambridge City and South Cambridgeshire Local Plans and relevant national policy and legislation. We are pleased that the SPD provides clear guidance on how developments should consider biodiversity early in the planning process to ensure that biodiversity is increased and enhanced as an outcome of development. The aim to ensure improved quality of new developments whilst reducing environmental impact is fully supported by Natural England, particularly in light of the biodiversity and climate emergencies declared by both Councils and the 20% Biodiversity Net Gain (BNG) ambition of the Oxford to Cambridge (OxCam) Arc.	5 / Noted.
143	Natural England / General comment	We welcome recognition of the multi-functional benefits of enhanced biodiversity including improved habitats for species, flood protection, carbon sequestration as well as the broader secondary benefits for people, like improved mental health from access to natural green spaces.	5 / Noted.
184	Countryside Properties / General comment	Countryside are supportive of the preparation of the SPD which will provide helpful clarity on the Councils' aspirations. There are however a series of detailed comments we wish to make on the SPD to further aid this clarity and the ease of interpretation of the SPD.	5 / Noted.
191	Cambridgeshire County Council Ecology / General comment	We support the proposed document, which provides clarity on the importance of biodiversity conservation in Greater Cambridge and how applicants will need to demonstrate adequate ecological design and assessment.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
196	University of Cambridge (Estates Division) / General comment	Do you think that the guidance in this SPD is clear? Generally, yes, with the exception of the issue around a potential 20% biodiversity net gain target in advance of any such target being adopted in the Local Plan. See further detail in our response to Question 5 (under 5.5.19)	1 / Noted.
198	University of Cambridge (Estates Division / General comment	Do you think that this SPD will help us achieve the positive outcomes for biodiversity required by national legislation and our adopted Local Plans? Yes	5 / Noted.
199	University of Cambridge (Estates Division) / General comment	The University supports the majority of the proposals in the SPD.	5 / Noted.
200	University of Cambridge (Estates Division) / General comment	There is clear alignment between the draft SPD and the University's Biodiversity Action Plan (BAP) in relation to a science-based approach to for biodiversity net gain.	5 / Noted.
213	Cambridgeshire Local Access Forum (CLAF) / General comment	CLAF welcomes this opportunity to provide input into the GC Biodiversity Supplementary Planning Document and how it might be revised and improved to better reflect the existing and potential future use of the non-motorised transport network across the county. We recognise that it's a very comprehensive plan, with a lot of concern for biodiversity, historical sites, and conservation. We are also pleased to see and support policies that aim to protect, enhance and develop the rights of way network providing a network of routes to promote walking, cycling and riding and to point out that circular routes, or routes that link with others, are particularly recommended.	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
215	Historic England / General comment	Given the nature of the SPD and our remit for the historic environment we do not wish to comment on the SPD itself.	5 / Noted.
216	Individual - name provided / General comment	It is a thorough well written paper, which should answer many questions for those seeking planning permission.	5 / Noted.
217	Individual - name provided – General comment	It is long and complex with many references to other legislation and reports. It may be impractical, but would it be feasible to include a case study for a relatively simple situation?	3 / Noted. Examples of good practice and design case studies will be shared on the Greater Cambridge Shared Planning website.
220	Individual - name provided / General comment	I did not see mention of changes in protected species. What would happen if Barbastelle bats became plentiful, but another species became threatened with extinction?	6 / Noted. Not amended. Species populations change over time – significant changes would have to be dealt with as they arose. The SPD is addressing the issues in biodiversity as they stand today.

Rep ID	Respondent/SPD section	Representation	Theme/Response
222	Ministry of Defence / General comment	<p>Having reviewed the supporting documentation in respect of Greater Cambridge Draft Biodiversity Supplementary Planning Document, there is one area of interest for the MOD. The DIO safeguarding area of interest is Cambridge Airport. Within the statutory consultation areas associated with aerodromes are zones that are designed to remove or mitigate bird strike risk. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect, this can include landscaping schemes associated with large developments as well as the creation of new waterbodies and drainage systems.</p> <p>Several areas are demonstrated within the 5.5 Design Stage of the Biodiversity Supplementary Planning Document to contain policy which potentially could lead to new habitats for attractant birds. For example: Biodiversity Issue B5 –Biodiversity provision in the design of new buildings and open spaces:5.5.5.” Design of new developments should seek to retain habitats of value to biodiversity wherever possible. Even for small scale developments, this would include boundary hedgerows, trees and any pond on site and these can provide the framework for the setting of the scheme layout”. The impact of the biodiversity development of the majority of these areas could be simply controlled by policy text that highlights the existence of safeguarding zones, that are designated to mitigate bird strike risk.</p> <p>In summary, the MOD would wish to be consulted on any proposed development within the Greater Cambridge Draft Biodiversity Supplementary Planning Document of any development which includes</p>	6 / Noted. MOD are statutory consultees on all developments within the Cambridge Airport Safety Zone.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation.	
230	National Trust / General comment	There is little mention of the Cambridge Green Belt in the draft SPD. We consider that this has opportunities for enhancing biodiversity.	3 / Noted. The Councils consider that referencing the Green Belt within the SPD would not enhance the substance or clarity of the SPD.
252	RSPB / general comment	Additional case studies: Guessing you know about the 2019 CIRIA guidance, which includes case studies: https://www.ciria.org/Resources/Biodiversity_Net_Gain.aspx	3 / Noted. Examples of good practice and design case studies will be shared on the Greater Cambridge Shared Planning website.
219	Individual - name provided / Appendix 1	Appendix 1 Policy CSF/5: Noise abatement is hugely important; see CSF/5. I now live overlooking Trumpington Meadows. The noise from the M11 is disturbing, particularly when the winds come from the South West, which are the prevailing ones. There is an earth bank but it stops well sort of the river, although its interference with flooding seems remote. The former manager of Cambridge Past Present and Future told me that	5 / Noted.

Rep ID	Respondent/SPD section	Representation	Theme/Response
		offset baffle fences work well in Germany but she had not seen them in Britain.	
211	Anglian Water / Strategic Environmental Assessment	Strategic Environmental Assessment (SEA) Pages 22, 34 and 35: It is not evident how negative water quality impacts on biodiversity from development which the SPD will be applied to have been descoped from the SPD assessment. It is feasible that a decision to enhance terrestrial biodiversity may have negative impacts on fluvial biodiversity that still on balance leads to a net gain in biodiversity which complies with the SPD policy. This position is summarised at bullet point 4 of section 4.4.2 of the SEA and so presents an inconsistency in the SEA.	SEA: Noted. The approach to BNG is set out in the Environment Act and is applied at the design and application stage by professionals to ensure that there will not be negative impacts on biodiversity. The SPD does not affect this issue and so the point is not relevant to the SEA. Bullet point 4 of section 4.4.2 of the SEA refers to development plans, which SPDs don't form part of. 4.4.2 goes onto state that "as the SPD is aimed at supporting biodiversity within South Cambridgeshire District and Cambridge City areas, the SPD ensures that

Rep ID	Respondent/SPD section	Representation	Theme/Response
			development that will not have a significant negative effect on designated sites and Qualifying features".
212	Anglian Water / Strategic Environmental Assessment	Strategic Environmental Assessment (SEA): - It is not evident how the SPD objectives (from the SPD or SEA) will impact on the viability of development or require some element of readjustment of land values to enable delivery. (NPPF para 34 and 58). The SEA should identify other mechanisms and funding for delivering BNG such as the Water Industry National Environment Programme (WINEP).	SEA: Noted. These comments are outside the scope of the SPD which does not set policy. Funding and delivery mechanisms for biodiversity enhancements are outside the scope of both the SPD and SEA.
214	Historic England / Strategic Environmental Assessment	Strategic Environmental Assessment (SEA) Screening: In terms of our area of interest, given the nature of the SPD, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing Policies contained within an Adopted Development Plan Document which has already been subject to a Sustainability Appraisal/SEA. As a result, we would endorse the Authority's conclusions that it is not necessary to undertake a Strategic Environmental Assessment of this particular SPD.	SEA: Noted.

Appendix F: Biodiversity Supplementary Planning Document: text changes between consultation draft (July 2021) and proposed final version ahead of committee processes (December 2021)

Points to note:

- Inserted and deleted text is shown in purple underline and ~~strikethrough~~
- This document identifies substantive changes between the draft and proposed final version. The proposed final version attached to the committee reports may include additional very minor (non-substantive) wording and numbering changes
- The contents, foreword, table of figures and images from the draft plan and proposed final versions have been deliberately excluded from this document. Paragraph numbers may not exactly match the draft and proposed final versions.
- As a tracked change document it has not been practicable to make this document accessible to e-readers.

Biodiversity Supplementary Planning Document

1.1. Introduction

1.1.1.1. Biodiversity, a term coined in 1985 as a contraction of “biological diversity” describes the variety of life on Earth, in all its forms and all its interactions. It incorporates all species and habitats, both rare and common, and includes genetic diversity. Biodiversity at local, national and global levels is under pressure as never before from climate change, habitat loss, species decline, and the threat of invasive species. Much of the habitat loss is driven by urban development fuelled by the need for housing and infrastructure. Species once considered to be common in Greater Cambridge are facing increasing stresses upon their populations and the rate of species loss has never been higher. International initiatives exist to reduce the rate of species loss and at the national level lists of species and habitats that require particular measures to halt their decline have been produced.

1.1.2. Our goal in Greater Cambridge is to build quality places, rich in biodiversity and green infrastructure, good for people and good for nature. Both Cambridge City Council and South Cambridgeshire District Council have declared a biodiversity emergency, and strongly support a step change in the protection and enhancement of biodiversity in Greater Cambridge. The aim to better protect, restore and enhance our natural environment is clearly set out in the Environmental Principles, regionally agreed for the Oxford to Cambridge (OxCam) Arc development vision. These Environmental Principles seek to set ambitious goals, including the desire to realise Biodiversity Net Gain (BNG) at 20% for all development types within the Arc. This approach is further supported in more local initiatives like South Cambridgeshire’s Doubling Nature Strategy and Cambridge City’s upcoming Biodiversity Strategy. Together, these documents set the tone for greater aspiration and more robust biodiversity policies in the emerging Greater Cambridge Local Plan.

1.1.3. As development forms one of the largest threats to biodiversity through the loss of natural habitats, it is incumbent on planning authorities and developers to recognise the importance of biodiversity protection and enhancement through provisions made in Local Plan policies, and through the enforcement of relevant

national legislation. However, we can only do that if developments coming forward incorporate the correct elements from the beginning of the design process through to their build out.

1.1.4. Enhancing biodiversity through the planning and development process brings numerous benefits. These will include, but not be limited to, improved habitats for species, flood protection, carbon sequestration as well as the broader secondary benefits for people, like improved mental health from access to natural green spaces.

1.1.5. Going forward, biodiversity will not be peripheral to the planning process but will be fully integrated into the design stages. Consideration will be given, wherever possible, to the retention of biodiversity features within developments and to incorporating new habitats or specific biodiversity features into designs.

1.1.6. Biodiversity is a valuable addition to any development, often helping to create attractive natural green spaces which integrate development of a high-quality design into the local landscape or townscape.

1.2. Status of the Biodiversity Supplementary Planning Document

1.2.1. When adopted, this draft Supplementary Planning Document will support existing policies for both South Cambridgeshire District Council and Cambridge City Council ahead of the adoption of a Greater Cambridge Local Plan, which is in preparation jointly by both authorities.

1.2.2. This Supplementary Planning Document provides practical advice and guidance on how to develop proposals that comply with the National Planning Policy Framework and the district-wide policies in the South Cambridgeshire Local Plan, adopted in September 2018, as well as those in the Cambridge Local Plan, adopted in October 2018. It also references policies in individual Area Action Plans for major developments, which may vary from the policies in the two adopted Local Plan documents.

1.2.3. The existing policies seek to ensure that biodiversity is adequately protected and enhanced throughout the development process. This Supplementary Planning Document provides additional details on how local policies will be implemented while also building on relevant legislation, national policy, central government advice, and the British Standard BS42020:2013 Biodiversity – Code of practice for planning and development. Available information about the contents of the [emerging Environmental Bill has been referenced and, after adoption, this Supplementary Planning Document will be updated once the Bill becomes an Act. Environment Act 2021 has been referenced.](#)

1.2.4. This Supplementary Planning Document will supersede the South Cambridgeshire Biodiversity Supplementary Planning Document, adopted in 2009 to support adopted Development Control Policies. It will in time [be updated to](#) support the Greater Cambridge Local Plan when this is adopted.

1.3. Purpose

1.3.1. The objective of this Supplementary Planning Document is to assist the delivery of the Local Plan policies for both Councils relating to the conservation and enhancement of biodiversity.

1.3.2. The Supplementary Planning Document does not create policy, but explains how Local Plan policies should be interpreted and applied and provides guidance, setting out with clarity, the expectations that the Councils have for the treatment of biodiversity within the development management system and how those should be reflected by developers, their agents and their consultants in their submissions.

1.3.3. Reference is made throughout, with links where appropriate, to other available guidance that can help to direct and refine the design of development sites to ensure that opportunities for the conservation and enhancement of biodiversity are incorporated from the very start of the development process.

Specific objectives for this document are:

- To explain terminology associated with biodiversity conservation to assist applicants' understanding of the importance of biodiversity within the wider environment of Greater Cambridge
- To be clear on the ways in which development proposals in Greater Cambridge can be formulated in an appropriate manner to avoid harm to biodiversity and to provide a long-term, measurable net gain for biodiversity
- To encourage applicants to protect, restore and enhance locally relevant natural habitats and ecological features on their sites and to create new habitats, as part of a high-quality design
- To assist applicants to gain planning permission in Greater Cambridge more quickly by informing them of the level of information expected to accompany planning applications

2 UK legislation

2.1. Current legislation

2.1.1. In their planning submissions, applicants are expected to demonstrate that their proposals are compliant with all relevant legislation regarding the protection of wildlife and habitats and should ensure that they receive the necessary professional advice to be able to do so. This legislation applies equally to projects that do not require planning consent (see section 3.5).

2.1.2. The principal legislation relating to biodiversity conservation in the UK, as it interacts with the planning system, is summarised below.

Conservation of Habitats and Species Regulations 2017 (as amended)

2.1.3. These regulations, often referred to as the Habitats Regulations, were the mechanism through which the European Commission Habitats and Wild Birds Directives were incorporated into UK law. The Habitats Regulations have been amended to reflect the consequences of Brexit, but their substance has been retained to provide protection for sites, habitats and species considered to be of international importance, including the designation of Habitats Sites (see section 4.2).

2.1.4. Local Planning Authorities have the duty, by virtue of being defined as 'competent authorities' under the Habitats Regulations, to ensure that planning application decisions comply with the Habitats Regulations. If the requirements of the Habitats Regulations are not met and impacts on Habitats Sites are not mitigated, then development must not be permitted.

2.1.5. Where a Habitats Site could be affected by a plan, such as a Local Plan, or any project, such as a new development, then Habitats Regulations Assessment screening must be undertaken. If this cannot rule out any possible likely significant effect on a Habitats site, either alone or in combination with other plans and projects, prior to the consideration of mitigation measures, then an Appropriate Assessment must then be undertaken. The Appropriate Assessment

identifies the interest features of the site (such as birds, plants or coastal habitats), how these could be harmed, assesses whether the proposed plan or project could have an adverse effect on the integrity of the Habitats Site (either alone or in combination), and finally how this could be mitigated to meet the Stage 2 Habitats Regulations Assessment “integrity” test.

2.1.6. The aim of the Habitats Regulations Assessment process is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (The European Commission Habitats Directive, 92/43/EEC, Article 2(2)). The Habitats Regulations 2017 have transposed the European Union Habitats and Wild Birds Directives into UK law to make them operable from 1 January 2021. These remain unchanged until amended by Parliament so the requirements for Habitats Regulations Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) have been retained.

Town and Country Planning (Tree Preservation) (England) Regulations 2012

2.1.7. These regulations set out the procedures for making Tree Preservation Orders and the activities that are prohibited in relation to trees protected by these orders. Tree Preservation Orders can be made for trees or groups of trees because of their nature conservation value, as well as for their amenity value.

Natural Environment and Rural Communities Act 2006

2.1.8. Section 40 of the Natural Environment and Rural Communities Act places a duty on public bodies in England to conserve biodiversity. It requires local authorities and government departments to have regard to the purpose of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision making.

2.1.9. Section 41 requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of

“principal importance” for the purposes of conserving biodiversity in England, and these are known as Priority Species and Priority Habitats.

Countryside and Rights of Way Act 2000

2.1.10. Amongst other things, this act strengthens the protection afforded to Sites of Special Scientific Interest, including greater powers for Natural England to be able to secure their appropriate management and a requirement for local authorities to further their conservation and enhancement.

Hedgerow Regulations 1997

2.1.11. Although outside of the development management process, these regulations provide a convenient framework for the identification of hedgerows with importance for wildlife, landscape and heritage. For projects that do not require planning consent, the requirements of the regulations would need to be met to permit the removal of any hedgerow or hedgerow section, except if it forms a curtilage to a property.

Protection of Badgers Act 1992

2.1.12. This Act refers specifically to badgers, and makes it an offence to kill, injure or take a badger, or to damage or interfere with a sett unless a licence is obtained from a statutory authority.

Wildlife and Countryside Act 1981 (as amended)

2.1.13. The Wildlife and Countryside Act is the primary mechanism for the protection of all wildlife in the UK and includes schedules that set out those species with additional levels of protection. It also provides the basis for the identification of sites of national importance for nature conservation, Sites of Special Scientific Interest.

2.2. ~~Emerging UK Environment Bill~~ Act 2021

2.2.1. ~~Government published the draft~~ The Environment (Principles and Governance) Bill in December 2018, with an updated statement received Royal Assent on policy in July 2019. The Bill reached the report stage on 26 January 9th November 2021, but then the passage of the Bill was postponed until the next parliamentary session, meaning that the earliest it will be enacted is autumn 2021.

2.2.2. ~~Full details of the requirements of the~~ now an Act of Parliament. The Environment Act (insert link) provides legislation will not be available until nearer that time, when the wording of the Bill and any associated regulations is finalised, but what is known in relation to biodiversity and planning is summarised here. It should be noted that this is only a small part of a wideranging Bill with broad coverage of environmental matters. to protect and enhance the environment to deliver the Governments 25-year environment plan (insert link)

2.2.2. Part 6 of the Act relates to nature and biodiversity, including habitat and species protection and enhancement within the planning process.

2.2.3. ~~Based on current indications, the Bill is likely to mandate the delivery of~~ The Act has mandated a minimum percentage measurable Biodiversity Net Gain for biodiversity all developments covered by way of a general condition on grants of planning permission the Town & Country Planning Act (TCPA) and requiring that the biodiversity value of the development exceeds the pre- development biodiversity value of the site by a minimum value, which is currently set at of 10%. Biodiversity value will be is measured using a metric produced by DEFRA and the baseline value will be is calculated from the condition of the site before any intervention has occurred. ~~The development's biodiversity value will include the post development biodiversity value of the site, together with the value of any off-site biodiversity measures and the value of any biodiversity credits purchased.~~

2.2.4. BNG habitats can be delivered on-site, off-site or via statutory biodiversity credits, subject to BNG best practice guidelines, appropriate local delivery mechanisms and BNG providers being established. Habitats must be secured and

managed for a minimum of 30 years via planning obligations or the through Conservation Covenants, as described within part 7 of the Act.

2.2.5. The Act specifies a two-year transition period before mandatory net gain for biodiversity will not become law. The timeline for secondary legislation and guidance for mandatory 10% Biodiversity Net Gain are still unknown, but it is likely to apply to permissions granted under Development Consent Orders, such as those made for Nationally all TCPA developments and National Significant Infrastructure projects, and the Secretary of State can apply other exceptions by regulations. Once the Environment Bill is enacted, there will be a transition period of two years before this (NSIPs), by late 2023. The Councils' interim expectations in relation to biodiversity net gain for biodiversity and our approach to assessment within the planning process, pending further clarification from Government, is set out under Biodiversity Issue B7 (insert page number)

2.2.6. Net gain requirement becomes mandatory.

2.2.5. Net gain requirements will do not undermine the existing mitigation hierarchy, or range of protections protection in planning policy and legislation for irreplaceable habitats and protected, designated sites and protected species.

2.2.6. There will be 7. The Act introduces a statutory requirement introduced for Local Nature Recovery Strategies to be produced by a responsible authority appointed by the Government. The responsible authority will be a relevant local public body and is likely to be at the either the Local Nature Partnership or a County Council. These strategies will map important habitats and areas where there is an opportunity to improve the local environment as a means to guide biodiversity net gain and other policies.

2.2.7. The Natural Environment and Rural Communities Act will be amended so that biodiversity duty for public bodies in the exercise of their functions, set out in Section 40, will be strengthened to include enhancement in addition to conservation. The amendment will require public authorities to actively carry out strategic assessments of the actions they can take to enhance and conserve biodiversity. Designated public

~~authorities will also be required to produce a five-yearly report on the actions taken to comply with the new duty.~~

~~2.2.8. The Councils' interim expectations in relation to net gain for biodiversity and our approach to assessment within the planning process, pending the clarification of legislative and regulatory requirements, is set out under Biodiversity Issue B7.~~

Cambridgeshire County Council. These strategies will map important habitats areas where there is an opportunity to improve the local environment to guide biodiversity net gain and other policies.

3. Planning Policy

3.1. Planning context

3.1.1. As local planning authorities, South Cambridgeshire District Council and Cambridge City Council have a statutory duty to carry out certain planning functions for their administrative areas. These functions include the preparation of a Local Plan and the determination of planning applications. The way these functions are to be carried out is governed by legislation and specified within the National Planning Policy Framework, with reference to further guidance, standards and best practice focused on different considerations that influence planning decisions.

3.1.2. The following sections summarise current planning policy, as relevant to the subject of conserving and enhancing biodiversity. It should be noted that the subject of biodiversity overlaps significantly with other policy and strategy areas, including landscape, arboriculture, green infrastructure, health and wellbeing, sustainability, and climate change.

3.2. National Policy and Guidance relating to the NPPF with Following

3.2.1. The National Planning Policy Framework promotes sustainable, well-designed development. Within this aim, it seeks to conserve and enhance the natural environment and ensure that biodiversity and appropriate landscaping are fully integrated into new developments in order to create accessible green spaces for wildlife and people, to contribute to a high quality natural and built environment, and to contribute to a better quality of life.

3.2.2. Section 15 of the National Planning Policy Framework covers the role of the planning system in conserving and enhancing the natural environment. Paragraph 170 states that¹⁷⁴. Planning policies should contribute to and enhance the natural and local environment by, amongst other things:

a. protecting and enhancing valued landscapes, sites of biodiversity or geological value; and soils (in a manner commensurate with their statutory status or identified quality in the development plan)

~~*d.~~ minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

~~3.2.3. Paragraph 171 states that development plans should~~. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans

f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

3.2.3. Paragraph 175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries

3.2.4. Paragraph ~~174 states that~~179. To protect and enhance biodiversity and geodiversity, plans should:

~~*a.~~ identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping-stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

~~*b.~~ promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

3.2.5. Paragraph ~~175 restates the principle that in making planning decisions, a hierarchical approach~~180. When determining planning applications, local planning authorities should be followed, so that apply the following principles:

a. if significant harm should to biodiversity resulting from a development cannot be avoided, but if it can't be avoided must be (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

3.2.6. Paragraph 175 also introduces the idea b. development on land within or outside a Site of irreplaceable habitats, Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI

c. development resulting in the loss and/or deterioration of which irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused apart from in, unless there are wholly exceptional circumstances reasons and where a suitable compensation strategy has been produced. Within the National Planning Policy Framework, the definition exists; and

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate

3.2.6. Paragraph 181. The following should be given for irreplaceable the same protection as habitats is: "Habitats which would be technically very difficult (or take a very sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites

Paragraph 182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species

~~diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.”effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site~~

~~3.2.7. Additional national guidance on biodiversity and planning matters is provided on the Government’s Planning Practice Guidance webpages, under the Natural Environment section. This includes links to Natural England’s standing advice on protected sites and species, which provides information to Local Planning Authorities on how to assess ecological issues in the determination of planning applications. Other sections provide developers with advice on how to prepare a planning proposal in such a way as to avoid impacts to protected species.~~

~~3.2.8. Government Circular 06/2005 Biodiversity and geological conservation – statutory obligations and their impact within the planning system provides further guidance on the application of the law relating to planning and nature conservation. This clarifies the need for information submitted in support of planning applications to be sufficient to provide local planning authorities with certainty of likely impacts and certainty that mitigation can be secured, giving weight to the conservation of biodiversity within the development control process to avoid decisions being challenged.~~

~~3.3.~~ 3.3. Existing local policies

3.3.1. The policies from the South Cambridgeshire Local Plan and the Cambridge Local Plan that include an aim to conserve and enhance biodiversity, and that this Supplementary Planning Document supports and expands upon, are set out below. Full wording of these policies is included in Appendix 1.

South Cambridgeshire Local Plan

- NH/2 Protecting and Enhancing Landscape Character
- NH/3: Protecting Agricultural Land

- NH/4 Biodiversity
- NH/5 Sites of Biodiversity or Geological Importance
- NH/6 Green Infrastructure
- NH/7 Ancient Woodlands and Veteran Trees
- CC/8 Sustainable Drainage Systems
- HQ/1 Design Principles

Cambridge Local Plan

- 7 The River Cam
- 8 Setting of the city
- 31 Integrated water management
- 52 Protecting garden land and the subdivision of existing dwelling plots
- 57 Designing New Buildings (criteria h.)
- 58 Altering and extending existing buildings
- 59 Designing landscape and the public realm
- 66 Paving over front gardens
- 69 Protection of sites of biodiversity and geodiversity importance
- 70 Protection of Priority Species and Habitats
- 71 Trees

3.4. Area Action Plans and Neighbourhood Plans

3.4.1. Area Action Plans are documents that are adopted as part of the Local Plan and that set out policies and guidance for specific areas within the Council's administrative area. Neighbourhood Plans provide a similar function but are prepared by local communities. Both kinds of documents usually include policies that refer to biodiversity features, adding to the planning policy context for development management.

3.4.2. Neighbourhood Plans are an opportunity for communities to improve their local environment, including protecting and enhancing existing assets, such as local parks, nature reserves and other green spaces. Making biodiversity an integral part

of neighbourhood planning can also help to manage environmental risk and improve resilience to climate change. For example, identifying a local biodiversity network and integrating with land use policies could help to manage the risk of flooding by protecting natural blue and green spaces from development as well as designate these as Local Green Spaces where they provide public benefits.

3.4.3. Information about existing Area Action Plans, the areas designated for Neighbourhood Plans and the status of the plans can be found on the [South Cambridgeshire District Council website and the Cambridge City Council website.](#)

3.5. Other relevant adopted Supplementary Planning Documents

3.5.1. Other Supplementary Planning Documents have been produced individually or collaboratively by the councils, and these should be read alongside this one to ensure cross compliance and integration. The following documents are of direct relevance to Biodiversity, but this does not represent a complete list of Supplementary Planning Documents.

3.5.2. South Cambridgeshire District Council has adopted the following Supplementary Planning Documents

- Biodiversity SPD (adopted July 2009),
- Landscape in New Development
(adopted March 2010)
- Trees and Development Sites
(adopted January 2009)
- Open Space in New Development
(adopted January 2009)
- District Design Guide SPD (adopted March 2010) particularly Chapters 2 & 3
- Bourn Airfield New Village
(adopted October 2019),
- Waterbeach New Town
(adopted February 2019),

- Cottenham Village Design Statement (adopted November 2007)
- Fen Drayton Former Land Settlement Association Estate (adopted May 2011)

3.5.3. Both Councils adopted the Cambridgeshire Flood and Water Supplementary Planning Document in 2018, which includes a strong focus on design and management of Sustainable Drainage Systems to enhance biodiversity value.

3.5.4. Both Councils adopted a Sustainable Design and Construction Supplementary Planning Document in January 2020 and are currently developing a new local landscape character area study Supplementary Planning Document.

3.6. Local biodiversity strategies

3.6.1. The following paragraphs summarise the range of strategies and projects of relevance to Greater Cambridge that are aimed at enhancing biodiversity or that provide technical support to focus measures that will achieve this. All of these have been endorsed or adopted by the Councils and should be used to guide decisions on habitat creation and species protection included within planning proposals. Reference to these initiatives would demonstrate the strategic basis of applicants' decision making around biodiversity matters.

3.6.2. Natural Cambridgeshire is the Local Nature Partnership covering the whole of Cambridgeshire and Peterborough, providing strategic leadership for the recovery of nature under their Doubling Nature vision. This vision seeks to achieve an increase in the amount of land managed for nature from 8% to 16%, by 2050. One of the main areas of focus to achieve this vision is securing high quality green and blue infrastructure within new residential and commercial developments.

3.6.3. Natural Cambridgeshire has developed a Development with Nature Toolkit to provide developers with a means of demonstrating their commitment to achieving a net gain in biodiversity on major developments. The optional toolkit provides standard guidance that, if followed from the earliest stages of development planning,

will determine whether nature is enhanced by the scheme or not. This best practice document is endorsed by both councils.

3.6.4. The Cambridgeshire and Peterborough Future Parks Accelerator Project follows a collaborative approach, seeking to safeguard the future of Cambridgeshire and Peterborough parks and green spaces by finding new ways to deliver, manage and fund parks and open space, with a shared vision across a wide range of partners and stakeholders. This work may identify future design principles and models for ongoing management of new natural green space provision that will require consideration during the planning process.

3.6.5. Cambridgeshire and Peterborough Environmental Records Centre, hosted by the Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire, and Cambridgeshire Biodiversity Group, have prepared habitat opportunity maps covering grassland, woodland and wetland, identifying locations where habitat creation would have the most ecological benefit by connecting existing habitats where environmental conditions are most appropriate.

3.6.6. South Cambridgeshire District Council and Cambridge City Council combined to produce a Greater Cambridge Green Infrastructure Opportunity Mapping report, which provides an evidence base of green infrastructure assets and networks across Greater Cambridge and identifies specific and deliverable opportunities to enhance and expand the network. This document has been prepared as part of the evidence base for the forthcoming Greater Cambridge Local Plan.

3.6.7. Cambridge City Council produced a Nature Conservation Strategy that was adopted as part of the Local Plan in September 2006. The strategy is currently being reviewed but will continue to act as a guiding document for Cambridge City Council's general approach to biodiversity conservation across its range of functions. The Strategy will act in parallel to the new Supplementary Planning Document. It details the biodiversity resource within Cambridge, sets out strategic aims and principles to be implemented in order to further nature conservation, and includes action plans to address a wide range of identified key issues. Cambridge City Council passed a motion in May 2019 to declare a

biodiversity emergency and their biodiversity webpage provides links to initiatives and projects implemented as part of their Nature Conservation Strategy.

3.6.8. Cambridge Past, Present and Future is a charity focused on protecting and enhancing Cambridge's green landscape. In partnership with Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, it has prepared a Cambridge Nature Network, covering an area within a ten-kilometre radius of Cambridge. It identifies five priority landscape areas and highlights the best opportunities for the creation of new habitats and large-scale natural greenspaces. It also sets out the mechanisms by which the Nature Network can be grown, which includes the development process.

3.6.9. The Greater Cambridge Chalk Streams Project seeks to protect and improve the chalk streams in and around Cambridge. The report (published in Dec 2020) provides an overview of the main problems affecting each chalk stream and the key opportunities to improve each one. It also identifies some potential projects for delivery in partnership with stakeholders and landowners.

[3.6.10 The Wicken Fen Vision is a 100 year plan to restore the Fenland landscape and habitats around Wicken Fen to an area of 53 square kilometres, linking to the Cambridge Nature Network.](#)

3.6.10. The importance of the landscape is reflected in national planning guidance with the National Planning Policy Framework stating that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The South Cambridgeshire landscape has several distinctive and readily identified characters. These have been identified by Natural England as five distinct National Character Areas:

- The Fens
- South Suffolk and North Essex Claylands
- East Anglian Chalk
- Bedfordshire and Cambridgeshire Claylands
- Bedfordshire Greensand Ridge.

3.7. Permitted development

3.7.1. Permitted development rights derived from The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) mean that certain types of development can be performed without the need to apply for planning permission. However, although this would be outside the normal planning process, there remains a need for the councils to consider the effects that any development relying on permitted development rights might have on biodiversity. Legal protection for wildlife still applies and so any legally protected animals, plants or habitats that may be affected will need proper consideration for the development to be lawful.

3.7.2. Certain types of development are granted planning permission by national legislation without the need to submit a planning application. This is known as 'Permitted development'. To be eligible for these permitted development rights, each 'class' specified in the legislation has associated limitations and conditions that proposals must comply with.

3.7.3. One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior approval' or to determine if its 'Prior approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts regarding certain factors (such as transport and highways) and how these may be mitigated. Where natural habitats and wildlife are likely to be present, adequate information must be provided to the councils to support the assessment of the ecological implications of the development, the need for mitigation, and if necessary, the need for a licence from Natural England.

3.7.4. Work must not commence on the development until the Local Planning Authority has issued its determination or it has received 'deemed consent' when the time period for a determination to be issued expires. By default, this is an eight week period from when the application is received, but this can vary depending on the type of proposal and may be extended if all parties are in agreement.

3.7.5. Article 4 directions are made when the character of an area of acknowledged importance would be threatened, most commonly in Conservation Areas. Where properties are affected by such a direction, some of the permitted development rights can be removed by the councils issuing an Article 4 direction, which then means planning consent will be needed for work that normally does not need it.

3.7.6. Class Q applications are applications for Prior Approval for a change of use or conversion of a building, and any land within its curtilage, from a use as an agricultural building to that of a dwelling. Where the buildings are likely to support bats or other legally protected species, there is a risk that they may be affected by the proposals, and it is therefore essential that the Local Planning Authority has certainty of impacts prior to determination of any application. Sufficient information, including appropriate survey results, will be needed to support such an application.

3.7.7. Permission in Principle applications do not include a consent as this is a separate step in the planning process. The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.

3.7.8. Change of use applications can bring benefits if properly planned and sensitively managed. The use of grassland sites by horses for equestrian purposes can sustain their botanical interest. However, there is also much potential to damage the interest of grassland sites through overgrazing. Over-grazing may lead to the proliferation of certain undesirable species, increased soil erosion, and diffuse pollution. Development proposals for stabling or for Change of Use to paddock land will be subject to ecological assessment based on the likelihood of protected and Priority species being present and affected, as well as impacts on the local landscape character.

4 The biodiversity resource

4.1. Introduction

4.1.1. Biodiversity exists everywhere and includes the ubiquitous species as well as rarities, but the designation of species and sites has been used as a means of identifying relative value and for the prioritisation of nature conservation action. This chapter provides a summary of the sites designated for their nature conservation value across the Greater Cambridge area, and of the legally protected and Priority species present.

4.1.2. All such sites and species are material to planning decisions, and the sites provide the core of the local ecological network as well as being integral to developing Nature Recovery Networks. Detailed information about designated sites and existing records of protected and Priority species can be obtained through a data search from Cambridgeshire and Peterborough Environmental Records Centre.

4.2. Statutory designated sites

Habitats (European) sites

4.2.1. Special Protection Areas and Special Areas of Conservation are sites of international importance protected by the Conservation of Habitats and Species Regulations 2017 (as amended) as a requirement of the UK's commitment to international commitments. These were formerly known as European or Natura 2000 sites. Ramsar sites are wetlands of international importance that have been designated under the criteria of the international Ramsar Convention on Wetlands. Collectively, these sites are now known as Habitats Sites as defined by National Planning Policy Framework.

4.2.2. The potential impact of planning proposals on Habitats Sites inside

and outside of the Greater Cambridge area will need to be covered within supporting ecological information, as guided by defined Zones of Influence agreed with Natural England. These are likely to be based on a particular impact type and are shown as Impact Risk Zones on Multi-Agency Geographic Information for the Countryside around the underpinning Sites of Special Scientific Interest.

4.2.3. There is one Habitats Site - Eversden and Wimpole Woods Special Area of Conservation - located within the Greater Cambridge area, and a further four within 20km of the Councils' administrative boundaries. The distribution of these sites is illustrated in Figure 2, but Multi- Agency Geographic Information for the Countryside should be consulted for boundaries and site information:

- Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar - abutting the Local Plan area to the north at Earith; designated for its internationally important breeding and over- wintering assemblages of birds, for its population of Spined Loach and for the presence of other nationally rare plants and animals
- Portholme Special Area of Conservation - 4 km to the northwest; designated for its lowland hay meadow habitat
- Devils Dyke Special Area of Conservation - 5.8 km to the northeast; designated as an important orchid site on semi-natural dry grassland habitat
- Fenland Special Areas of Conservation, which also covers the land designated as Wicken Fen Ramsar and Chippenham Fen Ramsar – approximately 1 km to the northeast; designated for its fen meadow and calcareous fen habitats-

Figure 2 Internationally designated sites

4.2.4. The Eversden and Wimpole Woods Special Area of Conservation comprises a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). Wimpole Woods holds the summer maternity roost of a population of Barbastelle bats (*Barbastella barbastellus*). The bats also use suitable habitat within the Special Area of Conservation to forage and it provides commuting routes followed when they forage outside of the site's boundary, where they utilise wet meadows, woodland streams and rivers.

4.2.5. Surveys to support development proposals have identified summer roosts of male Barbastelle bats in old and unmanaged woodland outside of the Special Area of Conservation, using loose bark on dead trees and crevice features caused by damage. Barbastelle bats can range 20 km per night, further for non-reproductive females, and they frequently switch tree roosts throughout the year within their territory. Barbastelle bats will remain in tree roosts over winter unless temperatures dip below freezing, when hibernation roosts have been found in features such as caves, old buildings and basements.

Sites of Special Scientific Interest

4.2.6. Sites of Special Scientific Interest are designated in accordance with the duties in law placed upon each of the country nature conservation bodies to notify as a Sites of Special Scientific Interest any area of land which, in its opinion, is of special interest by reason of any of its flora, fauna, geological, geomorphological or physiographical features.

4.2.7. There are 41 Sites of Special Scientific Interest within the Greater Cambridge area, covering a range of habitats and geological formations, including chalk grassland, species-rich neutral grassland, reedbed and fen, Ancient Woodland, chalk pits, gravel pits and clay pits. Further information can be obtained through the Multi-Agency Geographic Information for the Countryside including boundaries and links to site descriptions.

Local Nature Reserves (LNRs)

4.2.8. Local Nature Reserves are statutorily protected sites of land designated by Local Authorities because of their special natural interest, educational value and access to nature. There are 13 statutory Local Nature Reserves within the Greater Cambridge as illustrated on Multi-Agency Geographic Information for the Countryside. More information on individual Local Nature Reserves is available on the Cambridge City Council and Cambridgeshire County Council websites.

Figure 3 Nationally designated sites

Figure 4 Locally designated sites

4.2.9. Local Sites, as defined by National Planning Policy Framework, have been identified for all Councils in Cambridgeshire and are referred to as County Wildlife Sites. These are designated for their importance for nature conservation at a county level

and are identified on the Councils' Local Plan Policies Maps. County Wildlife Sites are non-statutory sites identified against a set of locally developed criteria, produced by Cambridgeshire & Peterborough County Wildlife Site Panel and covering both habitat and species.

4.2.10. The National Planning Policy Framework requires these sites to be protected through the Local Plan system as part of a Local Ecological Network. As well as supporting the majority of Priority Habitat within a given area, County Wildlife Sites often present opportunities for biodiversity enhancement, by improving existing management.

4.2.11. Within Cambridge City, a second layer of non-statutory sites have been identified and are referred to as City Wildlife Sites, recognizing the importance of natural green space and habitats within the urban context. These sites are identified under a separate set of criteria with a lower threshold than for County Wildlife Sites.

4.2.12. Cambridgeshire's Protected Roadside Verges represent the best examples of road verge grassland across the county, identified for special management by Cambridgeshire County Council against a defined set of criteria based upon the presence of rare species or those indicating quality grassland habitat. Road verges constitute the largest area of unimproved grassland within the Greater Cambridge area and will be protected from development impacts. Many Protected Roadside Verges are also designated as County Wildlife Sites.

4.3. Protected species

4.3.1. The presence of any legally protected species is a material consideration in the determination of a planning application. Populations of most species are dynamic and so existing records can only be used as a guide to likely presence and should be tested by appropriate field survey work.

4.3.2. European Protected Species with known populations within the Greater Cambridge area are Great Crested Newts, 12 species of bats (including the population of Barbastelle bats at Eversden and Wimpole Woods Special Area of Conservation) and Otter, with a very few records of Dormouse.

4.3.3. A range of other UK species are protected by various pieces of legislation, primarily the Wildlife and Countryside Act 1981 (as amended). Those protected by their inclusion in the Schedules of the Act and known to be present in the Greater Cambridge area include White-clawed Crayfish, Water Vole, Badger, Common Lizard, Grass Snake and Barn Owl. The area also supports populations of Fairy Shrimp, including at the Whittlesford Thriplow Hummocky Fields Site of Special Scientific Interest.

[4.3.4 For advice on proposals that will require a protected species mitigation licence developers can use Natural England's Pre-submission screening service](#)

4.4. Priority Habitats

4.4.1. Priority Habitats are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. The distribution of Priority Habitats in South Cambridgeshire district and Cambridge City can be identified on the Cambridgeshire Habitat Opportunity Map. Priority Habitats are largely represented by small, fragmented blocks, but there are clusters reflecting the varied environmental character of the area.

4.4.2. Lowland Calcareous Grassland is predominantly found to the south east of the Cambridge, within the Gog Magog Hills. To the east and north east is the fenland, with concentrations of Lowland Fen, Reedbeds and Lowland Meadows. The

corridor of the River Cam and its tributaries supports Floodplain Grassland Mosaic, Wet Woodland and Lowland Meadows, as well as the River habitat itself and Chalk Stream sections. To the west of Cambridge are Lowland Mixed Deciduous Woodland, Hedgerows, Lowland Meadows and Traditional Orchards on the boulder clay. To the north of Cambridge, the presence of Traditional Orchards on the fen edge reflect the significance of former land uses.

4.4.3. Natural England maintains inventories of Priority Habitats, which can be viewed on the Multi-Agency Geographic Information for the Countryside map. These inventories should only be viewed as provisional, with the presence or absence of Priority Habitats to be confirmed by field survey results, with reference to the published UK Priority habitat descriptions.

4.5. Priority Species

4.5.1. Priority Species are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. Over 200 UK Priority Species are found in Cambridgeshire as a whole, which includes recognisable but declining species such as Common Toad, Brown Hare, House Sparrow and Hedgehog alongside a range of lesser known invertebrates, and plants such as Purple Milk-vetch.

4.5.2. Given the largely agricultural character of the area, there is also good representation of farmland bird species such as Skylark, Turtle Dove, Tree Sparrow, Grey Partridge and Yellowhammer, whose populations could be affected by any development on arable land. The loss of breeding territories of such farmland birds is likely to require compensation by provision on nearby farmland. Over-wintering birds such as Lapwing and Golden Plover are also important farmland species to be considered in ecology surveys.

4.5.3. The Cambridgeshire and Peterborough Biodiversity Group provides a full list of Priority Species known to be present in the county.

4.5.4. Priority invertebrate species may be poorly recorded, but the identification of habitats and features of likely value to invertebrates should serve as a trigger to consider the need for specialist survey. The national invertebrate conservation charity Buglife has created a map of B-Lines as a strategic initiative to target habitat creation and connectivity for pollinators and has also mapped Important Invertebrate Areas, landscapes that are of particular significance for invertebrate populations, where a greater focus on impacts to favourable habitat may be required. The Fens Important Invertebrate Area lies within Greater Cambridge.

4.6 Red List Species

4.6.1. The nature conservation status of species has been determined by the assessment of populations against threat and rarity criteria, often at local, national and international levels. Species with higher rarity and threat [status/statuses](#) are generally known as Red List species. In the UK, information on national reviews and species statuses is available from the Joint Nature Conservation Committee. As there is no centrally coordinated approach to these reviews, the coverage of species groups, the age of the information, and the criteria used vary.

4.6.2. There is no Cambridgeshire Red List, but there is a list of Additional Species of Interest, which provides comparable information and includes the Cambridgeshire Plant Species of Conservation Concern.

Non-native invasive species

4.6.3. Vigorous or invasive non-native plant species can impact negatively upon biodiversity by out-competing native flora. This can then lead to a negative impact upon fauna by limiting the available feeding and cover areas. Species of particular concern include Signal Crayfish (*Pacifastacus leniusculus*), American Mink (*Mustela vison*), Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*), Giant Hogweed (*Heracleum mantegazzianum*), Floating Pennywort (*Hydrocotyle ranunculoides*), Parrot's-feather (*Myriophyllum aquaticum*), New Zealand Pigmyweed (*Crassula helmsii*) and Water Fern (*Azolla filiculoides*).

More information is available on the webpages of the GB Non-native Species Secretariat.

4.6.4. Where proposals at development sites are likely to result in the spread of non-native invasive plant species the development may not be permitted until suitable measures have been agreed and / or undertaken to control the invasive species. It should be noted that it is an offence to spread, or cause to grow, certain plant species listed on Schedule 9 of the Wildlife and Countryside Act, 1981 as amended.

5. Biodiversity in the development management process

5.1. Introduction

5.1.1. As biodiversity is a material consideration for planning, this section covers the need to consider biodiversity at every stage in the planning application process and what form that consideration should take to ensure that progress is not held up. It sets out the types and quality of information that applicants and their ecological advisers are expected to achieve when preparing an application for submission.

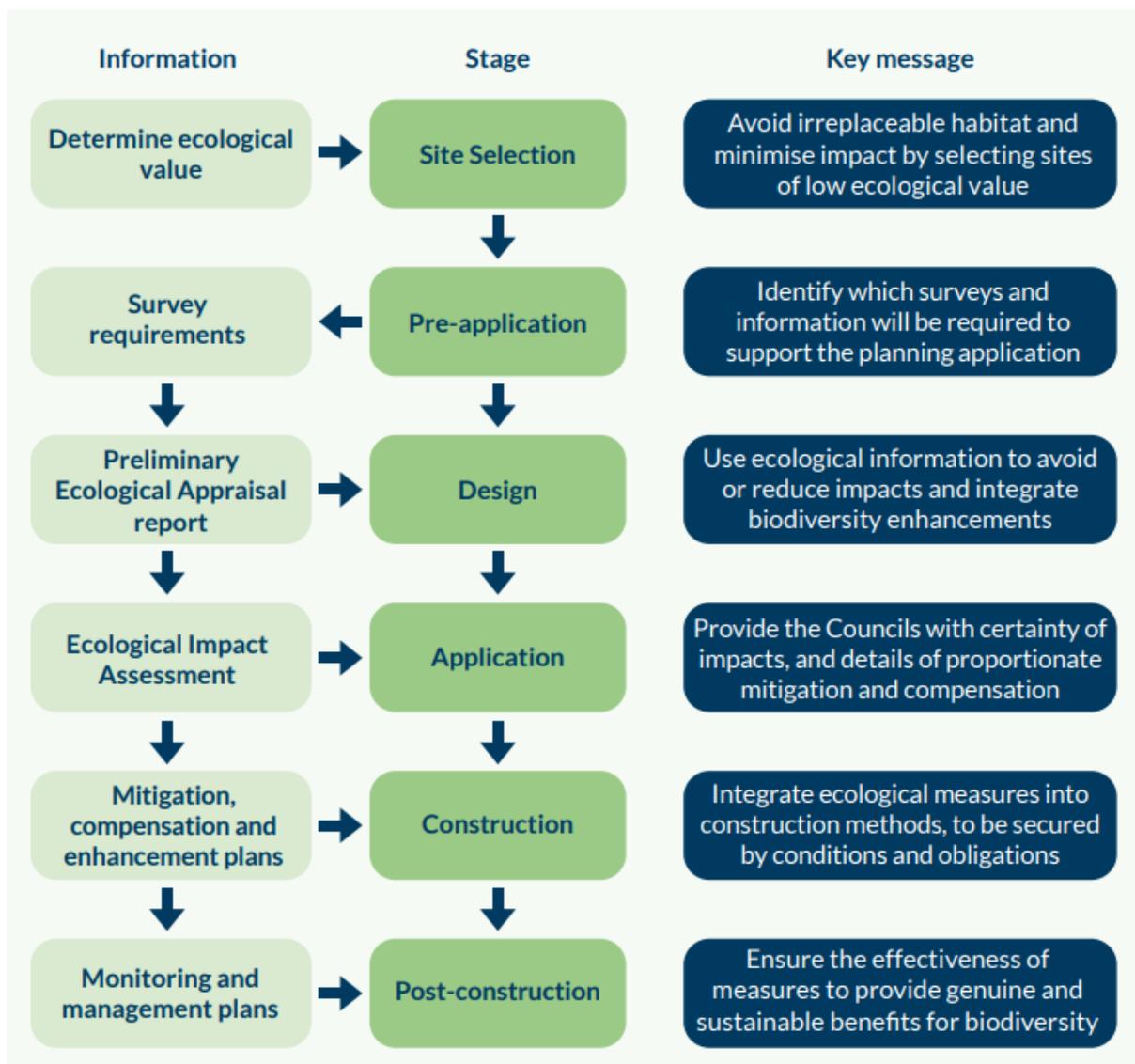


Figure 3 Stages within the development management process

5.2. Overarching principles

Biodiversity Issue B1 – mitigation hierarchy

To meet national and local policy requirements (NH/4 Item 3 and Policy 70), submitted ecological reports are expected to explain how the hierarchy of mitigation measures (Avoid, Mitigate, Compensate) has been embedded into the design of the development. Where impacts on habitats and species cannot be avoided, a clear explanation of why alternative sites are not feasible and what proposed mitigation and compensation measures are necessary to address all likely significant adverse effects is needed.

Figure 4 Mitigation Hierarchy

5.2.1. The mitigation hierarchy aims to prevent net biodiversity loss and [strict adherence to its principles is essential. This approach](#) is included in the National Planning Policy Framework and also in ecological best practice guidelines. Definitions vary, but usually include the following steps that must be implemented in order:

- Avoid - Anticipated biodiversity losses should be avoided and reduced by using alternative sites and designs, retaining habitats of value for enhancement and management and retaining species in situ.
- Mitigate - Impacts considered unavoidable should be mitigated where the impact occurs, by replacing lost protected and priority habitats and accommodating displaced species within the site boundary.
- Compensate - If mitigation measures are insufficient then, as a last resort, off-site compensatory measures should also be implemented in proportion to the harm, by creating suitable habitat off-site and relocating species.

5.2.2. As required by the National Planning Policy Framework and as a key principle of delivering Biodiversity Net Gain (see Biodiversity Issue B6), applicants must demonstrate that, in the design of their proposals, they have followed the mitigation hierarchy with respect to ecological impacts.

5.2.3. Ecological consultants can advise on avoiding negative impacts on the biodiversity of a development site by involvement throughout the planning application process, but most importantly at the site selection and design stages. [Seeking advice early on in the planning process might help avoid costly delays later on.](#)

5.2.4. Homeowners and developers will often require an ecologist to undertake ecological surveys and mitigation work in relation to a building project to meet the Councils' requirements for ecological information. Contracting a member of a professional institute such as the Chartered Institute for Ecology and Environmental Management means that you are engaging a professional who is working to high standards and there is a complaints procedure if anything goes wrong. Applicants needing to find a consultant to support their planning application can use the tool on the Chartered Institute for Ecology and Environmental Management website which also provides further information on ecological surveys and their purpose, which describes the different types of reports that you may be asked for by the Councils, what to expect from a bat survey and a householder's guide to engaging an ecologist.

5.2.5. The approach to following the hierarchy should be informed by the ecological value of the habitats and species to be affected. Impacts to Priority habitats and species should always be avoided, if possible, but mitigation or compensation for ~~either~~[any](#) species ~~and/or~~ habitats [degraded or destroyed through the development process](#) is also ~~desirable-~~[required](#).

BS42020:2013 Biodiversity – Code of practice for planning and development

5.2.6. This British Standard gives guidance on how development might affect biodiversity, provides recommendations on how to integrate biodiversity into all stages of the planning, design and development process, and provides a rigorous framework for assessing impacts and for securing mitigation, compensation and appropriate biodiversity enhancements. Compliance with the standard in the ecological information submitted by applicants can be seen as an indication of its validity and relevance to the determination process and is encouraged. It is intended

to assist those concerned with ecological issues as they arise through the planning process and in matters relating to consented development that could have site-specific ecological implications.

5.2.7. BS42020 states that high quality ecological information is important for effective decision making as well as for compliance with legal obligations and policy requirements and successful implementation of the practical conservation and biodiversity enhancement measures identified in the ecological reports submitted with planning applications. The standard identifies the ecological data required and considerations for its assessment, and its use in the design of mitigation measures, to give certainty, clarity and confidence to those involved at all stages of the planning process.

5.2.8. Compliance with this standard is an important and credible way to demonstrate the validity of the ecological information you will bring forward in support of your planning application. Any deviations from this British Standard will need to be fully justified and they may be challenged by the Councils or external consultees, leading to delays in the decision process.

5.3. Site selection stage

5.3.1. The easiest way to avoid a negative impact on species and habitats and to maximise the gain for biodiversity that can be achieved from a development is to select a site that has low existing ecological value and low strategic potential for habitat creation, buffering or connectivity. This could include sites that have been intensively managed or where land use has resulted in degraded habitats. [In addition, brownfield sites can also contribute to wider strategic potential for habitat creation by providing links between green corridors or linking up wildlife corridors.](#) It should be noted that ecological value should be measured by a suitably qualified professional and not judged on appearance, as sites that may appear to be degraded could include features of particular significance to certain species.

Biodiversity Issue B2 – Protection of irreplaceable habitats

Developers will be expected to avoid direct and indirect impacts on irreplaceable habitats and embed measures to achieve this within the design of any development proposal.

To meet policy requirements (NH/4 item 6, NH/7 and Policy 71), the councils will refuse applications that would result in the loss, deterioration or fragmentation of irreplaceable habitats unless the need for, and benefits of the development clearly outweigh the loss, and a suitable compensation strategy exists. In these situations, biodiversity net gain is not achievable. [As per NPPF 2021, there would have to be wholly exceptional reasons for this to be the case with the burden of proof for these falling to developers to provide irrefutable evidence of these exceptional reasons.](#)

5.3.2. Irreplaceable habitats are defined in the National Planning Policy Framework as “habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.” In addition to Ancient Woodland and veteran trees, other types of habitat such as unimproved grassland, lowland fen and ancient hedgerows are also considered to be irreplaceable. The loss of these habitats cannot be compensated for by gains elsewhere and so they are excluded from Biodiversity Net Gain calculations.

5.3.3. All development predicted to result in impacts on irreplaceable habitat will need to be accompanied by detailed survey information and evidence to support the exceptional reasons that justify such a loss. Compensation strategies should include contribution to the enhancement and management of the habitat. [Compensation for damaging development to a site by way of its habitat enhancement and management should not substitute action that would be happening anyway.](#)

5.3.4. Ancient woodland shall be identified by having regard to the presence and combination of Ancient Woodland Indicator Species, as presented in the Cambridgeshire and Peterborough County Wildlife Sites Selection Guidelines. The Woodland Trust’s Planning for ancient woodland – planners manual for ancient

woodland and veteran trees should be used as a guide to avoiding and minimising impacts from development proposals.

Pre-application advice

5.4.1. There are many advantages to seeking pre-application advice from the Greater Cambridge Planning Services at an early stage in the preparation of development proposals, particularly for ecology and Biodiversity Net Gain. This frontloads the process and avoids risks of delays and additional costs on submission, by providing the developers and their agents with clarity on the scope of information that will be expected to enable the application to be determined.

5.4.2. Where there is a predictable impact on biodiversity and insufficient ecological information is submitted to support determination, the Councils are likely to refuse an application.

5.4.3. The Greater Cambridge Shared Planning Service offers a pre-application service that can save time and money for anyone considering submitting a planning application, and it also offers design workshops to applicants. This may be particularly valuable to householders and those who are not regularly involved in development, who may not routinely seek professional ecological support or be aware of all of the relevant issues.

5.4.4. Developers wishing to seek substantive advice on recreational pressure impacts and mitigation relating to Sites of Special Scientific Interest should be directed to Natural England's Discretionary Advice Service.

Existing biodiversity information

5.4.1. Biodiversity baseline information from the Cambridgeshire and Peterborough Environmental Records Centre is needed within all ecological reports, to identify the presence of designated sites and existing records of habitats and species that could be affected by development. Data search requests should be for a

minimum 1 km buffer from the red line boundary for protected and Priority species and 2 km for all designated sites. While older data may be less relevant in some cases, it may provide the only baseline available for a site and so should not be discounted.

5.4.2. An absence of records does not mean a record of absence and ecological consultants need to use their professional judgment to ensure that biodiversity features are not overlooked. Survey and assessment of all species likely to be present on and adjacent to the development site and any which could be affected indirectly should be covered.

5.4.3. Provision of this data within submitted ecological reports needs to be presented in accordance with the terms and conditions of Cambridgeshire and Peterborough Environmental Records Centre and any sensitive records should only be shown at 10km resolution.

5.4.4. The consultant ecologist should also determine whether the development site falls within a Site of Special Scientific Interest Impact Risk Zone, as shown on the Multi-Agency Geographic Information for the Countryside map, which would indicate that the development could result in indirect impacts that require consultation with Natural England.

Biodiversity Issue B3 – Great Crested Newt district level licensing

To meet policy requirements (NH/4 and Policy 70) and support development which is likely to impact on Great Crested Newt, if a developer is accepted to join the Natural England Cambridgeshire Great Crested Newt District Level Licensing scheme, they do not need to carry out their own surveys for this European Protected Species or plan and carry out mitigation work.

If a consent for development is issued, developers do not need to meet the Government's Standing Advice for Great Crested Newt. However, the Councils will still require survey and assessment for other protected and Priority species likely to

be present and affected by development, together with delivery of any mitigation needing to be secured by a condition of any consent.

5.4.1. Natural England has now launched a District Level Licensing scheme for Great Crested Newt in Cambridgeshire that developers can pay to join for each of their sites, to better protect Great Crested Newt populations as an alternative to conventional site- based survey, licensing and mitigation methods. Full details are available on the relevant pages of the Government District Level Licensing website.

5.4.2. As an alternative to Great Crested Newt surveys and assessment, the use of District Level Licensing provides a year-round option for developers to mitigate predicted impacts on Great Crested Newt and can provide certainty of costs and timescales.

5.4.3. With an agreement in place with Natural England to use District Level Licensing, the Councils only need an Impact Assessment and Conservation Payment Certificate countersigned by Natural England to be submitted with the planning application as evidence of site registration under this strategic mitigation scheme.

5.4.4. Participation in the District Level Licensing scheme does not negate the need for proposals to follow the mitigation hierarchy or deliver measurable net gain. The Councils will still require survey and assessment for other protected and Priority habitats and species likely to be present and affected by development, with any necessary mitigation secured by a condition of any consent.

5.4.5. A precautionary approach to site clearance, under the supervision of a suitably qualified ecologist, will be required for all development supported by Great Crested Newt District Level Licensing, as all or where protected and Priority species predicted to be on site ~~will need to be moved to a place of safety~~. To avoid reckless actions and ~~prevent~~ wildlife crime², this will include supervision of any habitat works by an Ecological Clerk of Works, who will undertake a fingertip search, and implementation of a Construction Environment Management Plan (Biodiversity).

5.4.6. The ~~emerging Natural~~ Environment ~~Bill~~Act 2021 has indicated an intention to prepare other Strategic Mitigation Schemes in consultation with stakeholders to support delivery of sustainable development.

Ecological surveys and assessment

5.4.7. Applicants must ensure that planning applications are supported by adequate ecological information, using up to date desk studies and site assessment to inform survey methodologies sufficient in scope to allow the impact of a proposal to be appropriately assessed. This includes householders and developers of small sites, where they may be unexpected risks of impacts to habitats and species.

[CIEEM provide an advice note on the lifespan of ecological surveys here;](https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf)
<https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf> See Appendix 2.

5.4.8. A Preliminary Ecological AssessmentAppraisal is often carried out by ecologists as an initial means of recording the habitats and condition of a development site and predicting the likely ecological constraints and impacts that might arise from its development.

5.4.9. Preliminary Ecological AssessmentAppraisal Reports are valuable documents that should be commissioned at the earliest stages of design, and their results should influence the layout and form of the proposals. Identifying important ecological resources at the outset and avoiding impacts on them will limit the loss of biodiversity and reduce the need for mitigation and compensation measures. In many cases these reports will include recommendations for further survey, particularly in relation to protected and priority species.

5.4.10. All surveys must be carried out in accordance with published standards and best practice guidance, as appropriate to the information they are expected to generate. To ensure the acceptability of impact assessment, any deviations from best practice should be explained and justified.

5.4.11. Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants

or anybody else. However, if this is known to have happened, ~~the condition of the site~~ on or after 30th January 2020 the condition of the site will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of the ~~emerging~~ Environment ~~Bill~~ Act 2021. This is consistent with existing good practice guidelines for ecological assessment, including CIEEM and BREEAM guidelines. Where previous surveys are not available, this will be established through Cambridgeshire and Peterborough Environmental Records Centre records and habitat areas identified through aerial photographs. Where habitat conditions are not known, then a precautionary approach will be applied.

5.4.12. Habitat mapping methodologies need to be appropriate to their purpose, which for biodiversity net gain calculations means UK Habitats Classification, as required for the Defra Biodiversity Metric calculation. Phase 1 habitat mapping can still be used for PEA reports, or in circumstances where Biodiversity Net Gain calculation is not required.

5.4.13. Where the applicant's commissioned ecology report indicates that further surveys are required to support a planning application, the results of all such surveys and associated details of necessary mitigation measures will need to be submitted prior to determination. This is necessary to provide the Councils with certainty of likely impacts and that effective and deliverable mitigation can be secured either by a condition of any consent or a mitigation licence from Natural England. Where recommended protected species surveys have not been completed, the ecology report will not be sufficient to support a planning application.

5.4.14. The Council expects that all biodiversity records obtained during surveys to inform development will be submitted to Cambridgeshire and Peterborough Environmental Records Centre, as required by the Chartered Institute for Ecology and Environmental Management's code of professional conduct. Applicants must not seek to restrict their ecological consultants from submitting biodiversity records.

5.5. Design stage

Biodiversity Issue B4 – Conservation and enhancement of biodiversity

To meet national and local policy requirements (NH/4, NH/5, NH/6, Policy 69 and Policy 70), development should:

1. Secure the conservation management and enhancement of natural and semi-natural habitats in the landscape together with the biodiversity that they contain and seek to restore and/or create new wildlife habitats.
2. Secure the provision of appropriate public access to natural green spaces, particularly within or close to the villages.

Habitats will be considered important for biodiversity where they:

1. Are part of the UK national network of sites (Habitats sites) or are proposed for designation
2. Are nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves) or are proposed for designation
3. Are non-statutory designated sites of at least County or City importance or are proposed for designation
4. Are likely to support the presence of a Priority species or habitat, or significant populations of a national or local Red list species
5. Have the potential to assist in the delivery of National, County or District Nature Recovery Networks and clearly act as a stepping-stone, wildlife corridor or refuge area ~~within an otherwise built environment~~
6. Provide for the quiet enjoyment of biodiversity within semi-natural areas ~~of an otherwise built environment~~ or act as an educational resource, such as Local Nature Reserves

5.5.1. Proposals that contain or that will affect a habitat of importance for biodiversity will be expected to include measures to protect any existing value and, ~~where possible,~~ to improve their condition by appropriate enhancement or management measures. Retaining existing biodiversity features on sites might make it easier to achieve BNG. Management should be sustainable for the long-term, with clear

objectives guided by the site's existing habitat features and species, as appropriate to location and environmental conditions.

5.5.2. While it can be possible to combine positive nature conservation management with public access, it should be noted that the potential impact of public access must be fully considered in determining the likely target condition of the biodiversity habitat and its value to any existing species populations. Measures to manage the existing impact of recreation on an area of semi-natural public open space will be welcomed.

Figure 5 An example of a small site

Even small sites can support protected and priority species; although this house and garden appear unremarkable, there are two bat species using the loft, nesting birds in the dense common ivy, and great crested newts in a small pond.

5.5.3. Small sites, including gardens and other urban green space, can also support habitats and species of nature conservation value and provide opportunities for enhancement and improved management.

5.5.4. Where appropriate, the Councils will secure measures to conserve and enhance biodiversity by applying a planning condition requiring the submission and approval of an Ecological Design Strategy or a species-specific Biodiversity Mitigation Strategy, which will include:

- a) The purpose and conservation objectives of the proposed works
- b) A review of baseline conditions, site potential and constraints
- c) Detailed designs and/or working methods to achieve stated objectives
- d) The specific extent and location of proposed works shown on maps and plans at an appropriate scale
- e) The type and source of materials to be used, where appropriate, such as specifying native species of local provenance or the type of bird box to be used.
- f) A timetable for implementation, demonstrating that works are aligned with any proposed phasing of development
- g) The persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance

- i) Details for monitoring and remedial measures
- j) Details for disposal of any wastes arising from works

Biodiversity Issue B5 – Biodiversity provision in the design of new buildings and open spaces

To meet policy requirements (HQ/1, NH/4, Policy 57 and Policy 59), the councils will expect:

1. That development proposals will have regard to the biodiversity already present within a development site and to identify opportunities to maximise the provision for biodiversity within new buildings in line with strategic nature conservation priorities. ~~2. That on all major housing developments 50% of the dwellings/units will have features such as integrated bird, bat or insect boxes provided in close association with the properties. On all other sites suitable provision for biodiversity enhancements shall be negotiated to achieve a similar standard.~~
- ~~3. For minor and householder development, each dwelling/unit will have at least one integrated feature appropriate to the location of the development.~~
- ~~4. That all~~ 2. That on all residential housing developments, there should be an equal number of integrated bird box features as there are dwellings for building-dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) provided individually or clustered in appropriate locations within the development.
- ~~3. That all suitable commercial and community building applications will need to include integrated features~~ bird box features for building dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) in keeping with the scale of development, i.e. Minimum of 10 boxes for the first 1000sqm 1000 sqm footprint and one additional box for every additional 100 sqm.
- ~~5. That~~ 4. That on all residential housing developments 25% of the dwellings / units will have integrated bat box features, provision to be clustered next to appropriate foraging habitats.
- ~~5. That~~ new wildlife habitats and features, including predominantly native trees and shrubs and durable tree mounted nest boxes, bat boxes and insect boxes, will be incorporated into landscaping schemes and the general layout of the built

environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development.

Figure 6 Hedgehog Highway gaps in boundary fence

Incorporating Hedgehog Highway gaps into boundary fences ensures connectivity between gardens for Hedgehogs and other wildlife, increasing the extent of habitat available in a secure way.

5.5.5. Design of new developments should ~~seek to~~ retain habitats of value to biodiversity wherever possible. Even for small scale developments, this would include boundary hedgerows, trees and any pond on site and these can provide the framework for the setting of the scheme layout as well as contributing to the post development network for nature and people.

5.5.6. Landscape design will be required to enhance existing habitats and link them to new habitats created within the development site that are suited to the landscape character (see section 3.13.10). Further information can be found on the Building Research Establishment Environmental Assessment Method webpage for a Green Guide Calculator and Building with Nature.

Figure 7 Landscaping and soils

A bank and low nutrient substrate with sparse vegetation, incorporated into landscaping to benefit solitary mining bees and other invertebrates.

Figure 8 Integrated nesting habitat for birds or bats

Integrated boxes primarily designed for swifts will also be used by other species such as house sparrow and are easily built into new buildings.

5.5.7. The use of low nutrient status soils to support diverse habitat mosaics with low maintenance requirements is encouraged and applications within the B-Lines identified by Buglife will be expected to include sustainable landscaping features of value to invertebrates, especially pollinators, including flowering lawns.

5.5.8 Natural timber and aggregate waste from site should be retained and repurposed for habitat creation such as hibernacula and low nutrient banks wherever possible.

A bank and low nutrient substrate with sparse vegetation, incorporated into landscaping to benefit solitary mining bees and other invertebrates

Integrated boxes primarily designed for swifts will also be used by other species such as house sparrow and are easily built into new buildings

5.5.8. The impact of garden extensions into the open countryside needs to be considered as, although these provide an opportunity to diversify arable landscapes, species and features associated with a farmland landscape may not be replicable within the garden environment. Applicants, where appropriate, will be required to plant mixed native species hedges with trees to define boundaries in open countryside as opposed to the erection of fences that may hinder the natural movement of animals. In the above image, a bank and low nutrient substrate with sparse vegetation are incorporated into landscaping to benefit solitary mining bees and other invertebrates.

5.5.9. In addition, the provision of integrated boxes (a combination of bird, bat & insect boxes) will be required in new buildings for all types of development and should target protected, Priority and other species associated with the built environment, such as Swift, as promoted by Action for Swifts, house sparrow, starling and pipistrelle bats. Where appropriate, high quality, durable boxes can also be provided on retained trees within the public realm. ~~Integrated boxes primarily designed for swifts will also be used by other species such as house sparrow and are easily built into new buildings~~

5.5.11 Artificial lighting has the potential to negatively impact on nocturnal species and should be minimised, particularly in areas of natural habitat, woodland edges, hedgerows, and wetlands. Ecological sensitive lighting conditions may be imposed in such cases. The Bat Conservation Trust provide the following Guidance Note on Bats and Artificial Lighting.

Biodiversity Issue B6 – Provision of biodiverse and living roofs

To meet policy requirements (HQ/1, NH/4 and Policy 31), the provision of biodiverse roofs and walls will be encouraged as a means to maximise biodiversity, particularly where the opportunities for ecological enhancement on a site area are limited, and where such measures will deliver enhancement at a landscape scale. where appropriate, as part of a wider strategy of biodiversity enhancements.

5.5.9. Although buildings can be screened using native species planting, they can also be made attractive to biodiversity by using climbing plants on walls, fitting window boxes or installing biodiverse roofs and walls.

Green roofs should support diverse habitats of local relevance rather than sedum monocultures, which have aesthetic appeal, but limited value to biodiversity. Brown roofs, landscaped with exposed substrates and a varied topography, and supporting nectar and pollen rich flowering plants, are a good alternative. Further information can be found on the Building Research Establishment Environmental Assessment Method webpage for a Green Guide Calculator and Building with Nature.

Figure 9 A biodiverse roof

A biodiverse roof, showing a diversity of flowering plants in an open grassland structure. Habitat design and species mixes should reflect local conditions and stated conservation objectives

5.5.10. Biodiverse roofs can provide valuable habitat on sites where space for new habitat creation is constrained. In the image above, the living roof shows a diversity of flowering plants in an open grassland structure within an otherwise dense, urban setting. Habitat design and species mixes should reflect local conditions and stated conservation objectives

5.5.11. They could also have an especially important role to play in providing new habitat for the species, often ecological specialists, displaced by the development of brownfield sites, and for invertebrates that already live in towns and gardens. Guidance on constructing biodiverse roofs ~~is~~ available from Buglife and

applicants are encouraged to follow the Green Roof Organisation's Green Roof Code.

5.5.12._____ Thin substrate sedum systems do not maximize the biodiversity potential of green roofs and would not merit Good condition within the Defra Biodiversity Metric.

Sustainable drainage systems

5.5.13._____ The Cambridgeshire Flood and Water Supplementary Planning Document was adopted by South Cambridgeshire District Council in November 2018 and Cambridge City Council in December 2018 following adoption of the Cambridge and South Cambridgeshire Local Plans and is accompanied by the Cambridge Sustainable Drainage Design and Adoption Guide.

5.5.14._____ Inclusion of sustainable drainage systems within a development site are the preferred approach to managing rainfall from hard surfaces and can be used on any site (CC/8, Policy 31). They provide an opportunity to reduce the effects of development on the water environment. Good design and management of multi-functional open spaces can mitigate drainage impacts on wetlands via drains and ordinary watercourses as well as delivering biodiversity enhancements and attractive greenspaces that can support Biodiversity Net Gain on site. SUDs, (like the one pictured below) should be designed to provide natural habitats appropriate to the surrounding landscape, using locally native species and managed to combine functionality and opportunities for biodiversity

5.5.15._____ The Royal Society for the Protection of Birds and the Wildfowl and Wetlands Trust have produced a guide to maximising the benefit to biodiversity from Sustainable Drainage Systems alongside other functions. [The ARGUK Toads – Advice for Planners provide guidance on road, kerb and gully designs to limit impacts on amphibian populations](#)

Figure 10 A SuDS feature in a new development

SuDS features should be designed to provide natural habitats appropriate to the surrounding landscape, using locally native species and managed to combine functionality and opportunities for biodiversity.

5.5.16._____ Developers should check details of Registered Toad crossings listed by Froglife, the national amphibian & reptile charity, (which includes one in the centre of Cambridge) in relation to the development site location and layout. This will help avoid direct impacts on known toad breeding populations from the discharge of the sustainable drainage systems constructed for the development. Similarly, well designed sustainable drainage systems features are likely to attract breeding amphibians and future [migrationsmigration](#) routes should be considered to avoid creating new road or drain fatality hotspots.

5.5.17._____ Paving of surfaces is likely to contribute to surface water flooding and the Councils will seek to avoid unnecessary paving of gardens by householders (CC/8, Policy 66) and encourage good design to ensure permeable surfaces remain and that there is no net loss in biodiversity. Any trees should be retained within paving and permeable surfaces used, potentially including planting within the design.

Biodiversity issue B7 – Biodiversity net gain

This SPD is underpinned by national and Local Planning Policies. In keeping with these, and the SPD, development proposals will be required to demonstrate measurable net gain for biodiversity (NH/4, NH/6, Policy 69, Policy 70). Biodiversity Net Gain should be achieved on site where possible- [and in accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain](#)

5.5.18._____ Previous paragraphs have explained the process of how developers will calculate a pre-development baseline for an application site using the Defra Biodiversity Metric [23.0](#) tool. They explain how a calculation should also be made of the post development baseline seeking to identify a net gain in biodiversity on that site. Achieving a Net Gain of 10% would be consistent with levels expected to be required in the Environment [Bill, now proposed to be enacted Autumn 2021. Act 2021](#)

by Winter 2023, after a two year interim period. However, in keeping with the Councils desire to ensure that biodiversity is both protected, and enhanced, we advise that should new Local Plan policies instruct a higher percentage of BNG than that nationally mandated, that the higher of the two amounts (of BNG) shall be the minimum requirement for development.

5.5.19. The Councils encourage the achievement of ~~In negotiations with applicants, officers may also discuss seeking~~ further Biodiversity Net Gain ~~from~~ by development proposals. This aspiration is supported by the recently formulated Doubling Nature Vision, adopted by South Cambridgeshire District Council (Feb 2021). This vision reflects the growing awareness of biodiversity loss and increasing concerns to protect the natural environment, habitats and species. The vision seeks a 20% level of Biodiversity Net Gain above pre-development baseline conditions. Whilst this Supplementary Planning Document does not set this as a figure or fixed target, this aspiration may have further support with ~~the future enactment of amendments to~~ the Environment ~~Bill~~ Act 2021.

5.5.20. ~~In exceptional cases, compensatory arrangements to provide the levels of BNG~~ Where onsite options for Biodiversity Net Gain have been exhausted, compensatory arrangements to provide shortfalls required and agreed with applicants under the vision can be provided offsite ~~that are both required and agreed with applicants under the vision can be provided off site.~~ Where off-site habitat measures are required, they must be consistent with the strategic aims of the Cambridge Nature Network and Greater Cambridge Green Infrastructure Opportunity Mapping and conform to Biodiversity Net Gain - Good Practice Principles for Development.

5.5.21. _____ To ensure the delivery of BNG measures, the Councils will seek to use planning conditions to secure on site habitat creation and its long-term management, and obligations, such as Section 106 of the Town and Country Planning Act 1990, where BNG is on land outside the applicant's control.

5.5.22. _____ All Biodiversity Net Gain calculations should be submitted using the

Defra Biodiversity Metric [23.0](#) or its successor. Other “bespoke” calculators will not be accepted without clear justification.

5.5.[23](#)._____ There will always be some opportunity within development proposals to create and manage habitats for biodiversity. Development proposals that deliver public open space that also provides new wildlife habitats, with clear management objectives, will be encouraged.

5.5.[24](#)._____ Biodiversity Net Gain 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.

5.5.[25](#)._____ This will require focus on improving the condition of existing Biodiversity Sites, increasing their size, and improving connections between them by creating stepping-stones and corridors of biodiversity rich habitats. The existing Cambridge Nature Network lays the foundations for this approach and will be supported and clarified by forthcoming Local Nature Recovery Strategies.

5.5.[26](#)._____ All development must already demonstrate measurable net gain for biodiversity, in line with the requirements of National Planning Policy Framework. Although a mandatory requirement for 10% net gain in biodiversity value is [emerging from mandated by](#) the Environment [Bill Act 2021](#), a value of 20% is likely to be [needed encouraged as best practice](#) in order to meet the Natural Cambridgeshire target of doubling the amount of land managed for nature from 8% to 16% of the county’s area.

5.5.[27](#)._____ It should be noted that the inclusion of street trees within developments can make a contribution to Biodiversity Net Gain as well as providing a range of other benefits, including to air quality and urban cooling, as mitigation for the effects of climate change. The selection of the right tree species in the right place, where there is enough space to achieve maturity - in terms of height, canopy spread and rooting area - is essential to maximise benefits. Cambridge City Council

has a policy to ensure that adequate provision is made for the preservation and planting of trees when granting planning permission (Policy 71).

5.5.28._____ For smaller minor development (fewer than 10 residential units or an area of less than 0.5 hectares) and householder applications, biodiversity net gain measures should be clearly identified in supporting information and illustrated on the relevant plans. Measures should be appropriate to the site's location and surroundings and should be focussed on supporting recognised nature conservation priorities. When the Defra "small sites" Biodiversity Metric is available, this should be used to demonstrate net gain in these circumstances, and it is anticipated that the Environment ~~Bill~~[Act 2021](#) might offer this scale of development a more simplified requirement. However, ~~until legislation and~~ further guidance from Government is available, small sites should aim to meet the details of B5 above with at least one integrated bird, bat or insect box, hedgehog friendly fencing and habitats as listed in 5.5.4 above.

5.29.____ In support of major applications, a Biodiversity Gain Plan will be expected, which should include:

- Steps taken to avoid adverse impacts to biodiversity
- Pre-development and ~~postdevelopment~~[post- development](#) biodiversity value (including a completed Defra Biodiversity Metric calculation spreadsheet ~~v2~~[v3.0](#) or its successor)
- Additional information to explain and justify the approach to delivering net gain, including notes on the existing and target habitat condition and any assumptions made

5.5.30._____ 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 the Biodiversity Opportunity Maps produced by Cambridge and Peterborough Environmental Records Centre, [the Cambridge Nature Network](#) and any other published biodiversity strategies. 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.

5.5.31. _____ Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. ~~If this is known to have happened on or after 30 January 2020, and the onsite habitat condition is lower on the relevant date than it would otherwise have been, the predevelopment biodiversity value of the onsite habitat is to be taken to be its biodiversity value. It should be noted that the baseline for habitats on any site proposed for development will be taken as 30 January 2020, (as set out in the UK Environment Act 2021), or the nearest (in time) prior aerial photographic evidence or survey.~~

5.5.32. _____ Applicants should refer to the Chartered Institute of Ecology and Environmental Management and Construction Industry Research and Information Association Biodiversity Net Gain Good Practice Principles documents for information on the standards that will be expected.

5.6. Application stage – Validation requirements for biodiversity information

5.6.1. The Cambridge City Council validation checklists and draft South Cambridgeshire District Council validation checklist are available to ensure that applicants know which documents need to be submitted with a planning application for it to be deemed valid by the Greater Cambridge Shared Planning Service.

5.6.2. The Local validation checklist for the Greater Cambridge Shared Planning Service will include guidance under Local Validation Requirement 2 'Biodiversity - Ecological Impact Assessment' about when an Ecological Impact Assessment is necessary, based on what the development involves and where it is. Guidance is also provided on what an Ecological Impact Assessment should cover for an application to be considered valid, including the need to demonstrate measurable Biodiversity Net Gain.

5.6.3. It should be noted that validation does not necessarily mean there is sufficient information to allow for determination. The submitted Ecological Impact Assessment

still has to provide the Councils with certainty of all likely ecological impacts on designated sites and protected or priority species and to demonstrate that effective and deliverable mitigation can be secured either by a condition of any consent or a mitigation licence from Natural England.

Ecological Impact Assessment

5.6.4. In addition to the information within BS42020, the Chartered Institute for Ecology and Environmental Management provides detailed guidance about expectations in the reporting of biodiversity information in support of planning applications. In selecting their project team, applicants are encouraged to choose professional ecologists that will comply with these expectations and can demonstrate their suitability for the role. Full details of those involved in survey work ~~and reporting should be included in all reports with a summary of their experience and competence.~~

and reporting should be included in all reports with a summary of their experience and competence. CIEEM have produced a note on report writing here: <https://cieem.net/resource/guidelines-for-ecological-report-writing>

5.6.5. The appropriate document type to provide ecological information in support of a planning application is an Ecological Impact Assessment. This type of ecological report needs to contain all necessary survey results and a full assessment of ecological impacts, with proportionate and fully detailed mitigation and compensation measures that can be secured by condition or obligation, or by appropriate species licensing.

5.6.6. Surveys and reports have a finite lifespan due to the dynamic nature of species populations and the response of habitats to environmental factors and changes in management. CIEEM have produced guidance to highlight the issues with lifespan and the validity of reports in different circumstances. Applications supported by reports that are no longer considered valid are likely to be refused and outline or phased developments are likely to require conditions for further surveys to keep the survey information up to date.

Biodiversity Issue B8 – habitats regulations

To support the councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties [as Competent Authority](#) under the Conservation of Habitats and Species Regulations 2017 (as amended) – known as the Habitats Regulations - where development is likely to result in a significant effect on a Habitats site, proposals need to be supported by information to support the [preparation of the Habitats Regulation Assessment \(HRA screening report prepared\)](#) by the Local Planning Authority. This needs to include the results of any necessary surveys and details of any mitigation measures to avoid adverse effects on the integrity of the site(s) embedded into design of the development.

All the Councils' Habitats Regulations Assessment Appropriate Assessments will be sent to Natural England for their formal consultation response on their conclusions before any decision can be issued.

5.6.7. The aim of the Habitats Regulations Assessment process is to 'maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest'. The Conservation of Habitats and Species Regulations 2017 (as amended) have transposed the European Union Habitats and Wild Birds Directives into UK law to make them operable from 1 January 2021. These remain unchanged until amended by Parliament so the requirements for Habitats Regulations Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) have been retained.

5.6.8. The Greater Cambridge Local Plan may impact on several Habitats sites and Government advice to Local Planning Authorities on Habitats Regulations Assessment requires assessment of any plan or projects which could adversely affect these internationally important Biodiversity Sites.

5.6.9. Where a Habitats site could be affected by a plan, such as a Local Plan, or any project, such as a new development, then Habitats Regulations Assessment

screening must be undertaken. If this cannot rule out any possible likely significant effect on a Habitats site, either alone or in combination with other plans & projects, prior to the consideration of mitigation measures, then an Appropriate Assessment must then be undertaken. ~~The Appropriate Assessment identifies the interest features of the site (such as birds, plants or habitats), how these could be harmed, assesses whether the proposed plan or project could have an adverse effect on the integrity of the Habitats site (either alone or in combination), and finally how this could be mitigated to meet the Stage 2 Habitats Regulations Assessment “integrity” test. This is an appropriate assessment of the implications for that site in view of that sites conservation objectives. Consent can only be granted when it can be ascertained by an appropriate assessment that there will not be an adverse effect on the integrity of a European Site unless, in the absence of alternative solutions, there are imperative reasons of overriding public interest and the necessary compensatory measures can be secured.~~

5.6.10. Various Court rulings need to be considered when preparing Habitats Regulations Assessment screening reports and developers are requested to provide sufficient information to support this process. Some key rulings from the Court of Justice for the European Union, which remain relevant to Habitats Regulations Assessment in the UK, post-Brexit, are:

- CJEU People Over Wind v Coillte Teoranta C-323/17)

In line with the Court judgement mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats Site.

- CJEU Holohan C- 461/17

This Court judgement imposes more detailed requirements on the competent authority at Appropriate Assessment stage. These relate to habitats and species for which the site has not been listed and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site. The Appropriate Assessment conclusion must be beyond all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

- CJEU Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu (Dutch nitrogen court ruling)

These Dutch cases concerned authorisations schemes for agricultural activities in Habitats sites which cause nitrogen deposition and where levels already exceeded the critical load.

These are not directly connected with or necessary for the management of a Habitats site. This ruling is relevant to projects which trigger appropriate assessment before any consents are issued so should be considered when identifying other plans and projects for an in- combination assessment.

5.6.11. The following case from the UK High Court is also of key relevance:

- R (on the Application of Preston) v Cumbria County Council [2019] EWCA 1362

This case relates to a High Court verdict which quashed a County Council's decision to vary a planning permission for a water company to construct a sewage outfall on a Special Area of Conservation. Therefore, planning authorities and other competent authorities cannot, in appropriate assessments, simply rely on the competence of other regulators such as the Environment Agency, to avoid conducting their own assessments. They must instead themselves satisfy their own Habitats Regulations duties.

Biodiversity Issue B9 – Eversden and Wimpole Woods Special Area of Conservation Bat Protocol

To support the Councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties under the Conservation of Habitats and Species Regulations 2017 (as amended), appropriate levels of survey, assessment and mitigation will be expected for any development that could have an impact on the population Barbastelle Bats within and around the Eversden & Wimpole Woods Special Area of Conservation.

5.6.12. The Eversden and Wimpole Woods Special Area of Conservation supports maternity colonies of Barbastelle bats. In addition to these Special

Area of Conservation woodlands containing roosting sites, the bats also require access to habitats outside the boundary of Eversden & Wimpole Woods Special Area of Conservation. The Habitats Regulation Assessment screening report for Bourn Airfield identified that male Barbastelle bats roosted in woodlands to the north of the Special Area of Conservation and commuted into the woodlands for mating.

5.6.13. Habitat that is integral to supporting the functioning of the Eversden and Wimpole Woods Special Area of Conservation is referred to as functionally linked land. In the case of this internationally important designated site, the woodlands that the males Barbastelle bats roost in, and any commuting routes between the two, are classed as functionally linked land. The Bat Conservation Trust also defines “Core Sustenance Zones” which refer to the area surrounding a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost.

5.6.14. Bats also typically forage and commute along linear features, such as hedgerows, rivers and woodland edges. Flight-lines for Barbastelle Bats are known to extend beyond the designated Special Area of Conservation boundary into the wider local landscape. A narrow strip of woodland and hedge that link Wimpole and Eversden Woods together is known to be a very important flight-line for Barbastelle Bats and other bat species, and Natural England has highlighted the importance of managing this feature carefully including the need to thicken hedges affected with additional planting.

5.6.15. A draft protocol has been prepared by the Greater Cambridge Shared Planning Partnership to facilitate sustainable development and secure a diverse and healthy landscape for bats, people and other wildlife.

5.6.16. By following the guidance in the draft Eversden & Wimpole Woods Special Area of Conservation protocol, the Councils can ensure that Special Area of Conservation bat populations thrive and that developments around the designated site avoid impacts on them, thereby preventing delays during their consideration at the planning stage.

5.6.17. The draft bat protocol uses the SITE OF SPECIAL SCIENTIFIC INTEREST Impact Risk Zones identified on the Multi-Agency Geographic Information for the Countryside map for Eversden and Wimpole Woods Special Area of Conservation which are integral to the long-term survival of the population of Barbastelle Bats. All development proposals within this area, with the exception of householder applications, should aim to retain mature trees, woods and copses, and to provide new habitat linkages through new tree planting and the integration of existing hedgerow networks with new ones. All development within 5 km of the Special Area of Conservation designated site is considered by Natural England as a key conservation area with a 10 km sustenance or wider conservation area. [Please note that at time of writing, Natural England are reviewing the IRZ distances for this site, possibly extending out to 20km.](#)

5.6.18. The Eversden and Wimpole Woods Special Area of Conservation map below, shows the relative Impact Risk Zones and indicative functionally linked habitat (please note this is for illustrative purposes only so some hedgerows, and smaller woods are not shown).

Figure 11 Eversden and Wimpole Woods SAC

Biodiversity Issue B10 – Recreational pressure on the sensitive Sites of Special Scientific Interest

To meet national and local policy requirements (NH/5 and Policy 69) for protecting and enhancing sites of biodiversity value, applications will not normally be permitted where there is likely to be an adverse impact on land within or adjoining such sites. With specific reference to sensitive Sites of Special Scientific Interest, advice issued by Natural England suggests developers of residential schemes of 50 or more units should seek to provide sufficient Suitable Alternative Natural Greenspace, (SANG) to avoid and mitigate recreational pressure within and around the SSSI. [The sensitive Sites of Special Scientific Interest within the Greater Cambridge area are listed in Annex B of Natural England's advice \(insert Ref here\).](#)

SSSIs currently known to be at risk from recreational pressure within the Greater Cambridge area are listed in Annex B of Natural England's advice.

5.6.19. Impact Risk Zones are an online mapping tool developed by Natural England to make an initial assessment of the potential risks to Sites of Special Scientific Interest posed by development proposals. They define zones around each Site of Special Scientific Interest which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal that could potentially have adverse impacts. Impact Risk Zones can be viewed via the Multi-Agency Geographic Information for the Countryside.

5.6.20. Natural England has issued advice to Cambridgeshire Local Planning Authorities in relation to Recreational Pressure Impact Risk Zones relating to sensitive Sites of Special Scientific Interest in Cambridgeshire and the need for green infrastructure within large scale residential developments. Annex B of this advice lists the component Sites of Special Scientific Interest included within the Cambridgeshire Recreational Pressure Impact Risk Zone, of which there are 16 in Greater Cambridge, with a risk category assigned to each Site of Special Scientific Interest. This list could be subject to change, following any new evidence obtained through a specialist visitor survey, for example.

5.6.21. ~~No zone of potential risk was identified by Natural England for Sites of Special Scientific Interest overlapping the Fenland Special Area of Conservation, due to the fact that these sites were not considered to be at significant risk from recreational pressure. In the case of Wicken Fen Ramsar, there is already an evidenced Zone of Influence, but it is the subject of a detailed study from which a new Zone of Influence is emerging. This means that applicants of developments within the Impact Risk Zone of Wicken Fen Special Area of Conservation should seek advice from the National Trust regarding potential recreational pressure impacts and mitigation measures. See earlier text under B10 Applicants of developments within the Impact Risk Zone of Wicken Fen Special Area of Conservation should seek advice from the National Trust regarding potential recreational pressure impacts and mitigation measures.~~

5.6.22. Where a development location triggers a recreational pressure Impact Risk Zone on the Multi- Agency Geographic Information for the Countryside plan, a pop-up note will appear advising developers of residential proposals of the need for an assessment of recreational pressure effects on the relevant SSSI and the provision of measures to mitigate potential adverse impact. Whilst current Local Plan policies do not set requirements in respect of SANG, developers need to consider how to implement this detailed advice from Natural England, in conjunction with the councils' Open Space standards to provide access to sufficient greenspace to meet daily recreational needs of new residents. It is expected developers will seek further advice on this issue from Natural England's Discretionary Advice Service.

[5.6.23 Non statutory Local Wildlife Sites can also be impacted by increased recreational pressure. Negative impacts will need to be recognised and addressed as a material consideration of any nearby development proposals.](#)

Determination of planning applications

5.6.23. The Councils need certainty of likely impacts on a Biodiversity Site or protected or Priority species prior to determination to ensure that appropriate and effective mitigation measures can be secured either by a condition of any consent or under a mitigation licence from Natural England.

5.6.24. To support determination of planning applications, the Councils therefore expect adequate ecological information to be provided. Where no ecological report has been submitted and there is a likelihood of biodiversity being present and affected by a proposal, applicants will be requested to provide reasonable information in line with Government Standing Advice which could cause delays for example waiting for surveys to be carried out in the appropriate season. If, despite any request from the Councils, this is not provided to give certainty of likely impacts and details of effective and deliverable mitigation measures, the Councils may refuse an application rather than requiring amendments to avoid impacts.

5.6.25. Where ecology reports include recommendations for further surveys, these will be needed prior to determination. The Councils encourage applicants to

ensure that recommendations for mitigation and compensation measures have been embedded into the design of a proposal and that they confirm delivery at the appropriate stage to support determination of a planning application. [The above is relevant to Outline Planning Applications too.](#)

5.6.26. Where impacts on biodiversity will be minimised such that the proposal is acceptable, all ecological mitigation, compensation and enhancements to deliver measurable net gain for biodiversity will either be a condition of the consent or included in a legal agreement. This will not include protected species surveys as this information is needed prior to determination.

5.6.27. Updated protected species surveys and mitigation strategies will need to be submitted at reserved matters stage for any measures not fully detailed in the information provided to support determination of outline or phased applications.

5.7. Construction stage

Construction and the need for protection of features and ecological supervision

5.7.1. The construction process often involves clearance of vegetation on site which has the potential for impacts on biodiversity and there is therefore a need to manage the risks to wildlife. A process is also needed to ensure that all of the essential ~~mitigation measures identified within the Ecological Impact Assessment are put in place in the right way and at the right time.~~

[mitigation measures identified within the Ecological Impact Assessment are put in place in the right way and at the right time.](#)

5.7.2. A Construction Environment Management Plan: Biodiversity will be required by condition for many developments ~~to~~. [The requirement for and timing of this will be decided on a case-by-case basis and](#) include details of all necessary ecological mitigation measures, including protection of retained habitats and requirements for ecological supervision during works on site using a suitably experienced Ecological Clerk of Works. The details required are specified in model condition D.4.1 of BS42020:2013.

5.8. Post-construction stage

Management plans, monitoring and enforcement

5.8.1. Where habitats are retained and created within a development site boundary, the Councils will seek to secure their protection during the construction process and their ~~longterm~~long-term management via conditions of any consent. The Councils will require relevant details to be provided within a Landscape and Ecological Management Plan, either at submission or secured by condition. This type of planning condition will need details of all ecological mitigation measures should be illustrated together with other landscape measures and there should be no conflict between objectives.

5.8.2. Where species are predicted to be affected by development proposals and habitat to support their population is retained or created on site, such as receptor sites for translocated animals, the Councils will seek to include monitoring of the effectiveness of mitigation secured. This will be separate from any legal requirement attached to a licence approved by Natural England and will be secured by a condition of any consent. Additional monitoring may be required for novel mitigation solutions, the outcomes of which should be made available to the wider ecological consultancy industry where appropriate.

5.8.3. All management plans should include appropriate monitoring to ensure effectiveness and should include a process for remediation and review for any measures that have not been effective. The results of such monitoring should be reported to the Councils for review of management.

5.8.4. To deliver Biodiversity Net Gain, sites will require careful design, zoning and management to ensure there are no recreational conflicts with the proposed areas for habitat creation. The ~~emerging~~ Environment ~~Bill is likely to~~Act 2021 will require an audit trail for the delivery of Biodiversity Net Gain commitments for a period of up to 30 years.

Appendices

Appendix 1 Local Plan policies to be supported by this Supplementary Planning Document

Adopted South Cambridgeshire Local Plan September 2018

Chapter 4 Climate Change

Policy CC/8, Sustainable Drainage Systems

Development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the [siresite](#). Development proposals will be required to demonstrate that:

- b) Opportunities have been taken to integrate sustainable drainage with the development, create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space.
- d) Maximum use has been made of low land take drainage measures, such as rainwater recycling, green roofs, permeable surfaces, and water butts”

Chapter 5, Delivering High Quality Places.

Policy HQ/1, Design Principles

“All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must: ... Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation.”

Chapter 6, Built and Natural Environment.

Policy NH/3, Protecting Agricultural Land 1.

“Planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

- a) Land is allocated for development in the Local Plan
- b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.

2. Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.

When considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats.”

Chapter 6, Built and Natural Environment.

Policy NH/4, Biodiversity 1.

“1. Development proposals where the primary objective is to conserve or enhance biodiversity will be permitted.

2. New development must aim to maintain, enhance, restore, or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing, and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and aid delivery of the Cambridgeshire Green Infrastructure Strategy.

3. If significant harm to the population or conservation status of a Protected Species, Priority Species¹ or Priority Habitat resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

4. Where there are grounds to believe that a proposal may affect a Protected Species, Priority Species or Priority Habitat, applicants will be expected to provide an adequate level of survey information and site assessment to establish the extent of a potential impact. This survey information and site assessment shall be provided prior to the determination of an application.
5. Previously developed land (brownfield sites) will not be considered to be devoid of biodiversity. The reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.
6. Planning permission will be refused for development resulting in the loss, deterioration, or fragmentation of irreplaceable habitats, such as ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Climate change poses a serious threat to biodiversity and initiatives to reduce its impact need to be considered.”

Chapter 6, Built and Natural Environment.

Policy NH/5, Site of Biodiversity or Geological Importance

1. “Proposed development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance, as shown on the Policies Map (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the benefits of the development clearly outweigh any adverse impact.
2. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:
 - a) The international, national or local status and designation of the site;
 - b) The nature and quality of the site’s features, including its rarity value;
 - c) The extent of any adverse impacts on the notified features;
 - d) The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;

e) The need for compensatory measures in order to re-create on or off the site features or habitats that would be lost to development. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.”

Chapter 6, Built and Natural Environment.

Policy NH6, Green Infrastructure

1. The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district’s green infrastructure network.
2. The Council will encourage proposals which:
 - a. Reinforce, link, buffer and create new green infrastructure; and
 - b. Promote, manage, and interpret green infrastructure and enhance public enjoyment of it.
3. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure. All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the ongoing management costs.”

Chapter 6, Built and Natural Environment.

Policy NH/7, Ancient Woodlands and Veteran Trees

“Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/2 Development Principles

Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland's or veteran tree's management and further enhancement via planning conditions or planning obligations."

"Plans to be Approved: ...

The town of Northstowe will be developed:

h. Making drainage water features an integral part of the design of the town and its open spaces, so that they also provide for amenity, landscape, biodiversity and recreation

Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/12 Landscape Principles

"The Landscape Strategy will: ...

b) Ensure a high degree of connectivity between the new town and wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways);

... f) Create a network of green spaces which contribute to legibility, are pleasant, attractive, and beneficial to wildlife, and integrate well with the wider countryside;

g) Enable landscaped areas to provide an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity.

2. Construction spoil retained on site must be distributed in a manner appropriate to the local topography and landscape character, and can be used for noise mitigation, flood risk management or biodiversity enhancement."

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/13 Landscape Treatment of the Edges of Northstowe

“The Eastern Water Park: A landscaped water park with appropriate planting and footpaths will be provided on the other edge of Northstowe to the east along the St Ives railway. The water park will provide an attractive amenity for the town and a landscape buffer to the open countryside. It will also provide opportunities to create wildlife habitats and thus increase biodiversity.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/14 Landscaping within Northstowe

“Green Corridors ...

They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play. Public access will include provision for walking, cycling and horse riding. Road and bus crossings through the Green Corridors will be designed to limit any adverse safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/16 Existing Biodiversity Features

“Biodiversity Surveys:

1. Developers will be required to undertake a full programme of ecological survey and monitoring prior to the commencement of construction. This work should

conclude by proposing a strategy for the protection and enhancement of biodiversity, and Biodiversity Management Plans, to establish:

- a. Which areas of biodiversity will be protected and enhanced;
- b. Appropriate mitigation measures;
- c. Which specific impacts of development will need to be monitored during and after construction.

Further ecological surveys will be required during and after construction, and the Biodiversity Strategy and Management Plans will be reviewed in the light of surveys and monitoring.

Management Strategy:

1. The developer will be required to develop a Management Strategy to ensure high quality, robust and effective implementation, adoption, and maintenance of the biodiversity areas.

Retention of Existing Features: Existing features including trees, tree plantations and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained as biodiversity and landscape features where such features can make a significant contribution to the urban environment or to the biodiversity of the site.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/17 New Biodiversity Features

“Eastern Water Park:

1. The water park along the eastern boundary of the town and west of the disused railway, which will be created to provide for the attenuation of surface water flows, will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species. Southern Parkland Country

Park:

2. A parkland landscape will be created between Northstowe and Oakington to provide a substantial resource of trees, grassland, and other areas of semi-natural vegetation. This area will be designed and managed for its wildlife value. Green Corridors Through and Beyond the Town:

3. Green corridors will be established through the town to connect where possible to biodiversity features and corridors beyond the town. Creating Habitats Within the Urban Area: Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/24 Construction Strategy Site Access and Haul Roads:

2. A scheme will be introduced to avoid construction vehicles travelling through villages in the locality and to ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development. Construction Activities: Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/27 Management of Services, Facilities, Landscape and Infrastructure

“Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/4, The Setting of Cambridge East Green Corridor:

1. “A green corridor will be retained through the new urban quarter connecting the green spaces of Cambridge to the surrounding countryside, linking from Coldham’s Common to a new country park located to the east of Airport Way and south of Newmarket Road, and also to the National Trust’s Wicken Fen Vision. The green corridor will have width of about 300m and be significantly narrower only where particular justification is provided and the green corridor function is not inhibited. It will open up to a greater width at the Teversham end of the corridor, where an informal countryside character will be provided to help to maintain the individual identity of the village. It will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/4, The Setting of Cambridge East.

Policy CE/13 Landscape Principles Landscape Strategy:

“The Strategy will: a. To ensure a high degree of connectivity between the new urban quarter and the wider countryside for wildlife and people; ... Enable the landscaped areas within the urban quarter to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to

wildlife thus increasing biodiversity” Local Development Framework: Cambridge East Area Action Plan (Feb 2008). Policy CE/14, Landscaping within Cambridge East Green Fingers: 3. “They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play. Public access will include provision for walking, cycling and horse riding. Road and bus crossings through the green fingers will be designed to limit any adverse safety implication for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/16, Biodiversity 1.

“The development of Cambridge East will have regard to the conservation and enhancement of biodiversity, and every opportunity should be taken to achieve positive gain to biodiversity through the form and design of development. As appropriate, measures will include creating, enhancing, and managing wildlife habitats and natural landscape. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).

2. Development will not be permitted if it would have an adverse impact on the population or conservation status of protected species or priority species or habitat unless the impact can be adequately mitigated by measures required by Section 106 agreements or planning conditions.

3. Where there are grounds to believe that development proposal may affect a protected species or priority species or habitat, applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.

4. Development proposals will take account of the impact, either direct or indirect, on people’s opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature. Exceptionally, where the economic

or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/17, Existing Biodiversity Features Biodiversity Surveys:

1. “Developers will be required to undertake a full programme of ecological survey and monitoring prior to the commencement of construction. This work should conclude by proposing a strategy for the protection and enhancement of biodiversity, and Biodiversity Management Plans, to establish:

- a. Which areas of biodiversity will be protected and enhanced;
- b. Appropriate mitigation measures;
- c. Which specific impacts of development will need to be monitored during and after construction. Further ecological surveys will be required during and after construction, and the Biodiversity Strategy and Management Plans will be reviewed in the light of surveys and monitoring.

Management Strategy:

2. The developer will be required to develop a Management Strategy to ensure high quality, robust and effective implementation, adoption, and maintenance of the biodiversity areas. Retention of Existing Features:

3. Existing features including trees in the Park and Ride site will be retained as biodiversity and landscape features.

4. Development will not be permitted if it will have an adverse impact on a Local Nature Reserve (LNR), a Country Wildlife Site (CWS), or a City Wildlife Site (CiWS) unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard the substantive nature conservation of the site.

Where development is permitted, proposals should include measures to minimise harm, to secure suitable mitigation and / or compensatory measures, and where possible enhance the nature conservation value of the site affected through habitat creation and management.

New Biodiversity Features:

As part of the development of the urban quarter, new biodiversity features will be provided in the green corridor and green fingers, together with, in the country park, a substantial resource of trees, grassland and other areas of semi-natural vegetation which is sympathetic to local landscape character. Creating Habitats within the Urban Area: Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/29, Construction Strategy Site Access and Haul Roads:

“A scheme will be introduced to avoid construction traffic travelling through residential areas in the city and villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Cambridge East. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development. Construction Activities: Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/31, Management of Services, Facilities, Landscape and Infrastructure “

Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/33, Infrastructure Provision

“Planning permission will only be granted at Cambridge East where there are suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions will be necessary for some or all of the following: ... Landscaping and biodiversity”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/2 Development and Countryside Improvement Principles

“Trumpington West will be developed: ...

9. To achieve a net increase in biodiversity across the site;
10. Making drainage water features an integral part of the design of the urban extension and its open spaces, so they also provide for amenity, landscape, biodiversity, and recreation. ... Trumpington West will connect the green spaces of Cambridge to the surrounding countryside, maintain a Green Corridor along the River Cam, and provide landscape, biodiversity and public access enhancements in the surrounding countryside.”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/5 Countryside Enhancements Strategy

“1. Planning permission for development at Trumpington West will include a planning obligation requirement for contributions to the implementation of a Countryside Enhancement Strategy which will create an enhanced gateway into the City between Hauxton Road and the River Cam and which will comprise:

- a. The creation of a country park, comprising new meadow grassland, to the east of the River Cam, both north and south of the M11, from Grantchester Road to Hauxton Mill;

- b. Hedgerow planting on field boundaries in the agricultural land between Hauxton Road and the Trumpington Meadows Country Park; ...
 - d. Measures to protect and enhance wildlife habitats, including managing public access to the riverbanks;
 - e. Noise attenuation on the northern side of the M11 through the creation of new landscape features which are compatible with the river valley character.
2. A Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built area of Great Shelford and Stapleford. The Strategy will comprise:
- f. New copses on suitable knolls, hilltops, and scarp tops.
 - g. Management and creation of chalk grassland
 - h. Management of existing shelter belts.
 - i. New mixed woodland and shelter belts.
 - j. Creation of a landscape corridor along Hobson's Brook.
 - k. Reinforcement and planting of new hedgerows.
 - l. Roadside planting.
3. The Countryside Strategies will include integrated proposals for landscape, biodiversity, recreation, and public access improvements, which will be compatible with long-term agricultural production to create enhanced gateways into the City. Provision will be made for maintenance of landscaping and replacement of diseased, dying, and dead stock for a period of 10 years, and details of long-term management thereafter."

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/12 Landscape Principles

1. "A Landscape Strategy for Trumpington West must be submitted and approved prior to the granting of planning permission, of a level of detail appropriate to the type of application. It will be implemented as part of the conditions / planning obligations for the development of the urban extension. The strategy will:

- f. Enable the landscaped areas within the urban extension to provision an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- h. Make best use of and enhance existing tree and hedge resources as a setting for the development.”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/13 Landscaping within Trumpington West

Green Fingers:

1. “They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play. Public access will include provision for walking, cycling and horse riding. Road and bus crossings through the green fingers will be designed to limit any adverse safety implication for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/15 Enhancing Biodiversity

1. “Outline planning applications for development at Trumpington West will be accompanied by a comprehensive ecological survey of flora and fauna. This will include land bounded by the River Cam and Hauxton Road as far south as Hauxton Mill. Managing Enhancing Biodiversity:
2. All open areas will be managed and landscaped to encourage wildlife in locally distinctive habitats. Sensitive habitats will be protected by limiting public access to specified areas.

3. A Biodiversity Management Strategy will demonstrate how biodiversity will be enhanced and how local communities will be involved. A project officer will be funded to implement the strategy through a planning obligation. Green Fingers and the Countryside: Connections will be provided for Green Fingers within the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Magog Down, Wandlebury Country Park, the River Cam corridor, Coton Country Park, Wimpole Hall and Wicken Fen.”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/22 Construction Strategy Site

Access and Haul Roads:

1. “A scheme will be introduced to avoid construction traffic travelling through Trumpington and villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Trumpington West. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development. ... Construction Activities: Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment”

**Local Development Framework: Cambridge Southern Fringe Area Action Plan,
February 2008.**

**Policy CSF/24 Management of Services, Facilities, Landscape and
Infrastructure**

“1. Management strategies for services, facilities, landscape, and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption, and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant

**Local Development Framework: North West Cambridge Area Action Plan,
October 2009.**

Policy NW2: Development Principles

“2. Development proposals should, as appropriate to their nature, location, scale, and economic viability:

f) Protect and enhance the geodiversity and biodiversity of the site and incorporate historic landscape and geological features;

3. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact:

n) On biodiversity, archaeological, historic landscape, and geological interests;

s) On protected trees and trees of significance”

**Local Development Framework: North West Cambridge Area Action Plan,
October 2009.**

Policy NW4: Site and Setting

“Land between Madingley Road and Huntingdon Road, comprising two areas totalling approximately 91ha, as shown on the Proposals Map, is allocated for predominantly University-related uses. A strategic gap is retained between the two parts of the site to ensure separation is maintained between Cambridge and Girton village and to provide a central open space for reasons of biodiversity, landscape, recreation and amenity, whilst ensuring a cohesive and sustainable for of development.”

**Local Development Framework: North West Cambridge Area Action Plan,
October 2009.**

Policy NW24: Climate Change & Sustainable Design and Construction

- “1. Development will be required to demonstrate that is has been designed to adapt to the predicted effects of climate change;
2. Residential development will be required to demonstrate that
- b) All dwellings approved on or after 1 April 2013 will meet Code for Sustainable Homes Level 5 or higher;
 - c) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.
3. Non-residential development and student housing will be required to demonstrate that:
- d) it will achieve a high degree of sustainable design and construction in line with BREEAM “excellent” standards or the equivalent if this is replaced;
 - e) It will incorporate water conservation measures including water saving devices, greywater and/or rainwater recycling in all buildings to significantly reduce potable water consumption; and

g) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.“

Local Development Framework: North West Cambridge Area Action Plan, October 2009.

Policy NW25: Surface Water Drainage

1. “Surface water drainage for the site should be designed as far as possible as a sustainable drainage system (SuDS) to reduce overall run-off volumes leaving the site, control the rate of flow and improve water quality before it joins any water course or other receiving body;
2. The surface water drainage system will seek to hold water on the site, ensuring that it is released to surrounding water courses at an equal, or slower, rate that was the case prior to development;
3. Water storage areas should be designed and integrated into the development with drainage, recreation, biodiversity, and amenity value; and Any surface water drainage scheme will need to be capable of reducing the downstream flood risk associated with storm events as well as normal rainfall events. All flood mitigation measures must make allowance for the forecast effects of climate change.”

Cambridge Local Plan 2018

Policy 7: The River Cam

Development proposals along the River Cam corridor should:

- a. include an assessment of views of the river and a demonstration that the proposed design of the development has taken account of the assessment in enhancing views to and from the river;
- b. preserve and enhance the unique physical, natural, historically, and culturally distinctive landscape of the River Cam;
- c. raise, where possible, the quality of the river, adjacent open spaces, and the integrity of the built environment in terms of its impact, location, scale, design, and form;

- d. propose, where possible and appropriate to context, enhancement of the natural resources of the River Cam and offer opportunities for re-naturalisation of the river;
- e. enable, where possible, opportunities for greater public access to the River Cam;
- and
- f. take account of and support, as appropriate, the tourism and recreational facilities associated with the river.

Cambridge Local Plan 2018

Policy 8: Setting of the city

“Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it: includes landscape improvement proposals that strengthen or recreate the well-defined and vegetated urban edge, improve visual amenity, and enhance biodiversity

Cambridge Local Plan 2018

Policy 31: Integrated water management

Development will be permitted provided that:

- f) any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge and the structural capacity of the roof if it is a refurbishment. Green or brown roofs should be widely used in large-scale new communities; ... development adjacent to a water body actively seeks to enhance the water body in terms of its hydro morphology, biodiversity potential and setting.”

Cambridge Local Plan 2018

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

“Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where: b. sufficient garden space and space around existing dwellings is retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity.”

Cambridge Local Plan 2018

Policy 57: Designing new buildings

“High quality new buildings will be supported where it can be demonstrated that they include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment”

Cambridge Local Plan 2018

Policy 58: Altering and extending existing buildings

“Alterations and extensions to existing buildings will be permitted where they: do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;”

Cambridge Local Plan 2018

Policy 59: Designing landscape and the public realm

“External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with

adjacent sites and phases. High quality development will be supported where it is demonstrated that: species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate”

Cambridge Local Plan 2018

Policy 66: Paving over front gardens

“Proposals for the paving over of front gardens will only be permitted where it can be demonstrated that: ...

c. it will not result in a net loss of biodiversity”

Cambridge Local Plan 2018

Policy 69: Protection of sites of local nature conservation importance

“In determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part of all of a site identified on the Policies Map. Regard must be had to the international, national, or local status and designation of the site and the nature quality of the site’s intrinsic features, including its rarity.

Where development is permitted, proposals must include measures:

- a. to minimise harm;
- b. to secure achievable mitigation and/or compensatory measures; and
- c. where possible enhance the nature conservation value of the site affected through habitat creation, linkage, and management. In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided. Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.”

Cambridge Local Plan 2018

Policy 70: Protection of priority species and habitats

“Development will be permitted which:

- a. protects priority species and habitats; and
- b. enhances habitats and populations of priority species.

Proposals that harm or disturb populations and habitats should:

- c. minimise any ecological harm; and
- d. secure achievable mitigation and/or compensatory measures, resulting in either no net loss or net gain of priority habitat and local populations of priority species.

Where development is proposed within or adjoining a site hosting priority species and habitats, or which will otherwise affect a national priority species or a species listed in the national and Cambridgeshire-specific biodiversity action plans (BAPs), an assessment of the following will be required:

- e. current status of the species population;
- f. the species’ use of the site and other adjacent habitats;
- g. the impact of the proposed development on legally protected species, national and Cambridgeshire-specific BAP species, and their habitats; and
- h. details of measures to fully protect the species and habitats identified.

If significant harm to the population or conservation status of protected species, priority species or priority habitat resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.”

Cambridge Local Plan 2018

Policy 71: Trees

“Development will not be permitted which involves felling, significant survey (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the

proposal which clearly outweigh the current and future amenity value of the trees.

Development proposals should:

- a. preserve, protect, and enhance existing trees and hedges that have amenity value as perceived from the public realm;
- b. provide appropriate replacement planting, where felling is proved necessary; and
- c. provide sufficient space for trees and other vegetation to mature.

Particular consideration should be given to veteran or ancient trees, as defined by Natural England, in order to preserve their historic, ecological and amenity value.”

Appendix 2 Guidance on protected species and ecological survey seasons

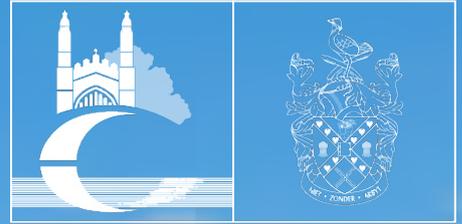
This provides a rough guide to the seasonality of ecological survey to illustrate the potential impact on the submission of information in support of a planning application. A suitably qualified ecologist should always be consulted to provide site specific advice on appropriate methodologies and timing, which may depend on weather conditions.

Table 1 Ecological Survey seasons

Ecological Area	Survey Season
Preliminary Ecological Appraisals	Surveys are possible year-round.
Botanical Surveys	As appropriate to plant community from June to August. Marginal opportunities from April to May, and September.
Breeding Birds	Six survey visits across the season from March to June. Marginal opportunity in July.
Wintering Birds	At least monthly from January to February and November to December.
Badgers	Surveys for evidence can be undertaken year-round. Bait marking and sett surveys from February to April and September to November. Breeding season, limited surveying from May to August and December to January. Licensable season for disturbance from July to November.
Bats	Potential Roost Assessment Surveys are possible year-round. Emergence and Activity Surveys from May to September. Marginal opportunities in April and October, depending on temperature.
Hazel Dormice	Nest tube survey with monthly checks throughout season, to achieve minimum level of effort from April to November.
Reptiles	Weather conditions are important from April to July and September. Marginal opportunities in March, August, and October to November.

Water Voles	Habitat assessment possible year-round. Two surveys required. The first survey from April to June. The second survey from July to September. This identifies breeding territories and latrines. Marginal opportunities for the two surveys from October to November.
Otters	Surveys are possible all year-round. Great Crested Newts Habitat assessment possible year-round. Four aquatic surveys which must include two surveys from mid-April to May. eDNA survey season from mid-March to end of June. Marginal opportunities in March, and from July to August.
White Clawed Crayfish	Habitat assessment possible year-round. Netting survey from July to November.
Invertebrates	Optimal survey time April to September

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GREATER CAMBRIDGE
SHARED PLANNING

Greater Cambridge Shared Planning

Biodiversity Supplementary Planning Document

Final Draft December 2021



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Nine Wells Cambridge, Guy Belcher

Foreword

Greater Cambridge is one of the fastest growing areas in the country, yet has a relatively small amount of land managed for nature.

It is vital that we protect, enhance and grow our biodiversity, both in terms of the amount of land managed specifically for nature, and the richness of biodiversity throughout our urban and rural environments.

This Supplementary Planning Document sets out guidance to assist applicants in meeting the policies of the Cambridge City and South Cambridgeshire Local Plans as well as the relevant national legislation. It provides clear guidance on how developments should consider biodiversity from the outset of the planning process to ensure that biodiversity is properly integrated into projects and is increased and enhanced as an outcome of development. This will help to ensure improved quality of new developments while reducing environmental impact as we deliver the new homes and businesses we need.

We look forward to applicants and developers applying this guidance across all scales of development and helping us create a greener and more biodiverse Greater Cambridge for future generations.



**Councillor
Katie Thornburrow**

Executive Councillor
for Planning Policy,
Cambridge City Council



**Councillor
Dr. Tumi Hawkins**

Lead Cabinet Member
for Planning, South
Cambridgeshire District
Council



Biodiversity Supplementary Planning Document

1.1. Introduction

1.2. Status of the Biodiversity Supplementary
Planning Document

1.3. Purpose

1.1. Introduction

1.1.1. Biodiversity, a term coined in 1985 as a contraction of “biological diversity” describes the variety of life on Earth, in all its forms and all its interactions. It incorporates all species and habitats, both rare and common, and includes genetic diversity. Biodiversity at local, national and global levels is under pressure as never before from climate change, habitat loss, species decline, and the threat of invasive species. Much of the habitat loss is driven by urban development fuelled by the need for housing and infrastructure. Species once considered to be common in Greater Cambridge are facing increasing stresses upon their populations and the rate of species loss has never been higher. International initiatives exist to reduce the rate of species loss and at the national level lists of species and habitats that require particular measures to halt their decline have been produced.

1.1.2. Our goal in Greater Cambridge is to build *quality* places, rich in biodiversity and green infrastructure, good for people and good for nature. Both Cambridge City Council and South Cambridgeshire District Council have declared a biodiversity emergency, and strongly support a step change in the protection and enhancement of biodiversity in Greater Cambridge. The aim to better protect, restore and enhance our natural environment is clearly set out in the Environmental Principles, regionally agreed for the Oxford to Cambridge (OxCam) Arc development vision. These Environmental Principles seek to set ambitious goals, including the desire to realise Biodiversity Net Gain (BNG) at 20% for all development types within the Arc. This approach is further supported in more local initiatives

like South Cambridgeshire’s Doubling Nature Strategy and Cambridge City’s upcoming Biodiversity Strategy. Together, these documents set the tone for greater aspiration and more robust biodiversity policies in the emerging Greater Cambridge Local Plan.

1.1.3. As development forms one of the largest threats to biodiversity through the loss of natural habitats, it is incumbent on planning authorities and developers to recognise the importance of biodiversity protection and enhancement through provisions made in Local Plan policies, and through the enforcement of relevant national legislation. However, we can only do that if developments coming forward incorporate the correct elements from the beginning of the design process through to their build out.

1.1.4. Enhancing biodiversity through the planning and development process brings numerous benefits. These will include, but not be limited to, improved habitats for species, flood protection and carbon sequestration as well as the broader secondary benefits for people, like improved mental health from access to natural green spaces.

1.1.5. Going forward, biodiversity will not be peripheral to the planning process but will be fully integrated into the design stages. Consideration will be given, wherever possible, to the retention of biodiversity features within developments and to incorporating new habitats or specific biodiversity features into designs.

1.1.6. Biodiversity is a valuable addition to any development, often helping to create attractive natural green spaces which integrate development of a high-quality design into the local landscape or townscape.

1.2. Status of the Biodiversity Supplementary Planning Document

1.2.1. When adopted, this draft Supplementary Planning Document will support existing policies for both South Cambridgeshire District Council and Cambridge City Council ahead of the adoption of a Greater Cambridge Local Plan, which is in preparation jointly by both authorities.

1.2.2. This Supplementary Planning Document provides practical advice and guidance on how to develop proposals that comply with the [National Planning Policy Framework](#) and the district-wide policies in the South Cambridgeshire Local Plan, adopted in September 2018, as well as those in the Cambridge Local Plan, adopted in October 2018. It also references policies in individual Area Action Plans for major developments, which may vary from the policies in the two adopted Local Plan documents.

1.2.3. The existing policies seek to ensure that biodiversity is adequately protected and enhanced throughout the development process. This Supplementary Planning Document provides additional details on how local policies will be implemented while also building on relevant legislation, national policy, central government advice, and the British Standard BS42020:2013 Biodiversity – Code of practice for planning and development. Available information about the contents of the Environment Act 2021 has been referenced.

1.2.4. This Supplementary Planning Document will supersede the South Cambridgeshire Biodiversity Supplementary Planning Document, adopted in 2009 to support adopted Development Control Policies. It will in time be updated to support the Greater Cambridge Local Plan when this is adopted.



Hobsons Park, Cambridge, Guy Belcher

1.3. Purpose

1.3.1. The objective of this Supplementary Planning Document is to assist the delivery of the Local Plan policies for both Councils relating to the conservation and enhancement of biodiversity.

1.3.2. The Supplementary Planning Document does not create policy, but explains how Local Plan policies should be interpreted and applied and provides guidance, setting out with clarity, the expectations that the Councils have for the treatment of biodiversity within the development management system and how those should be reflected by developers, their agents and their consultants in their submissions.

1.3.3. Reference is made throughout, with links where appropriate, to other available guidance that can help to direct and refine the design of development sites to ensure that opportunities for the conservation and enhancement of biodiversity are incorporated from the very start of the development process.

1.3.4. Specific objectives for this document are:

- To explain terminology associated with biodiversity conservation to assist applicants' understanding of the importance of biodiversity within the wider environment of Greater Cambridge
- To be clear on the ways in which development proposals in Greater Cambridge can be formulated in an appropriate manner to avoid harm to biodiversity and to provide a long-term, measurable net gain for biodiversity
- To encourage applicants to protect, restore and enhance locally relevant natural habitats and ecological features on their sites and to create new habitats, as part of a high-quality design
- To assist applicants to gain planning permission in Greater Cambridge more quickly by informing them of the level of information expected to accompany planning applications





UK legislation

2.1. Current legislation

2.2. UK Environment Act 2021

2.1. Current legislation

2.1.1. In their planning submissions, applicants are expected to demonstrate that their proposals are compliant with all relevant legislation regarding the protection of wildlife and habitats and should ensure that they receive the necessary professional advice to be able to do so. This legislation applies equally to projects that do not require planning consent (see section 3.5).

2.1.2. The principal legislation relating to biodiversity conservation in the UK, as it interacts with the planning system, is summarised below.

Conservation of Habitats and Species Regulations 2017 (as amended)

2.1.3. These regulations, often referred to as the Habitats Regulations, were the mechanism through which the European Commission Habitats and Wild Birds Directives were incorporated into UK law. The Habitats Regulations have been amended to reflect the consequences of Brexit, but their substance has been retained to provide protection for sites, habitats and species considered to be of international importance, including the designation of Habitats Sites (see section 4.2).

2.1.4. Local Planning Authorities have the duty, by virtue of being defined as ‘competent authorities’ under the Habitats Regulations, to ensure that planning application decisions comply with the Habitats Regulations. If the requirements of the Habitats Regulations are not met and impacts on Habitats Sites are not mitigated, then development must not be permitted.

2.1.5. Where a Habitats Site could be affected by a plan, such as a Local Plan, or any project, such as a new development, then Habitats Regulations Assessment screening must be undertaken. If this cannot rule out any possible likely significant effect on a Habitats site, either alone or in combination with other plans and projects, prior to the consideration of mitigation measures, then an Appropriate Assessment must then be undertaken. The Appropriate Assessment identifies the interest features of the site (such as birds, plants or coastal habitats), how these could be harmed, assesses whether the proposed plan or project could have an adverse effect on the integrity of the Habitats Site (either alone or in combination), and finally how this could be mitigated to meet the Stage 2 Habitats Regulations Assessment “integrity” test.

2.1.6. The aim of the Habitats Regulations Assessment process is to “maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest” (The European Commission Habitats Directive, 92/43/EEC, Article 2(2)). The Habitats Regulations 2017 have transposed the European Union Habitats and Wild Birds Directives into UK law to make them operable from 1 January 2021. These remain unchanged until amended by Parliament so the requirements for Habitats Regulations Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) have been retained.

Town and Country Planning (Tree Preservation) (England) Regulations 2012

2.1.7. These regulations set out the procedures for making Tree Preservation Orders and the activities that are prohibited in relation to trees protected by these orders. Tree Preservation Orders can be made for trees or groups of trees because of their nature conservation value, as well as for their amenity value.

Natural Environment and Rural Communities Act 2006

2.1.8. Section 40 of the Natural Environment and Rural Communities Act places a duty on public bodies in England to conserve biodiversity. It requires local authorities and government departments to have regard to the purpose of conserving biodiversity in a manner that is consistent with the exercise of their normal functions such as policy and decision making.

2.1.9. Section 41 requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of “principal importance” for the purposes of conserving biodiversity in England, and these are known as Priority Species and Priority Habitats.

Countryside and Rights of Way Act 2000

2.1.10. Amongst other things, this act strengthens the protection afforded to Sites of Special Scientific Interest, including greater powers for Natural England to be able to secure their appropriate management and a requirement for local authorities to further their conservation and enhancement.

Hedgerow Regulations 1997

2.1.11. Although outside of the development management process, these regulations provide a convenient framework for the identification of hedgerows with importance for wildlife, landscape and heritage. For projects that do not require planning consent, the requirements of the regulations would need to be met to permit the removal of any hedgerow or hedgerow section, except if it forms a curtilage to a property.

Protection of Badgers Act 1992

2.1.12. This Act refers specifically to badgers, and makes it an offence to kill, injure or take a badger, or to damage or interfere with a sett unless a licence is obtained from a statutory authority.

Wildlife and Countryside Act 1981 (as amended)

2.1.13. The Wildlife and Countryside Act is the primary mechanism for the protection of all wildlife in the UK and includes schedules that set out those species with additional levels of protection. It also provides the basis for the identification of sites of national importance for nature conservation, Sites of Special Scientific Interest.

2.2. UK Environment Act 2021

- 2.2.1.** The Environment Bill received Royal Assent on 9th November 2021, meaning it is now an Act of Parliament. [The Environment Act](#) provides legislation to protect and enhance the environment to deliver the [Government's 25-year environment plan](#).
- 2.2.2.** Part 6 of the Act relates to nature and biodiversity, including habitat and species protection and enhancement within the planning process.
- 2.2.3.** The Act has mandated a minimum measurable Biodiversity Net Gain for all developments covered by the Town & Country Planning Act (TCPA) and requiring that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a metric produced by DEFRA and the baseline value is calculated from the condition of the site before any intervention has occurred.
- 2.2.4.** BNG habitats can be delivered on-site, off-site or via statutory biodiversity credits, subject to BNG best practice guidelines, appropriate local delivery mechanisms and BNG providers being established. Habitats must be secured and managed for a minimum of 30 years via planning obligations or through Conservation Covenants, as described within part 7 of the Act.
- 2.2.5.** The Act specifies a two-year transition period before mandatory net gain become law. The timeline for secondary legislation and guidance for mandatory 10% Biodiversity Net Gain are still unknown, but it is likely to apply to all TCPA developments and National Significant Infrastructure projects (NSIPs), by late 2023. The Councils' interim expectations in relation to biodiversity net gain for biodiversity and our approach to assessment within the planning process, pending further clarification from Government, is set out under Biodiversity Issue B7 (page 46).
- 2.2.6.** Net gain requirements do not undermine the existing mitigation hierarchy, or the range of protection in planning policy and legislation for irreplaceable habitats, designated sites and protected species.
- 2.2.7.** The Act introduces a statutory requirement for Local Nature Recovery Strategies to be produced by a responsible authority appointed by the Government. The responsible authority is likely to be either the Local Nature Partnership or Cambridgeshire County Council. These strategies will map important habitat areas where there is an opportunity to improve the local environment to guide biodiversity net gain and other policies.

3

Planning Policy

- 3.1. Planning context
- 3.2. National policy and guidance
- 3.3. Existing local policies
- 3.4. Area Action Plans and Neighbourhood Plans
- 3.5. Other relevant adopted Supplementary Planning Documents
- 3.6. Local biodiversity strategies
- 3.7. Permitted development

3.1. Planning context

3.1.1. As local planning authorities, South Cambridgeshire District Council and Cambridge City Council have a statutory duty to carry out certain planning functions for their administrative areas. These functions include the preparation of a Local Plan and the determination of planning applications. The way these functions are to be carried out is governed by legislation and specified within the [National Planning Policy Framework](#), with reference to further guidance, standards and best practice focused on different considerations that influence planning decisions.

3.1.2. The following sections summarise current planning policy, as relevant to the subject of conserving and enhancing biodiversity. It should be noted that the subject of biodiversity overlaps significantly with other policy and strategy areas, including landscape, arboriculture, green infrastructure, health and wellbeing, sustainability, and climate change.

3.2. National policy and guidance

3.2.1. The National Planning Policy Framework promotes sustainable, well-designed development. Within this aim, it seeks to conserve and enhance the natural environment and ensure that biodiversity and appropriate landscaping are fully integrated into new developments in order to create accessible green spaces for wildlife and people, to contribute to a high quality natural and built environment, and to contribute to a better quality of life.

3.2.2. Section 15 of the National Planning Policy Framework covers the role of the planning system in conserving and enhancing the natural environment.

Paragraph 174. Planning policies should contribute to and enhance the natural and local environment by, amongst other things:

a. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner

commensurate with their statutory status or identified quality in the development plan)

d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

e. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans

f. remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

3.2.3. Paragraph 175. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a

3.2. National policy and guidance (continued)

strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries

3.2.4. Paragraph 179. To protect and enhance biodiversity and geodiversity, plans should:

a. identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping-stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b. promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

3.2.5. Paragraph 180. When determining planning applications, local planning authorities should apply the following principles:

a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

b. development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be

permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI

c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate

3.2.6. Paragraph 181. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;
b) listed or proposed Ramsar sites; and
c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites

Paragraph 182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

3.3. Existing local policies

3.3.1. The policies from the South Cambridgeshire Local Plan and the Cambridge Local Plan that include an aim to conserve and enhance biodiversity, and that this Supplementary Planning Document supports and expands upon, are set out below. Full wording of these policies is included in Appendix 1.

South Cambridgeshire Local Plan

- NH/2 Protecting and Enhancing Landscape Character
- NH/3: Protecting Agricultural Land
- NH/4 Biodiversity
- NH/5 Sites of Biodiversity or Geological Importance
- NH/6 Green Infrastructure
- NH/7 Ancient Woodlands and Veteran Trees
- CC/8 Sustainable Drainage Systems
- HQ/1 Design Principles

Cambridge Local Plan

- 7 The River Cam
- 8 Setting of the city
- 31 Integrated water management
- 52 Protecting garden land and the subdivision of existing dwelling plots
- 57 Designing New Buildings (criteria h.)
- 58 Altering and extending existing buildings
- 59 Designing landscape and the public realm
- 66 Paving over front gardens
- 69 Protection of sites of biodiversity and geodiversity importance
- 70 Protection of Priority Species and Habitats
- 71 Trees



3.4. Area Action Plans and Neighbourhood Plans

3.4.1. Area Action Plans are documents that are adopted as part of the Local Plan and that set out policies and guidance for specific areas within the Council's administrative area. Neighbourhood Plans provide a similar function but are prepared by local communities. Both kinds of documents usually include policies that refer to biodiversity features, adding to the planning policy context for development management.

3.4.2. Neighbourhood Plans are an opportunity for communities to improve their local environment, including protecting and enhancing existing assets, such as local parks, nature reserves and other green spaces. Making biodiversity an integral part of neighbourhood planning can

also help to manage environmental risk and improve resilience to climate change. For example, identifying a local biodiversity network and integrating with land use policies could help to manage the risk of flooding by protecting natural blue and green spaces from development as well as designate these as Local Green Spaces where they provide public benefits.

3.4.3. Information about existing Area Action Plans, the areas designated for Neighbourhood Plans and the status of the plans can be found on the [South Cambridgeshire District Council website](#) and the [Cambridge City Council website](#).



3.5. Other relevant adopted Supplementary Planning Documents

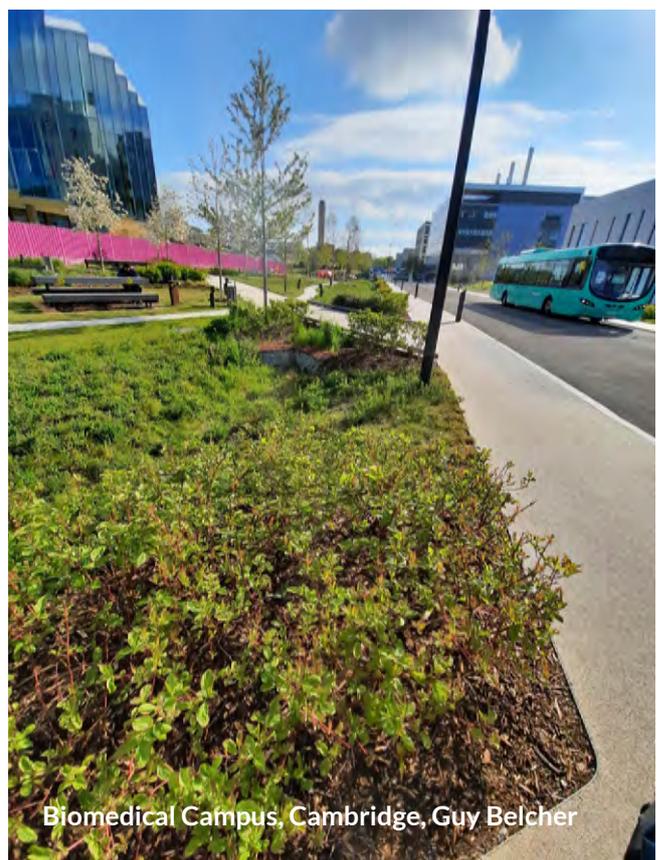
3.5.1. Other Supplementary Planning Documents have been produced individually or collaboratively by the councils, and these should be read alongside this one to ensure cross compliance and integration. The following documents are of direct relevance to Biodiversity, but this does not represent a complete list of Supplementary Planning Documents.

3.5.2. South Cambridgeshire District Council has adopted the following Supplementary Planning Documents

- [Landscape in New Developments](#) (adopted March 2010)
- [Trees and Development Sites](#) (adopted January 2009)
- [Open Space in New Developments](#) (adopted January 2009)
- [District Design Guide SPD](#) (adopted March 2010) particularly Chapters 2 & 3
- [Bourn Airfield New Village](#) (adopted October 2019)
- [Waterbeach New Town](#) (adopted February 2019)
- [Cottenham Village Design Statement](#) (adopted November 2007)
- [Fen Drayton Former Land Settlement Association Estate](#) (adopted May 2011)

3.5.3. Both Councils adopted the [Cambridgeshire Flood and Water](#) Supplementary Planning Document in 2018, which includes a strong focus on design and management of Sustainable Drainage Systems to enhance biodiversity value.

3.5.4. Both Councils adopted a [Sustainable Design and Construction](#) Supplementary Planning Document in January 2020 and are currently developing a new local landscape character area study Supplementary Planning Document.



3.6. Local biodiversity strategies

- 3.6.1.** The following paragraphs summarise the range of strategies and projects of relevance to Greater Cambridge that are aimed at enhancing biodiversity or that provide technical support to focus measures that will achieve this. All of these have been endorsed or adopted by the Councils and should be used to guide decisions on habitat creation and species protection included within planning proposals. Reference to these initiatives would demonstrate the strategic basis of applicants' decision making around biodiversity matters.
- 3.6.2.** Natural Cambridgeshire is the Local Nature Partnership covering the whole of Cambridgeshire and Peterborough, providing strategic leadership for the recovery of nature under their [Doubling Nature vision](#). This vision seeks to achieve an increase in the amount of land managed for nature from 8% to 16%, by 2050. One of the main areas of focus to achieve this vision is securing high quality green and blue infrastructure within new residential and commercial developments.
- 3.6.3.** Natural Cambridgeshire has developed a [Development with Nature Toolkit](#) to provide developers with a means of demonstrating their commitment to achieving a net gain in biodiversity on major developments. The optional toolkit provides standard guidance that, if followed from the earliest stages of development planning, will determine whether nature is enhanced by the scheme or not. This best practice document is endorsed by both councils.
- 3.6.4.** The [Cambridgeshire and Peterborough Future Parks Accelerator Project](#) follows a collaborative approach, seeking to safeguard the future of Cambridgeshire and Peterborough parks and green spaces by finding new ways to deliver, manage and fund parks and open space, with a shared vision across a wide range of partners and stakeholders. This work may identify future design principles and models for ongoing management of new natural green space provision that will require consideration during the planning process.
- 3.6.5.** [Cambridgeshire and Peterborough Environmental Records Centre](#), hosted by the Wildlife Trust for Bedfordshire, Cambridgeshire & Northamptonshire, and [Cambridgeshire and Peterborough Biodiversity Group](#), have prepared habitat opportunity maps covering grassland, woodland and wetland, identifying locations where habitat creation would have the most ecological benefit by connecting existing habitats where environmental conditions are most appropriate.
- 3.6.6.** South Cambridgeshire District Council and Cambridge City Council combined to produce a [Greater Cambridge Green Infrastructure Opportunity Mapping report](#), which provides an evidence base of green infrastructure assets and networks across Greater Cambridge and identifies specific and deliverable opportunities to enhance and expand the network. This document has been prepared as part of the evidence base for the forthcoming Greater Cambridge Local Plan.

3.6. Local biodiversity strategies (continued)

- 3.6.7.** [Cambridge City Council produced a Nature Conservation Strategy](#) that was adopted as part of the Local Plan in September 2006. The strategy is currently being reviewed but will continue to act as a guiding document for Cambridge City Council's general approach to biodiversity conservation across its range of functions. The Strategy will act in parallel to the new Supplementary Planning Document. It details the biodiversity resource within Cambridge, sets out strategic aims and principles to be implemented in order to further nature conservation, and includes action plans to address a wide range of identified key issues. Cambridge City Council passed a motion in May 2019 to declare a [biodiversity emergency](#) and their [biodiversity webpage](#) provides links to initiatives and projects implemented as part of their Nature Conservation Strategy.
- 3.6.8.** Cambridge Past, Present and Future is a charity focused on protecting and enhancing Cambridge's green landscape. In partnership with the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, it has prepared a [Cambridge Nature Network](#), covering an area within a ten-kilometre radius of Cambridge. It identifies five priority landscape areas and highlights the best opportunities for the creation of new habitats and large-scale natural greenspaces. It also sets out the mechanisms by which the Nature Network can be grown, which includes the development process.
- 3.6.9.** The [Greater Cambridge Chalk Streams Project](#) seeks to protect and improve the chalk streams in and around Cambridge. The report (published in Dec 2020) provides an overview of the main problems affecting each chalk stream and the key opportunities to improve each one. It also identifies some potential projects for delivery in partnership with stakeholders and landowners.
- 3.6.10.** The [Wicken Fen Vision](#) is a 100 year plan to restore the Fenland landscape and habitats around Wicken Fen to an area of 53 square kilometres, linking to the Cambridge Nature Network.
- 3.6.11.** The importance of the landscape is reflected in national planning guidance with the National Planning Policy Framework stating that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The South Cambridgeshire landscape has several distinctive and readily identified characters. These have been identified by Natural England as five distinct [National Character Areas](#):
- The Fens
 - South Suffolk and North Essex Claylands
 - East Anglian Chalk
 - Bedfordshire and Cambridgeshire Claylands
 - Bedfordshire Greensand Ridge.

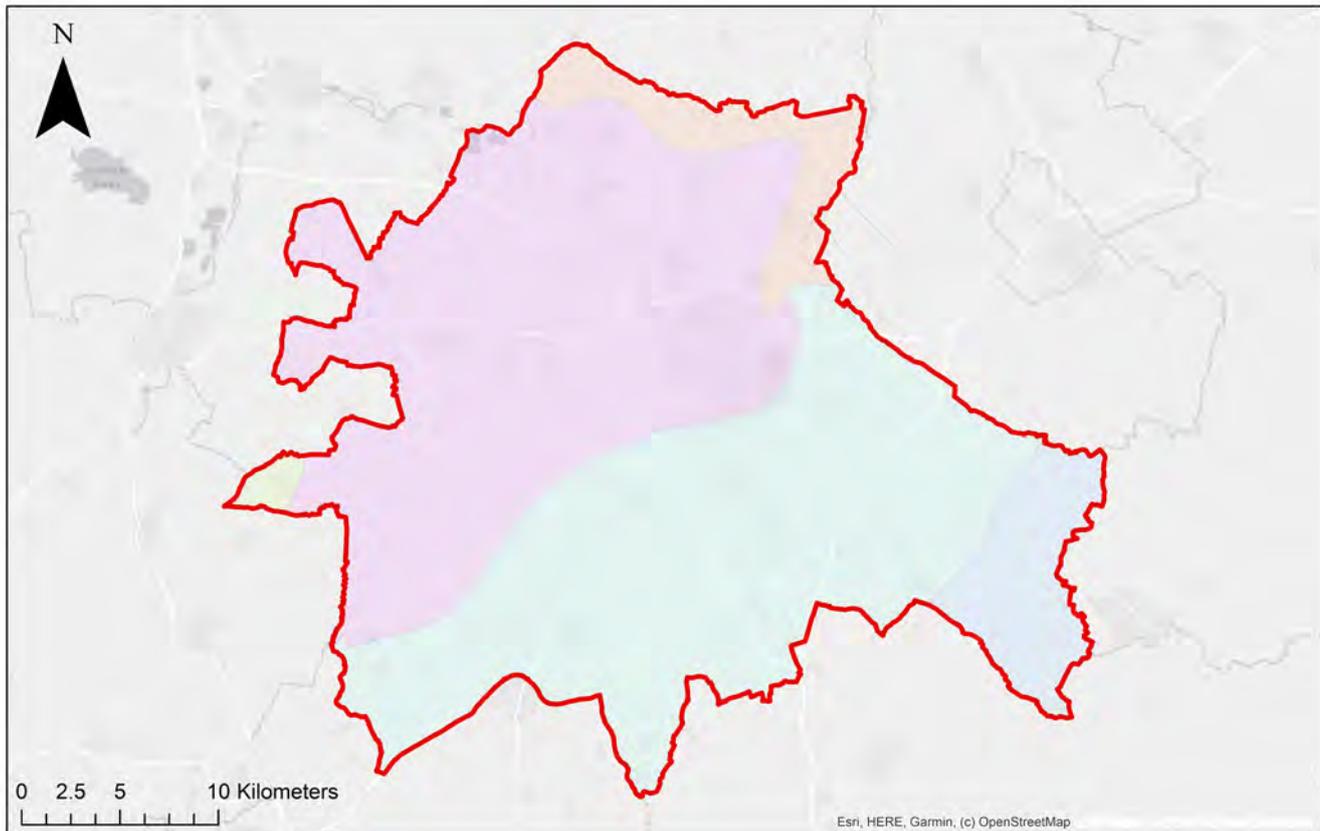


Figure 1 National Character Areas within Greater Cambridge

Legend

Greater Cambridge	Bedfordshire and Cambridgeshire Claylands	South Suffolk and North Essex Clayland
Bedfordshire Greensand Ridge	East Anglian Chalk	The Fens

3.7. Permitted development

3.7.1. [Permitted development](#) rights derived from [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(as amended\)](#) mean that certain types of development can be performed without the need to apply for planning permission. However, although this would be outside the normal planning process, there remains a need for the councils to consider the effects that any development relying on permitted development rights might have on biodiversity. Legal protection for wildlife still applies and so any legally protected animals, plants or habitats that may be affected will need proper consideration for the development to be lawful.

3.7.2. Certain types of development are granted planning permission by national legislation without the need to submit a planning application. This is known as 'Permitted development'. To be eligible for these permitted development rights, each 'class' specified in the legislation has associated limitations and conditions that proposals must comply with.

3.7. Permitted development (continued)

- 3.7.3.** One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior approval' or to determine if its 'Prior approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts regarding certain factors (such as transport and highways) and how these may be mitigated. Where natural habitats and wildlife are likely to be present, adequate information must be provided to the councils to support the assessment of the ecological implications of the development, the need for mitigation, and if necessary, the need for a licence from Natural England.
- 3.7.4.** Work must not commence on the development until the Local Planning Authority has issued its determination or it has received 'deemed consent' when the time period for a determination to be issued expires. By default, this is an eight week period from when the application is received, but this can vary depending on the type of proposal and may be extended if all parties are in agreement.
- 3.7.5.** Article 4 directions are made when the character of an area of acknowledged importance would be threatened, most commonly in Conservation Areas. Where properties are affected by such a direction, some of the permitted development rights can be removed by the councils issuing an Article 4 direction, which then means planning consent will be needed for work that normally does not need it.
- 3.7.6.** Class Q applications are applications for Prior Approval for a change of use or conversion of a building, and any land within its curtilage, from a use as an agricultural building to that of a dwelling. Where the buildings are likely to support bats or other legally protected species, there is a risk that they may be affected by the proposals, and it is therefore essential that the Local Planning Authority has certainty of impacts prior to determination of any application. Sufficient information, including appropriate survey results, will be needed to support such an application.
- 3.7.7.** Permission in Principle applications do not include a consent as this is a separate step in the planning process. The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.
- 3.7.8.** Change of use applications can bring benefits if properly planned and sensitively managed. The use of grassland sites by horses for equestrian purposes can sustain their botanical interest. However, there is also much potential to damage the interest of grassland sites through overgrazing. Over-grazing may lead to the proliferation of certain undesirable species, increased soil erosion, and diffuse pollution. Development proposals for stabling or for Change of Use to paddock land will be subject to ecological assessment based on the likelihood of protected and Priority species being present and affected, as well as impacts on the local landscape character.

4

The biodiversity resource

- 4.1. Introduction
- 4.2. Statutory designated sites
- 4.3. Non statutory designated Local Sites
- 4.4. Protected species
- 4.5. Priority habitats
- 4.6. Priority species
- 4.7. Red List species

4.1. Introduction

4.1.1. Biodiversity exists everywhere and includes the ubiquitous species as well as rarities, but the designation of species and sites has been used as a means of identifying relative value and for the prioritisation of nature conservation action. This chapter provides a summary of the sites designated for their nature conservation value across the Greater Cambridge area, and of the legally protected and Priority species present.

4.1.2. All such sites and species are material to planning decisions, and the sites provide the core of the local ecological network as well as being integral to developing Nature Recovery Networks. Detailed information about designated sites and existing records of protected and Priority species can be obtained through a data search from [Cambridgeshire and Peterborough Environmental Records Centre](#).

4.2. Statutory designated sites

Habitats (European) sites

4.2.1. Special Protection Areas and Special Areas of Conservation are sites of international importance protected by the Conservation of Habitats and Species Regulations 2017 (as amended) as a requirement of the UK's commitment to international commitments. These were formerly known as European or Natura 2000 sites. Ramsar sites are wetlands of international importance that have been designated under the criteria of the international Ramsar Convention on Wetlands. Collectively, these sites are now known as Habitats Sites as defined by [National Planning Policy Framework](#).

4.2.2. The potential impact of planning proposals on Habitats Sites inside and outside of the Greater Cambridge area will need to be covered within supporting ecological information, as guided by defined Zones of Influence agreed with Natural England. These are likely to be based on a particular impact type and are shown as

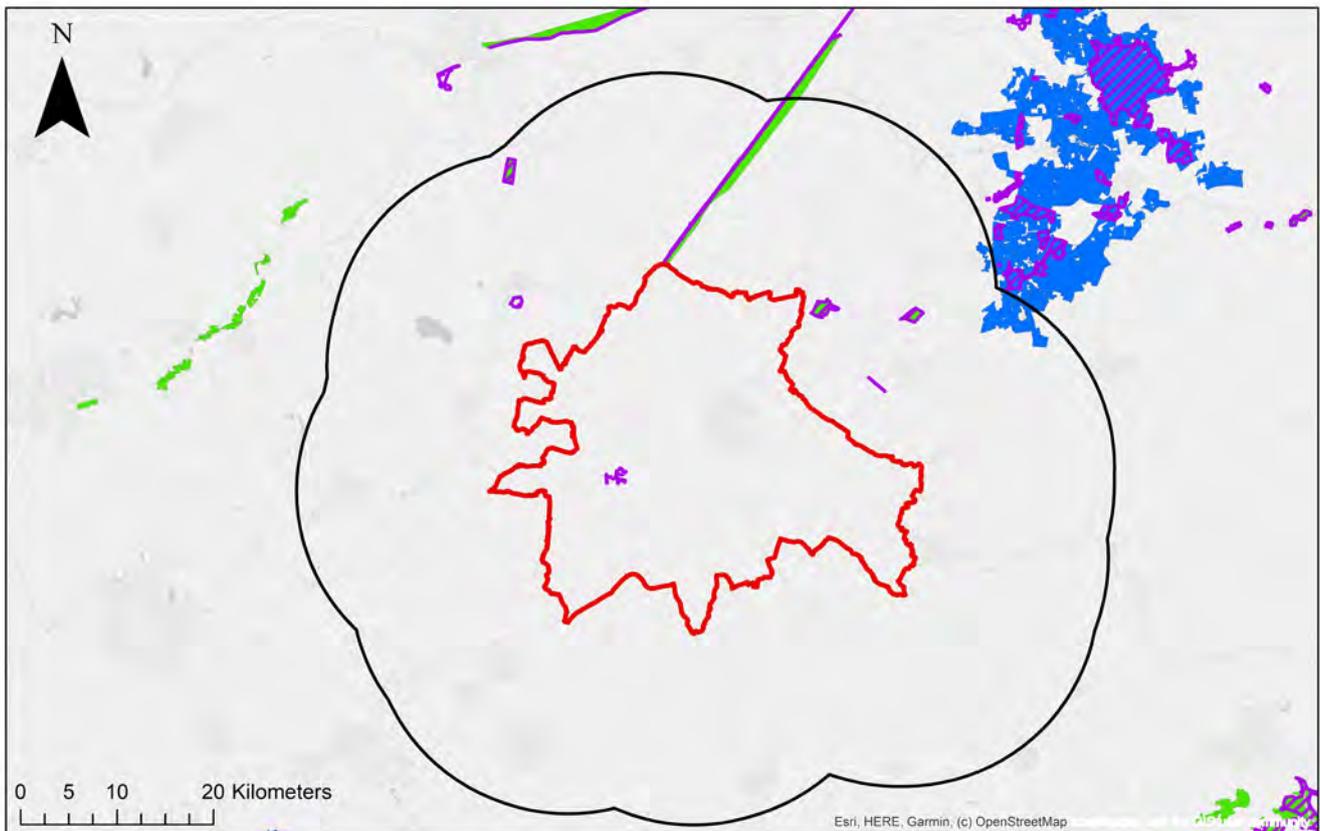
Impact Risk Zones on [Multi-Agency Geographic Information for the Countryside](#) around the underpinning Sites of Special Scientific Interest.

4.2.3. There is one Habitats Site - Eversden and Wimpole Woods Special Area of Conservation - located within the Greater Cambridge area, and a further four within 20km of the Councils' administrative boundaries. The distribution of these sites is illustrated in Figure 2, but [Multi-Agency Geographic Information for the Countryside](#) should be consulted for boundaries and site information:

- Ouse Washes Special Area of Conservation, Special Protection Area and Ramsar - abutting the Local Plan area to the north at Earith; designated for its internationally important breeding and over-wintering assemblages of birds, for its population of Spined Loach and for the presence of other nationally rare plants and animals
- Portholme Special Area of Conservation - 4 km to the northwest; designated for its lowland hay meadow habitat

4.2. Statutory designated sites (continued)

- Devils Dyke Special Area of Conservation - 5.8 km to the northeast; designated as an important orchid site on semi-natural dry grassland habitat
- Fenland Special Areas of Conservation, which also covers the land designated as Wicken Fen Ramsar and Chippenham Fen Ramsar – approximately 1 km to the northeast; designated for its fen meadow and calcareous fen habitats



Legend

- | | |
|------------------------------|-------------------------|
| Greater Cambridge | Ramsar |
| 20km buffer | Special Protection Area |
| Special Area of Conservation | |

Figure 2 Internationally designated sites

4.2. Statutory designated sites (continued)

- 4.2.4.** The Eversden and Wimpole Woods Special Area of Conservation comprises a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). Wimpole Woods holds the summer maternity roost of a population of Barbastelle bats (*Barbastella barbastellus*). The bats also use suitable habitat within the Special Area of Conservation to forage and it provides commuting routes when they forage outside of the site's boundary, where they utilise wet meadows, woodland streams and rivers.
- 4.2.5.** Surveys to support development proposals have identified summer roosts of male Barbastelle bats in old and unmanaged woodland outside of the Special Area of Conservation, using loose bark on dead trees and crevice features caused by damage. Barbastelle bats can range 20 km per night, further for non-reproductive females, and they frequently switch tree roosts throughout the year within their territory. Barbastelle bats will remain in tree roosts over winter unless temperatures dip below freezing, when hibernation roosts have been found in features such as caves, old buildings and basements.

Sites of Special Scientific Interest

- 4.2.6.** Sites of Special Scientific Interest are designated in accordance with the duties in law placed upon each of the country nature conservation bodies to notify as a Sites of Special Scientific Interest any area of land which, in its opinion, is of special interest by reason of any of its flora, fauna, geological, geomorphological or physiographical features.
- 4.2.7.** There are 41 Sites of Special Scientific Interest within the Greater Cambridge area, covering a range of habitats and geological formations, including chalk grassland, species-rich neutral grassland, reedbed and fen, Ancient Woodland, chalk pits, gravel pits and clay pits. Further information can be obtained through the [Multi-Agency Geographic Information for the Countryside](#) including boundaries and links to site descriptions.

Local Nature Reserves (LNRs)

- 4.2.8.** Local Nature Reserves are statutorily protected sites of land designated by Local Authorities because of their special natural interest, educational value and access to nature. There are 13 statutory Local Nature Reserves within the Greater Cambridge area as illustrated on [Multi-Agency Geographic Information for the Countryside](#). More information on individual Local Nature Reserves is available on the [Cambridge City Council](#) and [Cambridgeshire County Council websites](#).

4.2. Statutory designated sites (continued)

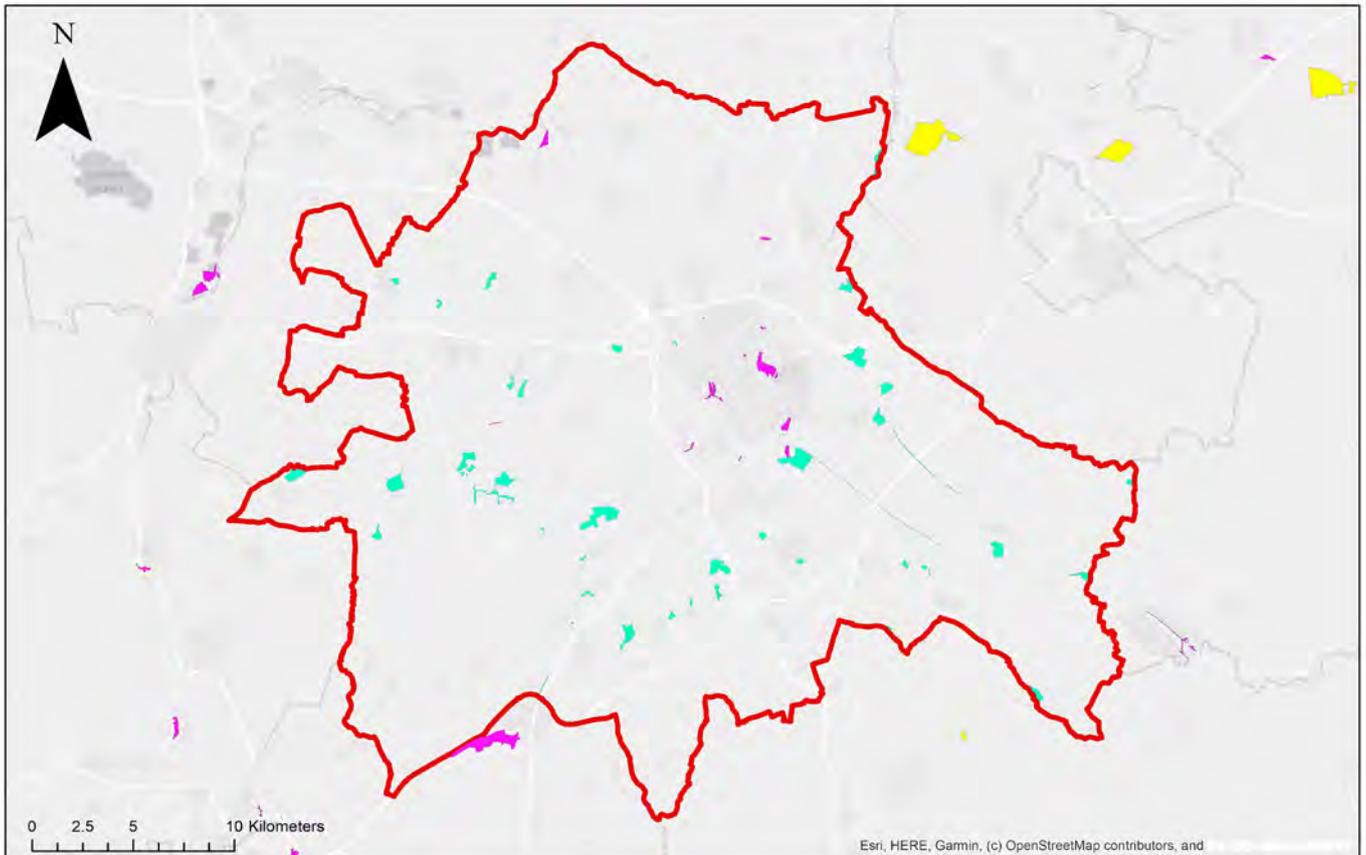


Figure 3 Nationally designated sites

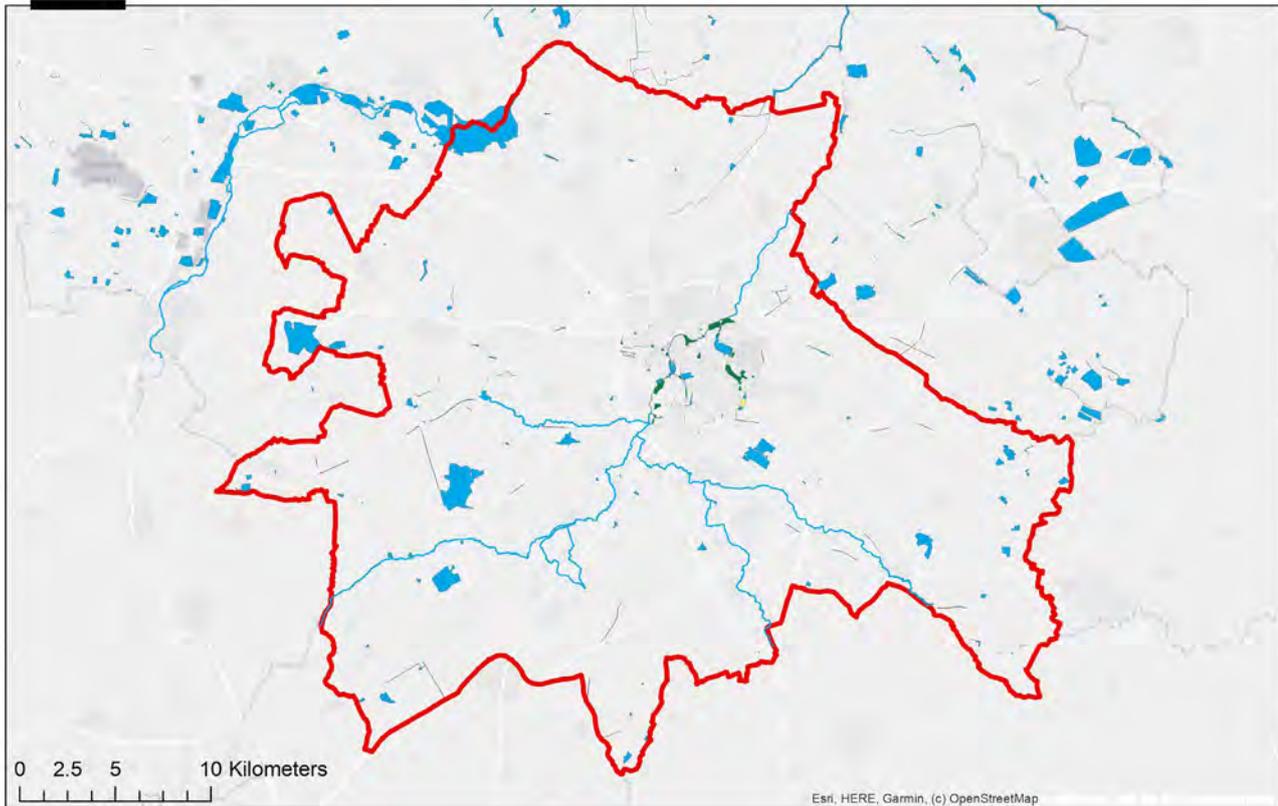
Legend

- | | |
|---|--|
|  Greater Cambridge |  National Nature Reserves |
|  Local Nature Reserves |  Sites of Special Scientific Interest |



Midsummer Common, Cambridge, John Cornell

4.3. Non statutory designated Local Sites



Legend

 Greater Cambridge

 Local Geological Sites

 County Wildlife Sites

Figure 4 Locally designated sites

 City Wildlife Sites

4.3.1. Local Sites, as defined by the [National Planning Policy Framework](#), have been identified for all Councils in Cambridgeshire and are referred to as County Wildlife Sites. These are designated for their importance for nature conservation at a county level and are identified on the Councils' Local Plan Policies Maps. County Wildlife Sites are non-statutory sites identified against a set of locally developed [criteria](#), produced by Cambridgeshire & Peterborough County Wildlife Site Panel and covering both habitat and species.

4.3.2. The [National Planning Policy Framework](#) requires these sites to be protected through the Local Plan system as part of a Local Ecological Network. As well as supporting the majority of Priority Habitat within a given area, County Wildlife Sites often present opportunities for biodiversity enhancement, by improving existing management.

4.3.3. Within Cambridge City, a second layer of non-statutory sites have been identified and are referred to as [City Wildlife Sites](#), recognizing the importance of natural green space and habitats within the urban context. These sites are identified under a separate set of criteria with a lower threshold than for County Wildlife Sites.

4.3.4. Cambridgeshire's [Protected Roadside Verges](#) represent the best examples of road verge grassland across the county, identified for special management by Cambridgeshire County Council against a defined set of criteria based upon the presence of rare species or those indicating quality grassland habitat. Road verges constitute the largest area of unimproved grassland within the Greater Cambridge area and will be protected from development impacts. Many Protected Roadside Verges are also designated as County Wildlife Sites.

4.4. Protected species

- 4.4.1.** The presence of any legally protected species is a material consideration in the determination of a planning application. Populations of most species are dynamic and so existing records can only be used as a guide to likely presence and should be tested by appropriate field survey work.
- 4.4.2.** European Protected Species with known populations within the Greater Cambridge area are Great Crested Newts, 12 species of bats (including the population of Barbastelle bats at Eversden and Wimpole Woods Special Area of Conservation) and Otter, with a very few records of Dormouse.
- 4.4.3.** A range of other UK species are protected by various pieces of legislation, primarily the Wildlife and Countryside Act 1981 (as amended). Those protected by their inclusion in the Schedules of the Act and known to be present in the Greater Cambridge area include White-clawed Crayfish, Water Vole, Badger, Common Lizard, Grass Snake and Barn Owl. The area also supports populations of Fairy Shrimp, including at the Whittlesford Thriplow Hummocky Fields Site of Special Scientific Interest.
- 4.4.4** For advice on proposals that will require a protected species mitigation licence, developers can use [Natural England's Pre-submission screening service](#).

4.5. Priority habitats

- 4.5.1.** Priority Habitats are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. The distribution of Priority Habitats in South Cambridgeshire district and Cambridge City can be identified on the [Cambridgeshire Habitat Opportunity Map](#). Priority Habitats are largely represented by small, fragmented blocks, but there are clusters reflecting the varied environmental character of the area.
- 4.5.2.** Lowland Calcareous Grassland is predominantly found to the south east of Cambridge, within the Gog Magog Hills. To the east and north east is the fenland, with concentrations of Lowland Fen, Reedbeds and Lowland Meadows. The corridor of the River Cam and its tributaries supports Floodplain Grassland Mosaic, Wet Woodland and Lowland Meadows, as well as the River habitat itself and Chalk Stream sections. To the west of Cambridge are Lowland Mixed Deciduous Woodland, Hedgerows, Lowland Meadows and Traditional Orchards on the boulder clay. To the north of Cambridge, the presence of Traditional Orchards on the fen edge reflect the significance of former land uses.
- 4.5.3.** Natural England maintains inventories of Priority Habitats, which can be viewed on the [Multi-Agency Geographic Information for the Countryside](#) map. These inventories should only be viewed as provisional, with the presence or absence of Priority Habitats to be confirmed by field survey results, with reference to the published [UK Priority habitat descriptions](#).

4.6. Priority species

- 4.6.1.** Priority Species are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. Over 200 UK Priority Species are found in Cambridgeshire as a whole, which includes previously common but declining species such as Common Toad, Brown Hare, House Sparrow and Hedgehog alongside a range of lesser known invertebrates, and plants such as Purple Milk-vetch.
- 4.6.2.** Given the largely agricultural character of the area, there is also good representation of farmland bird species such as Skylark, Turtle Dove, Tree Sparrow, Grey Partridge and Yellowhammer, whose populations could be affected by any development on arable land. The loss of breeding territories of such farmland birds is likely to require compensation by provision on nearby farmland. Overwintering birds such as Lapwing and Golden Plover are also important farmland species to be considered in ecology surveys.
- 4.6.3.** [The Cambridgeshire and Peterborough Biodiversity Group](#) provides a full list of Priority Species known to be present in the county.
- 4.6.4.** Priority invertebrate species may be poorly recorded, but the identification of habitats and features of likely value to invertebrates should serve as a trigger to consider the need for specialist survey. The national invertebrate conservation charity Buglife has created a map of [B-Lines](#) as a strategic initiative to target habitat creation and connectivity for pollinators and has also mapped Important Invertebrate Areas, landscapes that are of particular significance for invertebrate populations, where a greater focus on impacts to favourable habitat may be required. The Fens [Important Invertebrate Area](#) lies within Greater Cambridge.



4.7. Red List species

- 4.7.1.** The nature conservation status of species has been determined by the assessment of populations against threat and rarity criteria, often at local, national and international levels. Species with higher rarity and threat status are generally known as Red List species. In the UK, information on national reviews and species statuses is available from the [Joint Nature Conservation Committee](#). As there is no centrally coordinated approach to these reviews, the coverage of species groups, the age of the information, and the criteria used vary.
- 4.7.2.** There is no Cambridgeshire Red List, but there is a list of [Additional Species of Interest](#), which provides comparable information and includes the [Cambridgeshire Plant Species of Conservation Concern](#).



Corn Bunting, David C Wege

Non-native invasive species

- 4.7.3.** Vigorous or invasive non-native species can impact negatively upon biodiversity by out-competing native flora. This can then lead to a negative impact upon fauna by limiting the available feeding and cover areas. Species of particular concern include Signal Crayfish (*Pacifastacus leniusculus*), American Mink (*Mustela vison*), Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*), Giant Hogweed (*Heracleum mantegazzianum*), Floating Pennywort (*Hydrocotyle ranunculoides*), Parrot's-feather (*Myriophyllum aquaticum*), New Zealand Pigmyweed (*Crassula helmsii*) and Water Fern (*Azolla filiculoides*). More information is available on the webpages of the [GB Non-native Species Secretariat](#).
- 4.7.4.** Where proposals at development sites are likely to result in the spread of non-native invasive plant species the development may not be permitted until suitable measures have been agreed and / or undertaken to control the invasive species. It should be noted that it is an offence to spread, or cause to grow, certain plant species listed on Schedule 9 of the Wildlife and Countryside Act, 1981 as amended.

5

Biodiversity in the development management process

- 5.1. Introduction
- 5.2. Overarching principles
- 5.3. Site selection stage
- 5.4. Pre-application stage
- 5.5. Design stage
- 5.6. Application stage
- 5.7. Construction stage
- 5.8. Post-construction stage

5.1. Introduction

5.1.1. As biodiversity is a material consideration for planning, this section covers the need to consider biodiversity at every stage in the planning application process and what form that consideration should take

to ensure that progress is not held up. It sets out the types and quality of information that applicants and their ecological advisers are expected to achieve when preparing an application for submission.

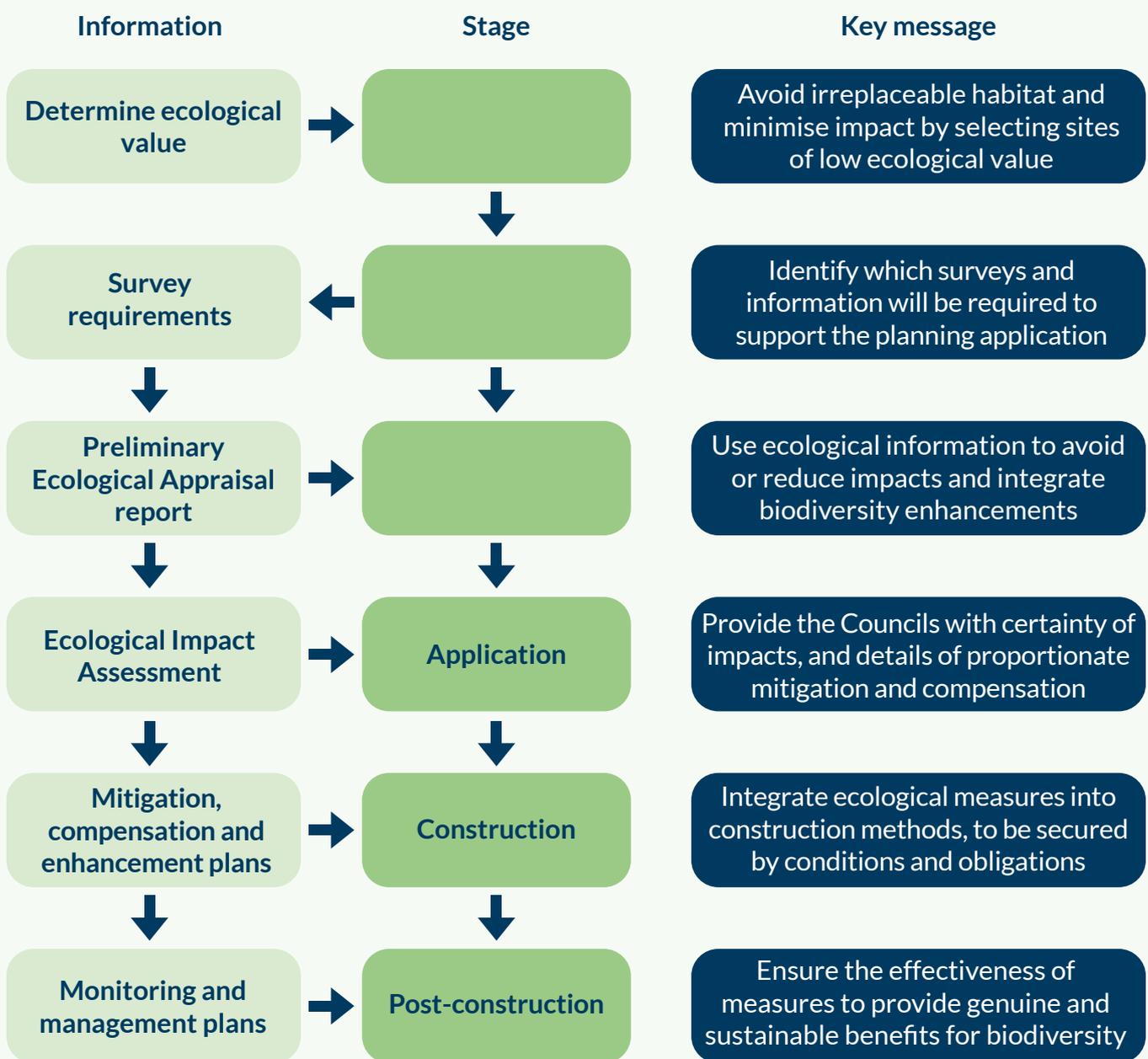


Figure 5 Stages within the development management process

5.2. Overarching principles

Biodiversity Issue B1 – mitigation hierarchy

To meet national and local policy requirements (NH/4 Item 3 and Policy 70), submitted ecological reports are expected to explain how the hierarchy of mitigation measures (Avoid, Mitigate, Compensate) has been embedded into the design of the development. Where impacts on habitats and species cannot be avoided, a clear explanation of why alternative sites are not feasible and what proposed mitigation and compensation measures are necessary to address all likely significant adverse effects is needed.

Figure 6 Mitigation Hierarchy



5.2.1. The mitigation hierarchy aims to prevent net biodiversity loss and strict adherence to its principles is essential. This approach is included in the [National Planning Policy Framework](#) and also in ecological best practice guidelines. Definitions vary, but usually include the following steps that must be implemented in order:

- Avoid - Anticipated biodiversity losses should be avoided and reduced by using alternative sites and designs, retaining habitats of value for enhancement and management and retaining species in situ.

- Mitigate - Impacts considered unavoidable should be mitigated where the impact occurs, by replacing lost protected and priority habitats and accommodating displaced species within the site boundary.
- Compensate - If mitigation measures are insufficient then, as a last resort, off-site compensatory measures should also be implemented in proportion to the harm, by creating suitable habitat off-site and relocating species.

5.2.2. As required by the [National Planning Policy Framework](#) and as a key principle of delivering Biodiversity Net Gain (see Biodiversity Issue B6), applicants must demonstrate that, in the design of their proposals, they have followed the mitigation hierarchy with respect to ecological impacts.

5.2.3. Ecological consultants can advise on avoiding negative impacts on the biodiversity of a development site by involvement throughout the planning application process, but most importantly at the site selection and design stages. Seeking advice early on in the planning process might help avoid costly delays later on.

5.2.4. Homeowners and developers will often require an ecologist to undertake ecological surveys and mitigation work in relation to a building project to meet the Councils' requirements for ecological information. Contracting a member of a professional institute such as the [Chartered Institute for Ecology and Environmental Management](#) means that you are engaging a professional who is working to high standards and there is a complaints procedure if anything goes wrong. Applicants needing to

5.2. Overarching principles (continued)

[find a consultant](#) to support their planning application can use the tool on the [Chartered Institute for Ecology and Environmental Management](#) website which also provides further information on [ecological surveys and their purpose](#), which describes the different types of reports that you may be asked for by the Councils, [what to expect from a bat survey](#) and a [householder's guide to engaging an ecologist](#).

- 5.2.5. The approach to following the hierarchy should be informed by the ecological value of the habitats and species to be affected. Impacts to Priority habitats and species should always be avoided, if possible, but mitigation or compensation for any species or habitats degraded or destroyed through the development process is also required.

BS42020:2013 Biodiversity – Code of practice for planning and development

- 5.2.6. This British Standard gives guidance on how development might affect biodiversity, provides recommendations on how to integrate biodiversity into all stages of the planning, design and development process, and provides a rigorous framework for assessing impacts and for securing mitigation, compensation and appropriate biodiversity enhancements. Compliance with the standard in the ecological information submitted by applicants can be seen as an indication of its validity and relevance to the determination process and is encouraged. It is intended to assist those concerned with ecological issues as they arise through the planning process and in matters

relating to consented development that could have site-specific ecological implications.

- 5.2.7. BS42020 states that high quality ecological information is important for effective decision making as well as for compliance with legal obligations and policy requirements and successful implementation of the practical conservation and biodiversity enhancement measures identified in the ecological reports submitted with planning applications. The standard identifies the ecological data required and considerations for its assessment, and its use in the design of mitigation measures, to give certainty, clarity and confidence to those involved at all stages of the planning process.
- 5.2.8. Compliance with this standard is an important and credible way to demonstrate the validity of the ecological information you will bring forward in support of your planning application. Any deviations from this British Standard will need to be fully justified and they may be challenged by the Councils or external consultees, leading to delays in the decision process.



5.3. Site selection stage

5.3.1. The easiest way to avoid a negative impact on species and habitats and to maximise the gain for biodiversity that can be achieved from a development is to select a site that has low existing ecological value and low strategic potential for habitat creation, buffering or connectivity. This could include sites that have been intensively managed or where land use has resulted in degraded habitats. In addition, brownfield sites can also contribute to wider strategic potential for habitat creation by providing links between green corridors or linking up wildlife corridors. It should be noted that ecological value should be measured by a suitably qualified professional and not judged on appearance, as sites that may appear to be degraded could include features of particular significance to certain species.

Biodiversity Issue B2 – Protection of irreplaceable habitats

Developers will be expected to avoid direct and indirect impacts on irreplaceable habitats and embed measures to achieve this within the design of any development proposal.

To meet policy requirements (NH/4 item 6, NH/7 and Policy 71), the councils will refuse applications that would result in the loss, deterioration or fragmentation of irreplaceable habitats unless the need for, and benefits of, the development clearly outweigh the loss, and a suitable compensation strategy exists. In these situations, biodiversity net gain is not achievable. As per NPPF 2021, there would have to be wholly exceptional reasons for this to be the case with the burden of proof for these falling to developers to provide irrefutable evidence of these exceptional reasons.

5.3.2. Irreplaceable habitats are defined in the [National Planning Policy Framework](#) as “habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.” In addition to Ancient Woodland and veteran trees, other types of habitat such as unimproved grassland, lowland fen and ancient hedgerows are also considered to be irreplaceable. The loss of these habitats cannot be compensated for by gains elsewhere and so they are excluded from Biodiversity Net Gain calculations.

5.3.3. All development predicted to result in impacts on irreplaceable habitat will need to be accompanied by detailed survey information and evidence to support the exceptional reasons that justify such a loss. Compensation strategies should include contribution to the enhancement and management of the habitat. Compensation for damaging development to a site by way of its habitat enhancement and management should not substitute action that would be happening anyway.

5.3.4. Ancient woodland shall be identified by having regard to the presence and combination of Ancient Woodland Indicator Species, as presented in the [Cambridgeshire and Peterborough County Wildlife Sites Selection Guidelines](#). The Woodland Trust’s [Planning for ancient woodland – planners manual for ancient woodland and veteran trees](#) should be used as a guide to avoiding and minimising impacts from development proposals.

5.4. Pre-application stage

Pre-application advice

- 5.4.1. There are many advantages to seeking pre-application advice from the Greater Cambridge Planning Services at an early stage in the preparation of development proposals, particularly for ecology and Biodiversity Net Gain. This frontloads the process and avoids risks of delays and additional costs on submission, by providing the developers and their agents with clarity on the scope of information that will be expected to enable the application to be determined.
- 5.4.2. Where there is a predictable impact on biodiversity and insufficient ecological information is submitted to support determination, the Councils are likely to refuse an application.
- 5.4.3. The Greater Cambridge Shared Planning Service offers a [pre-application service](#) that can save time and money for anyone considering submitting a planning application, and it also offers design workshops to applicants. This may be particularly valuable to householders and those who are not regularly involved in development, who may not routinely seek professional ecological support or be aware of all of the relevant issues.
- 5.4.4. Developers wishing to seek substantive advice on recreational pressure impacts and mitigation relating to Sites of Special Scientific Interest should be directed to Natural England's [Discretionary Advice Service](#).

Existing biodiversity information

- 5.4.5. Biodiversity baseline information from the [Cambridgeshire and Peterborough Environmental Records Centre](#) is needed within all ecological reports, to identify the presence of designated sites and existing records of habitats and species that could be affected by development. Data search requests should be for a minimum 1 km buffer from the red line boundary for protected and Priority species and 2 km for all designated sites. While older data may be less relevant in some cases, it may provide the only baseline available for a site and so should not be discounted.
- 5.4.6. An absence of records does not mean a record of absence and ecological consultants need to use their professional judgment to ensure that biodiversity features are not overlooked. Survey and assessment of all species likely to be present on and adjacent to the development site and any which could be affected indirectly should be covered.
- 5.4.7. Provision of this data within submitted ecological reports needs to be presented in accordance with the terms and conditions of Cambridgeshire and Peterborough Environmental Records Centre and any sensitive records should only be shown at 10km resolution.
- 5.4.8. The consultant ecologist should also determine whether the development site falls within a Site of Special Scientific Interest Impact Risk Zone, as shown on the [Multi-Agency Geographic Information for the Countryside](#) map, which would indicate that the development could result in indirect impacts that require consultation with Natural England.

5.4. Pre-application stage (continued)

Biodiversity Issue B3 – Great Crested Newt district level licensing

To meet policy requirements (NH/4 and Policy 70) and support development which is likely to impact on Great Crested Newt, if a developer is accepted to join the Natural England Cambridgeshire Great Crested Newt District Level Licensing scheme, they do not need to carry out their own surveys for this European Protected Species or plan and carry out mitigation work.

If a consent for development is issued, developers do not need to meet the Government's [Standing Advice for Great Crested Newt](#). However, the Councils will still require survey and assessment for other protected and Priority species likely to be present and affected by development, together with delivery of any mitigation needing to be secured by a condition of any consent.

5.4.9. Natural England has now launched a District Level Licensing scheme for Great Crested Newt in Cambridgeshire that developers can pay to join for each of their sites, to better protect Great Crested Newt populations as an alternative to conventional site-based survey, licensing and mitigation methods. Full details are available on the relevant pages of the [Government District Level Licensing website](#).

5.4.10. As an alternative to Great Crested Newt surveys and assessment, the use of District Level Licensing provides a year-round option for developers to mitigate predicted impacts on Great Crested Newt and can provide certainty of costs and timescales.

5.4.11. With an agreement in place with Natural England to use District Level Licensing, the Councils only need an Impact Assessment and Conservation Payment Certificate countersigned by Natural England to be submitted with the planning application as evidence of site registration under this strategic mitigation scheme.

5.4.12. Participation in the District Level Licensing scheme does not negate the need for proposals to follow the mitigation hierarchy or deliver measurable net gain. The Councils will still require survey and assessment for other protected and Priority habitats and species likely to be present and affected by development, with any necessary mitigation secured by a condition of any consent.

5.4.13. A precautionary approach to site clearance, under the supervision of a suitably qualified ecologist, will be required for all development supported by Great Crested Newt District Level Licensing, or where protected and Priority species are predicted to be on site. To avoid reckless actions and wildlife crime, this will include supervision of any habitat works by an Ecological Clerk of Works, who will undertake a fingertip search, and implementation of a Construction Environment Management Plan (Biodiversity).

5.4.14. The Environment Act 2021 has indicated an intention to prepare other Strategic Mitigation Schemes in consultation with stakeholders to support delivery of sustainable development.

5.4. Pre-application stage (continued)

Ecological surveys and assessment

5.4.15. Applicants must ensure that planning applications are supported by adequate ecological information, using up to date desk studies and site assessment to inform survey methodologies sufficient in scope to allow the impact of a proposal to be appropriately assessed. This includes householders and developers of small sites, where there may be unexpected risks of impacts to habitats and species.

[CIEEM provide an advice note on the lifespan of ecological surveys here](#)

See Appendix 2.

5.4.16. A [Preliminary Ecological Appraisal](#) is often carried out by ecologists as an initial means of recording the habitats and condition of a development site and predicting the likely ecological constraints and impacts that might arise from its development.

5.4.17. Preliminary Ecological Appraisal Reports are valuable documents that should be commissioned at the earliest stages of design, and their results should influence the layout and form of the proposals. Identifying important ecological resources at the outset and avoiding impacts on them will limit the loss of biodiversity and reduce the need for mitigation and compensation measures. In many cases these reports will include recommendations for further survey, particularly in relation to protected and priority species.

5.4.18. All surveys must be carried out in accordance with published standards and best practice guidance, as appropriate to the information they are expected to generate. To ensure the acceptability of impact assessment, any deviations from best practice should be explained and justified.

5.4.19. Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. **However, if this is known to have happened, on or after 30th January 2020 the condition of the site will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of [the Environment Act 2021](#).** This is consistent with existing good practice guidelines for ecological assessment, including [CIEEM](#) and [BREEAM](#) guidelines. Where previous surveys are not available, this will be established through [Cambridgeshire and Peterborough Environmental Records Centre](#) records and habitat areas identified through aerial photographs. Where habitat conditions are not known, then a precautionary approach will be applied.

5.4.20. Habitat mapping methodologies need to be appropriate to their purpose, which for biodiversity net gain calculations means UK Habitats Classification, as required for the Defra Biodiversity Metric calculation. Phase 1 habitat mapping can still be used for PEA reports, or in circumstances where Biodiversity Net Gain calculation is not required.

5.4. Pre-application stage (continued)

5.4.21. Where the applicant's commissioned ecology report indicates that further surveys are required to support a planning application, the results of all such surveys and associated details of necessary mitigation measures will need to be submitted prior to determination. This is necessary to provide the Councils with certainty of likely impacts and that effective and deliverable mitigation can be secured either by a condition of any consent or with a mitigation licence from Natural England. Where recommended protected species surveys have not been completed, the ecology report will not be sufficient to support a planning application.

5.4.22. The Council expects that all biodiversity records obtained during surveys to inform development will be submitted to [Cambridgeshire and Peterborough Environmental Records Centre](#), as required by the Chartered Institute for Ecology and Environmental Management's code of professional conduct. Applicants must not seek to restrict their ecological consultants from submitting biodiversity records.

5.5. Design stage

Biodiversity Issue B4 – Conservation and enhancement of biodiversity

To meet national and local policy requirements (NH/4, NH/5, NH/6, Policy 69 and Policy 70), development should:

1. Secure the conservation management and enhancement of natural and semi-natural habitats in the landscape together with the biodiversity that they contain and seek to restore and/or create new wildlife habitats.
2. Secure the provision of appropriate public access to natural green spaces, particularly within or close to the villages.

Habitats will be considered important for biodiversity where they:

1. Are part of the UK national network of sites (Habitats sites) or are proposed for designation

2. Are nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves) or are proposed for designation
3. Are non-statutory designated sites of at least County or City importance or are proposed for designation
4. Are likely to support the presence of a Priority species or habitat, or significant populations of a national or local Red list species
5. Have the potential to assist in the delivery of National, County or District Nature Recovery Networks and clearly act as a stepping-stone, wildlife corridor or refuge area
6. Provide for the quiet enjoyment of biodiversity within semi-natural areas or act as an educational resource, such as Local Nature Reserves

5.5. Design stage (continued)

5.5.1. Proposals that contain or that will affect a habitat of importance for biodiversity will be expected to include measures to protect any existing value and to improve their condition by appropriate enhancement or management measures. Retaining existing biodiversity features on sites might make it easier to achieve Biodiversity Net Gain. Management should be sustainable for the long-term, with clear objectives guided by the site's existing habitat features and species, as appropriate to location and environmental conditions.

5.5.2. While it can be possible to combine positive nature conservation management with public access, it should be noted that the potential impact of public access must be fully considered in determining the likely target condition of the biodiversity habitat and its value to any existing species populations. Measures to manage the existing impact of recreation on an area of semi-natural public open space will be welcomed.



Back Garden, Place Services

Figure 7 An example of a small site

Even small sites can support protected and priority species; although this house and garden appear unremarkable, there are two bat species using the loft, nesting birds in the dense common ivy, and great crested newts in a small pond.

5.5.3. Small sites, including gardens and other urban green space, can also support habitats and species of nature conservation value and provide opportunities for enhancement and improved management.

5.5.4. Where appropriate, the Councils will secure measures to conserve and enhance biodiversity by applying a planning condition requiring the submission and approval of an Ecological Design Strategy or a species-specific Biodiversity Mitigation Strategy, which will include:

- a) The purpose and conservation objectives of the proposed works
- b) A review of baseline conditions, site potential and constraints
- c) Detailed designs and/or working methods to achieve stated objectives
- d) The specific extent and location of proposed works shown on maps and plans at an appropriate scale
- e) The type and source of materials to be used, where appropriate, such as specifying native species of local provenance or the type of bird box to be used.
- f) A timetable for implementation, demonstrating that works are aligned with any proposed phasing of development
- g) The persons responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details for monitoring and remedial measures
- j) Details for disposal of any wastes arising from works

5.5. Design stage (continued)

Biodiversity Issue B5 – Biodiversity provision in the design of new buildings and open spaces

To meet policy requirements (HQ/1, NH/4, Policy 57 and Policy 59), the councils will expect:

1. That development proposals will have regard to the biodiversity already present within a development site and to identify opportunities to maximise the provision for biodiversity within new development sites with strategic nature conservation priorities.
2. That on all residential housing developments, there should be an equal number of integrated bird box features such as dwellings for building-dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) provided individually or clustered in appropriate locations within the development. On constrained sites, particularly those with a large number of apartments, practical consideration should be given to prioritising bird, bat or insect boxes in optimum areas of the site.
3. That all suitable commercial and community building applications will include integrated bird box features for building dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) in keeping with the scale of development, i.e. minimum of 10 boxes for the first 1000 sqm footprint and one additional box for every 100 sqm.
4. That on all residential housing developments 25% of the dwellings / units will have integrated bat box features, provision to be clustered next to appropriate foraging habitats.



Figure 8 Hedgehog Highway gaps in boundary fence.

Incorporating Hedgehog Highway gaps into boundary fences ensures connectivity between gardens for Hedgehogs and other wildlife, increasing the extent of habitat available in a secure way.

5. That new wildlife habitats and features, including predominantly native trees and shrubs and durable tree mounted nest boxes, bat boxes and insect boxes, will be incorporated into landscaping schemes and the general layout of the built environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development.
- 5.5.5.** Design of new developments should retain habitats of value to biodiversity wherever possible. Even for small scale developments, this would include boundary hedgerows, trees and any pond on site and these can provide the framework for the setting of the scheme layout as well as contributing to the post development network for nature and people.

5.5. Design stage (continued)

5.5.6. Landscape design will be required to enhance existing habitats and link them to new habitats created within the development site that are suited to the landscape character (see section 3.6.10). Further information can be found on the [Building Research Establishment Environmental Assessment Method](#) webpage for a Green Guide Calculator and [Building with Nature](#).



Figure 9 Landscaping and soils

A bank and low nutrient substrate with sparse vegetation, incorporated into landscaping to benefit solitary mining bees and other invertebrates



Figure 10 Integrated nesting habitat for birds or bats

Integrated boxes primarily designed for swifts will also be used by other species such as house sparrow and are easily built into new buildings

5.5.7. The use of low nutrient status soils to support diverse habitat mosaics with low maintenance requirements is encouraged and applications within the [B-Lines](#) identified by Buglife will be expected to include sustainable landscaping features of value to invertebrates, especially pollinators, including flowering lawns.

5.5.8. Natural timber and aggregate waste from site should be retained and repurposed for habitat creation such as hibernacula and low nutrient banks wherever possible.

5.5.9. The impact of garden extensions into the open countryside needs to be considered as, although these provide an opportunity to diversify arable landscapes, species and features associated with a farmland landscape may not be replicable within the garden environment. Applicants, where appropriate, will be required to plant mixed native species hedges with trees to define boundaries in open countryside as opposed to the erection of fences that may hinder the natural movement of animals. In the above image, a bank and low nutrient substrate with sparse vegetation are incorporated into landscaping to benefit solitary mining bees and other invertebrates.

5.5.10. In addition, the provision of integrated boxes (a combination of bird, bat & insect boxes) will be required in new buildings for all types of development and should target protected, Priority and other species associated with the built environment, such as Swift, as promoted by [Action for Swifts](#), house sparrow, starling and pipistrelle bats. Where appropriate, high quality, durable boxes can also be provided on retained trees within the public realm.

5.5. Design stage (continued)

5.5.11. Artificial lighting has the potential to negatively impact on nocturnal species and should be minimised, particularly in areas of natural habitat, woodland edges, hedgerows, and wetlands. Ecological sensitive lighting conditions may be imposed in some cases. The Bat Conservation Trust provide the following [Guidance Note on Bats and Artificial Lighting](#).

Biodiversity Issue B6 – Provision of biodiverse and living roofs

To meet policy requirements (HQ/1, NH/4 and Policy 31), the provision of biodiverse roofs and walls will be encouraged as a means to maximise biodiversity, particularly where the opportunities for ecological enhancement on a site area are limited, and where such measures will deliver enhancement at a landscape scale where appropriate, as part of a wider strategy of biodiversity enhancements.

5.5.12. Although buildings can be screened using native species planting, they can also be made attractive to biodiversity by using climbing plants on walls, fitting window boxes or installing biodiverse roofs and walls. Green roofs should support diverse habitats of local relevance rather than sedum monocultures, which have aesthetic appeal, but limited value to biodiversity. Brown roofs, landscaped with exposed substrates and a varied topography, and supporting nectar and pollen rich flowering plants, are a good alternative. Further information can be found on the [Building Research Establishment Environmental Assessment Method](#) webpage for a Green Guide Calculator and [Building with Nature](#).



Living Roof, Cambridge, Dinah Foley Norman

Figure 11 A biodiverse roof

A biodiverse roof, showing a diversity of flowering plants in an open grassland structure. Habitat design and species mixes should reflect local conditions and stated conservation objectives

5.5.13. Biodiverse roofs can provide valuable habitat on sites where space for new habitat creation is constrained. In the image above, the living roof shows a diversity of flowering plants in an open grassland structure within an otherwise dense, urban setting. Habitat design and species mixes should reflect local conditions and stated conservation objectives.

5.5.14. They could also have an especially important role to play in providing new habitat for the species, often ecological specialists, displaced by the development of brownfield sites, and for invertebrates that already live in towns and gardens. Guidance on constructing biodiverse roofs is available from Buglife and applicants are encouraged to follow the Green Roof Organisation's [Green Roof Code](#).

5.5.15. Thin substrate sedum systems do not maximize the biodiversity potential of green roofs and would not merit Good condition within the Defra Biodiversity Metric.

5.5. Design stage (continued)

Sustainable drainage systems

5.5.16. The [Cambridgeshire Flood and Water Supplementary Planning Document](#) was adopted by South Cambridgeshire District Council in November 2018 and Cambridge City Council in December 2018 following adoption of the Cambridge and South Cambridgeshire Local Plans and is accompanied by the [Cambridge Sustainable Drainage Design and Adoption Guide](#).

5.5.17. Inclusion of sustainable drainage systems within a development site are the preferred approach to managing rainfall from hard surfaces and can be used on any site (CC/8, Policy 31). They provide an opportunity to reduce the effects of development on the water environment. Good design and management of multi-functional open spaces can mitigate drainage impacts on wetlands via drains and ordinary watercourses as well as delivering biodiversity enhancements and attractive greenspaces that can support Biodiversity Net Gain on site. SUDs (like the one pictured in Figure 11) should be designed to provide natural habitats appropriate to the surrounding landscape, using locally native species and managed to combine functionality and opportunities for biodiversity.

5.5.18. The Royal Society for the Protection of Birds and the Wildfowl and Wetlands Trust have produced a guide to maximising the benefit to [biodiversity from Sustainable Drainage Systems](#) alongside other functions. The [ARGUK Toads – Advice for Planners](#) provides guidance on road, kerb and gully designs to limit impacts on amphibian populations.



Figure 12 A SuDS feature in a new development

SuDS features should be designed to provide natural habitats appropriate to the surrounding landscape, using locally native species and managed to combine functionality and opportunities for biodiversity

5.5.19. Developers should check details of [Registered Toad crossings](#) listed by Froglife, the national amphibian & reptile charity, (which includes one in the centre of Cambridge) in relation to the development site location and layout. This will help avoid direct impacts on known toad breeding populations from the discharge of the sustainable drainage systems constructed for the development. Similarly, well designed sustainable drainage systems features are likely to attract breeding amphibians and future migration routes should be considered to avoid creating new road or drain fatality hotspots.

5.5.20. Paving of surfaces is likely to contribute to surface water flooding and the Councils will seek to avoid unnecessary paving of gardens by householders (CC/8, Policy 66) and encourage good design to ensure permeable surfaces remain and that there is no net loss in biodiversity. Any trees should be retained within paving and permeable surfaces used, potentially including planting within the design.

5.5. Design stage (continued)

Biodiversity issue B7 – Biodiversity net gain

This SPD is underpinned by national and Local Planning Policies. In keeping with these, and the SPD, development proposals will be required to demonstrate measurable net gain for biodiversity (NH/4, NH/6, Policy 69, Policy 70). Biodiversity Net Gain should be achieved on site where possible and in accordance with BS8683:2021 [Process for designing and implementing Biodiversity Net Gain](#).

5.5.21. Previous paragraphs have explained the process of how developers will calculate a pre-development baseline for an application site using the Defra Biodiversity Metric 3.0 tool (or its successor). They explain how a calculation should also be made of the post development baseline seeking to identify a net gain in biodiversity on that site. Achieving a Net Gain of 10% would be consistent with levels in the Environment Act 2021 by Winter 2023, after a two year interim period. However, in keeping with the Councils' desire to ensure that biodiversity is both protected, and enhanced, we advise that should new Local Plan policies instruct a higher percentage of Biodiversity Net Gain than that nationally mandated, that the higher of the two amounts (of Biodiversity Net Gain) shall be the minimum requirement for development.

5.5.22. The Councils encourage the achievement of further Biodiversity Net Gain by development proposals. This aspiration is supported by the recently formulated Doubling Nature Vision, adopted by South Cambridgeshire District Council (Feb 2021). This vision reflects the growing awareness of biodiversity loss and increasing concerns to protect the natural environment, habitats and species.

The vision seeks a 20% level of Biodiversity Net Gain above pre-development baseline conditions. Whilst this Supplementary Planning Document does not set this as a figure or target, this aspiration may have further support with future amendments to the Environment Act 2021.

5.5.23. Where onsite options for Biodiversity Net Gain have been exhausted, compensatory arrangements to provide shortfalls required and agreed with applicants under the vision can be provided offsite. Where off-site habitat measures are required, they must be consistent with the strategic aims of the [Cambridge Nature Network](#) and [Greater Cambridge Green Infrastructure Opportunity Mapping](#) and conform to [Biodiversity Net Gain - Good Practice Principles for Development](#).

5.5.24. To ensure the delivery of Biodiversity Net Gain measures, the Councils will seek to use planning conditions to secure on site habitat creation and its long-term management, and obligations, such as Section 106 of the Town and Country Planning Act 1990, where BNG is on land outside the applicant's control.

5.5.25. All Biodiversity Net Gain calculations should be submitted using the Defra Biodiversity Metric 3.0 or its successor. Other "bespoke" calculators will not be accepted without clear justification.

5.5.26. There will always be some opportunity within development proposals to create and manage habitats for biodiversity. Development proposals that deliver public open space that also provides new wildlife habitats, with clear management objectives, will be encouraged.

5.5. Design stage (continued)

- 5.5.27.** Biodiversity Net Gain 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.
- 5.5.28.** This will require focus on improving the condition of existing Biodiversity Sites, increasing their size, and improving connections between them by creating stepping-stones and corridors of biodiversity rich habitats. The existing [Cambridge Nature Network](#) lays the foundations for this approach and will be supported and clarified by forthcoming Local Nature Recovery Strategies.
- 5.5.29.** All development must already demonstrate measurable net gain for biodiversity, in line with the requirements of the [National Planning Policy Framework](#). Although a mandatory requirement for 10% net gain in biodiversity value is mandated by the Environment Act 2021, a value of 20% is likely to be encouraged as best practice in order to meet the Natural Cambridgeshire target of doubling the amount of land managed for nature from 8% to 16% of the county's area.
- 5.5.30.** It should be noted that the inclusion of street trees within developments can make a contribution to Biodiversity Net Gain as well as providing a range of other benefits, including to air quality and urban cooling, and as mitigation for the effects of climate change. The selection of the right tree species in the right place, where there is enough space to achieve maturity - in terms of height, canopy spread and rooting area - is essential to maximise benefits. Cambridge City Council has a policy to ensure that adequate provision is made for the preservation and planting of trees when granting planning permission (Policy 71).
- 5.5.31.** For minor developments (fewer than 10 residential units or an area of less than 0.5 hectares) and householder applications, biodiversity net gain measures should be clearly identified in supporting information and illustrated on the relevant plans. Measures should be appropriate to the site's location and surroundings and should be focussed on supporting recognised nature conservation priorities. The [Defra "small sites" Biodiversity Metric](#) should be used to demonstrate net gain in these circumstances. Small sites should also include integrated bird, bat or insect box provision, hedgehog friendly fencing and habitats as listed in 5.5.10 above.

5.5. Design stage (continued)

5.5.32. In support of major applications, a Biodiversity Gain Plan will be expected, which should include:

- Steps taken to avoid adverse impacts to biodiversity
- Pre-development and post-development biodiversity value (including a completed Defra Biodiversity Metric calculation spreadsheet v3.0 or its successor)
- Additional information to explain and justify the approach to delivering net gain, including notes on the existing and target habitat condition and any assumptions made

5.5.33. 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 the Biodiversity Opportunity Maps produced by Cambridge and Peterborough Environmental Records Centre, the Cambridge Nature Network and any other published biodiversity strategies. 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.

5.5.34. Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. It should be noted that the baseline for habitats on any site proposed for development will be taken as 30 January 2020, (as set out in the UK Environment Act 2021), or the nearest (in time) prior aerial photographic evidence or survey.

5.5.35. Applicants should refer to the Chartered Institute of Ecology and Environmental Management and Construction Industry Research and Information Association [Biodiversity Net Gain Good Practice Principles](#) documents for information on the standards that will be expected.



Hedgehog, Alexas Photos

5.6. Application stage – validation requirements for biodiversity information

- 5.6.1.** The [Cambridge City Council validation checklists](#) and draft [South Cambridgeshire District Council validation checklist](#) are available to ensure that applicants know which documents need to be submitted with a planning application for it to be deemed valid by the Greater Cambridge Shared Planning Service.
- 5.6.2.** The Local validation checklist for the Greater Cambridge Shared Planning Service will include guidance under Local Validation Requirement 2 ‘Biodiversity - Ecological Impact Assessment’ about when an Ecological Impact Assessment is necessary, based on what the development involves and where it is. Guidance is also provided on what an Ecological Impact Assessment should cover for an application to be considered valid, including the need to demonstrate measurable Biodiversity Net Gain.
- 5.6.3.** It should be noted that validation does not necessarily mean there is sufficient information to allow for determination. The submitted Ecological Impact Assessment still has to provide the Councils with certainty of all likely ecological impacts on designated sites and protected or priority species and to demonstrate that effective and deliverable mitigation can be secured either by a condition of any consent or a mitigation licence from Natural England.

Ecological Impact Assessment

- 5.6.4.** In addition to the information within BS42020, the [Chartered Institute for Ecology and Environmental Management](#) provides detailed [guidance](#) about expectations in the reporting of biodiversity information

in support of planning applications. In selecting their project team, applicants are encouraged to choose professional ecologists that will comply with these expectations and can demonstrate their suitability for the role. Full details of those involved in survey work and reporting should be included in all reports with a summary of their experience and competence.

- 5.6.5.** The appropriate document type to provide ecological information in support of a planning application is an Ecological Impact Assessment. CIEEM have produced a note on report writing here: [Guidelines for Ecological Report Writing | CIEEM](#). This type of ecological report needs to contain all necessary survey results and a full assessment of ecological impacts, with proportionate and fully detailed mitigation and compensation measures that can be secured by condition or obligation, or by appropriate species licensing.
- 5.6.6.** Surveys and reports have a finite lifespan due to the dynamic nature of species populations and the response of habitats to environmental factors and changes in management. CIEEM have produced [guidance](#) to highlight the issues with lifespan and the validity of reports in different circumstances. Applications supported by reports that are no longer considered valid are likely to be refused and outline or phased developments are likely to require conditions for further surveys to keep the survey information up to date.

5.6. Application stage – validation requirements for biodiversity information (continued)

Biodiversity Issue B8 – Habitats Regulations Assessments

To support the councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties as Competent Authorities under the Conservation of Habitats and Species Regulations 2017 (as amended) – known as the Habitats Regulations - where development is likely to result in a significant effect on a Habitats site, proposals need to be supported by information to support the preparation of the Habitats Regulations Assessment (HRA) by the Local Planning Authority. This needs to include the results of any necessary surveys and details of any mitigation measures to avoid adverse effects on the integrity of the site(s) embedded into design of the development.

All the Councils' Habitats Regulations Assessment Appropriate Assessments will be sent to Natural England for their formal consultation response on their conclusions before any decision can be issued.

5.6.7. The aim of the [Habitats Regulations Assessment](#) process is to 'maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest'. The Conservation of Habitats and Species Regulations 2017 (as amended) have transposed the European Union Habitats and Wild Birds Directives into UK law to make them operable from 1 January 2021. These remain unchanged until amended by Parliament so the requirements for [Habitats Regulations Assessment](#) under the Conservation of Habitats and Species Regulations 2017

(as amended) have been retained.

- 5.6.8.** The Greater Cambridge Local Plan may impact on several Habitats sites and Government advice to Local Planning Authorities on [Habitats Regulations Assessment](#) requires assessment of any plan or projects which could adversely affect these internationally important Biodiversity Sites.
- 5.6.9.** Where a Habitats site could be affected by a plan, such as a Local Plan, or any project, such as a new development, then [Habitats Regulations Assessment](#) screening must be undertaken. If this cannot rule out any possible likely significant effect on a Habitats site, either alone or in combination with other plans & projects, prior to the consideration of mitigation measures, then an Appropriate Assessment must then be undertaken. This is an Appropriate Assessment of the implications for that site in view of that site's conservation objectives. Consent can only be granted when it can be ascertained by an Appropriate Assessment that there will not be an adverse effect on the integrity of a European Site unless, in the absence of alternative solutions, there are imperative reasons of overriding public interest and the necessary compensatory measures can be secured.

5.6. Application stage – validation requirements for biodiversity information (continued)

5.6.10. Various Court rulings need to be considered when preparing Habitats Regulations Assessment screening reports and developers are requested to provide sufficient information to support this process. Some key rulings from the Court of Justice for the European Union, which remain relevant to [Habitats Regulations Assessment](#) in the UK, post-Brexit, are:

- CJEU People Over Wind v Coillte Teoranta C-323/17)

In line with the Court judgement mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats Site.

- CJEU Holohan C- 461/17

This Court judgement imposes more detailed requirements on the competent authority at Appropriate Assessment stage. These relate to habitats and species for which the site has not been listed and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site. The Appropriate Assessment conclusion must be beyond all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

- CJEU Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment and Vereniging Leefmilieu (Dutch nitrogen court ruling)

These Dutch cases concerned authorisations schemes for agricultural activities in Habitats sites which cause nitrogen deposition and where levels already exceeded the critical load. These are not directly connected with or necessary for the management of a Habitats site. This ruling is relevant to projects which trigger Appropriate Assessment before any consents are issued so should be considered when identifying other plans and projects for an in- combination assessment.

5.6.11. The following case from the UK High Court is also of key relevance:

- R (on the Application of Preston) v Cumbria County Council [2019] EWCA 1362

This case relates to a High Court verdict which quashed a County Council's decision to vary a planning permission for a water company to construct a sewage outfall on a Special Area of Conservation. Therefore, planning authorities and other competent authorities cannot, in Appropriate Assessments, simply rely on the competence of other regulators such as the Environment Agency, to avoid conducting their own assessments. They must instead themselves satisfy their own Habitats Regulations duties.

5.6. Application stage – validation requirements for biodiversity information (continued)

Biodiversity Issue B9 – Eversden and Wimpole Woods Special Area of Conservation Bat Protocol

To support the Councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties under the Conservation of Habitats and Species Regulations 2017 (as amended), appropriate levels of survey, assessment and mitigation will be expected for any development that could have an impact on the population of Barbastelle Bats within and around the Eversden & Wimpole Woods Special Area of Conservation.

5.6.12. The Eversden and Wimpole Woods Special Area of Conservation supports maternity colonies of Barbastelle bats. In addition to these Special Area of Conservation woodlands containing roosting sites, the bats also require access to habitats outside the boundary of Eversden & Wimpole Woods Special Area of Conservation. The Habitats Regulation Assessment screening report for Bourn Airfield identified that male Barbastelle bats roosted in woodlands to the north of the Special Area of Conservation and commuted into the woodlands for mating.

5.6.13. Habitat that is integral to supporting the functioning of the Eversden and Wimpole Woods Special Area of Conservation is referred to as functionally linked land. In the case of this internationally important designated site, the woodlands that the male Barbastelle bats roost in, and any commuting routes between the two, are classed as functionally linked land. The Bat Conservation Trust also defines “Core Sustenance Zones” which refer to the area surrounding

a communal bat roost within which habitat availability and quality will have a significant influence on the resilience and conservation status of the colony using the roost.

5.6.14. Bats also typically forage and commute along linear features, such as hedgerows, rivers and woodland edges. Flight-lines for Barbastelle Bats are known to extend beyond the designated Special Area of Conservation boundary into the wider local landscape. A narrow strip of woodland and hedge that link Wimpole and Eversden Woods together is known to be a very important flight-line for Barbastelle Bats and other bat species, and Natural England has highlighted the importance of managing this feature carefully including the need to thicken hedges affected with additional planting.

5.6.15. A draft protocol has been prepared by the Greater Cambridge Shared Planning Partnership to facilitate sustainable development and secure a diverse and healthy landscape for bats, people and other wildlife.

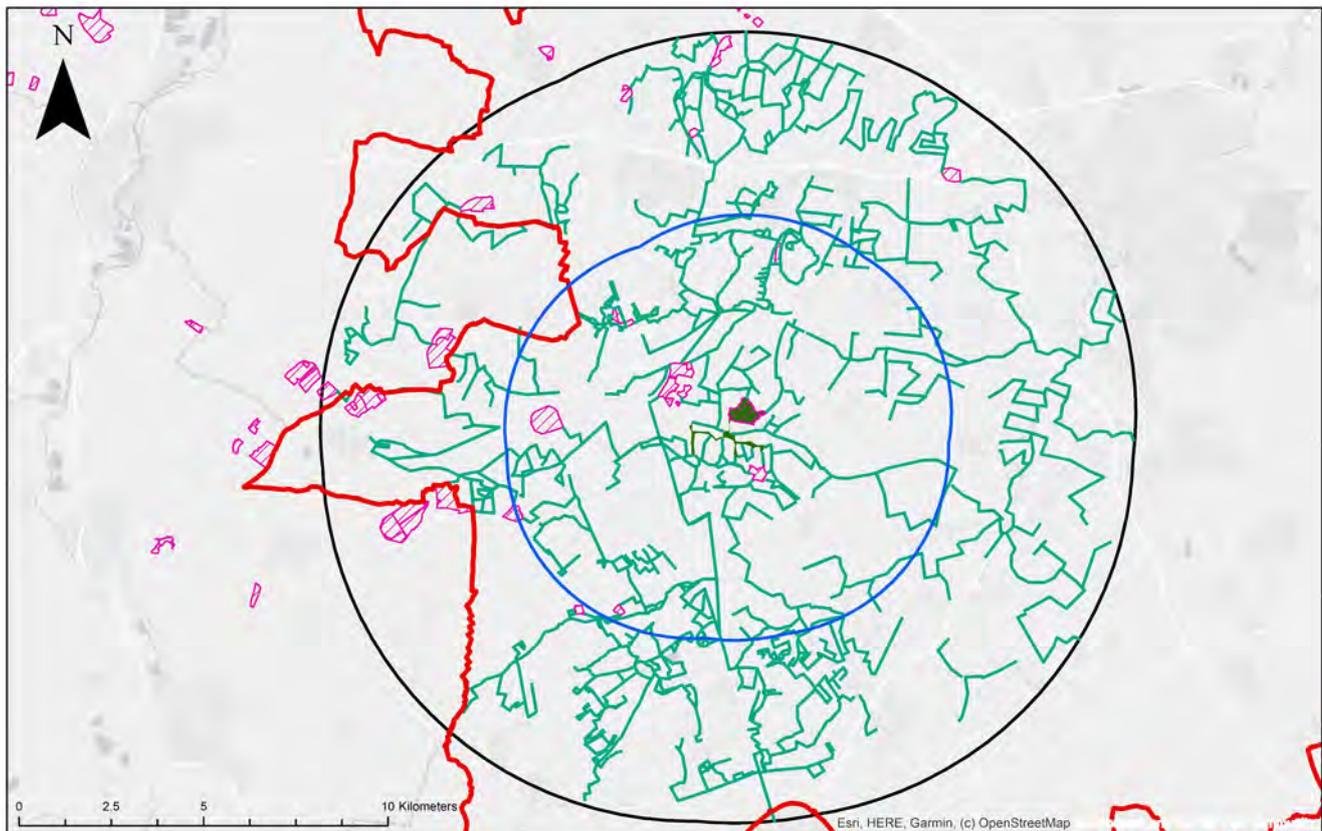
5.6.16. By following the guidance in the draft Eversden & Wimpole Woods Special Area of Conservation protocol, the Councils can ensure that the Special Area of Conservation bat populations thrive and that developments around the designated site avoid impacts on them, thereby preventing delays during their consideration at the planning stage.

5.6. Application stage – validation requirements for biodiversity information (continued)

5.6.17. The draft bat protocol uses the Site of Special Scientific Interest Impact Risk Zones identified on the [Multi-Agency Geographic Information for the Countryside](#) map for Eversden and Wimpole Woods Special Area of Conservation which are integral to the long-term survival of the population of Barbastelle Bats. All development proposals within this area, with the exception of householder applications, should aim to retain mature trees, woods and copses, and to provide new habitat linkages through new tree planting and the integration of existing hedgerow networks with new ones. All development within 5 km

of the Special Area of Conservation designated site is considered by Natural England as a key conservation area with a 10 km sustenance or wider conservation area. Please note that at time of writing, Natural England are reviewing the IRZ distances for this site, possibly extending out to 20km.

5.6.18. The Eversden and Wimpole Woods Special Area of Conservation map below shows the relative Impact Risk Zones and indicative functionally linked habitat (please note this is for illustrative purposes only so some hedgerows, and smaller woods are not shown).



Legend

- | | |
|----------------------|-----------------------|
| 5km Impact Risk Zone | Ancient Woodland |
| Greater Cambridge | 10km Impact Risk Zone |
| Hedgerows | |

Figure 13 Eversden and Wimpole Woods SAC

5.6. Application stage – validation requirements for biodiversity information (continued)

Biodiversity Issue B10 – Recreational pressure on sensitive Sites of Special Scientific Interest

To meet national and local policy requirements (NH/5 and Policy 69) for protecting and enhancing sites of biodiversity value, applications will not normally be permitted where there is likely to be an adverse impact on land within or adjoining such sites. With specific reference to sensitive Sites of Special Scientific Interest, advice issued by Natural England suggests developers of residential schemes of 50 or more units should seek to provide sufficient Suitable Alternative Natural Greenspace, (SANG) to avoid and mitigate recreational pressure within and around the SSSI. SSSIs currently known to be at risk from recreational pressure within the Greater Cambridge area are listed in Annex B of Natural England's advice.

5.6.19. Impact Risk Zones are an online mapping tool developed by Natural England to make an initial assessment of the potential risks to Sites of Special Scientific Interest posed by development proposals. They define zones around each Site of Special Scientific Interest which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal that could potentially have adverse impacts. Impact Risk Zones can be viewed via the [Multi-Agency Geographic Information for the Countryside](#).

5.6.20. Natural England has issued advice to Cambridgeshire Local Planning Authorities in relation to Recreational Pressure Impact Risk Zones relating to sensitive Sites of Special Scientific Interest in Cambridgeshire and the need for green infrastructure within large scale residential developments. Annex B of this advice lists the component Sites of Special Scientific Interest included within the Cambridgeshire Recreational Pressure Impact Risk Zone, of which there are 16 in Greater Cambridge, with a risk category assigned to each Site of Special Scientific Interest. This list could be subject to change, following any new evidence obtained through a specialist visitor survey, for example.

5.6.21. Applicants of developments within the Impact Risk Zone of Wicken Fen Special Area of Conservation should seek advice from the National Trust regarding potential recreational pressure impacts and mitigation measures.

5.6.22. Where a development location triggers a recreational pressure Impact Risk Zone on the [Multi-Agency Geographic Information for the Countryside](#) plan, a pop-up note will appear advising developers of residential proposals of the need for an assessment of recreational pressure effects on the relevant SSSI and the provision of measures to mitigate potential adverse impact. Whilst current Local Plan policies do not set

5.6. Application stage – validation requirements for biodiversity information (continued)

requirements in respect of SANG, developers need to consider how to implement this detailed advice from Natural England, in conjunction with the councils' Open Space standards to provide access to sufficient greenspace to meet daily recreational needs of new residents. It is expected developers will seek further advice on this issue from Natural England's [Discretionary Advice Service](#).

- 5.6.23.** Non statutory Local Wildlife Sites can also be impacted by increased recreational pressure. Negative impacts will need to be recognised and addressed as a material consideration of any nearby development proposals.

Determination of planning applications

- 5.6.24.** The Councils need certainty of likely impacts on a Biodiversity Site or protected or Priority species prior to determination to ensure that appropriate and effective mitigation measures can be secured either by a condition of any consent or under a mitigation licence from Natural England.
- 5.6.25.** To support determination of planning applications, the Councils therefore expect adequate ecological information to be provided. Where no ecological report has been submitted and there is a likelihood of biodiversity being present and affected by a proposal, applicants will be requested to provide reasonable information in line with [Government Standing Advice](#) which could cause delays, for example, waiting for surveys to be carried out in the appropriate season.

If, despite any request from the Councils, this is not provided to give certainty of likely impacts and details of effective and deliverable mitigation measures, the Councils may refuse an application rather than requiring amendments to avoid impacts.

- 5.6.26.** Where ecology reports include recommendations for further surveys, these will be needed prior to determination. The Councils encourage applicants to ensure that recommendations for mitigation and compensation measures have been embedded into the design of a proposal and that they confirm delivery at the appropriate stage to support determination of a planning application. The above is relevant to Outline Planning Applications too.
- 5.6.27.** Where impacts on biodiversity will be minimised such that the proposal is acceptable, all ecological mitigation, compensation and enhancements to deliver measurable net gain for biodiversity will either be a condition of the consent or included in a legal agreement. This will not include protected species surveys as this information is needed prior to determination.
- 5.6.28.** Updated protected species surveys and mitigation strategies will need to be submitted at reserved matters stage for any measures not fully detailed in the information provided to support determination of outline or phased applications.

5.7. Construction stage

Construction and the need for protection of features and ecological supervision

5.7.1. The construction process often involves clearance of vegetation on site which has the potential for impacts on biodiversity and there is therefore a need to manage the risks to wildlife. A process is also needed to ensure that all of the essential mitigation measures identified within the Ecological Impact Assessment are put in place in the right way and at the right time.

5.7.2. A Construction Environment Management Plan: Biodiversity will be required by condition for many developments. The requirement for and timing of this will be decided on a case-by-case basis and include details of all necessary ecological mitigation measures, including protection of retained habitats and requirements for ecological supervision during works on site using a suitably experienced Ecological Clerk of Works. The details required are specified in model condition D.4.1 of BS42020:2013.

5.8. Post-construction stage

Management plans, monitoring and enforcement

5.8.1. Where habitats are retained and created within a development site boundary, the Councils will seek to secure their protection during the construction process and their long-term management via conditions of any consent. The Councils will require relevant details to be provided within a Landscape and Ecological Management Plan, either at submission or secured by condition. This type of planning condition will need details of all ecological mitigation measures and should be illustrated together with other landscape measures and there should be no conflict between objectives.

5.8.2. Where species are predicted to be affected by development proposals and habitat to support their population is retained or created on site, such as receptor sites for translocated animals, the Councils will seek to include monitoring of the effectiveness

of mitigation secured. This will be separate from any legal requirement attached to a licence approved by Natural England and will be secured by a condition of any consent. Additional monitoring may be required for novel mitigation solutions, the outcomes of which should be made available to the wider ecological consultancy industry where appropriate.

5.8.3. All management plans should include appropriate monitoring to ensure effectiveness and should include a process for remediation and review for any measures that have not been effective. The results of such monitoring should be reported to the Councils for review of management.

5.8.4. To deliver Biodiversity Net Gain, sites will require careful design, zoning and management to ensure there are no recreational conflicts with the proposed areas for habitat creation. The Environment Act 2021 will require an audit trail for the delivery of Biodiversity Net Gain commitments for a period of up to 30 years.

Appendices

- Appendix 1 Local Plan policies to be supported by this Supplementary Planning Document
- Appendix 2 Protected species and ecological survey seasons

Appendix 1 Local Plan policies to be supported by this Supplementary Planning Document

Chapter 4, Climate Change.

Policy CC/8, Sustainable Drainage Systems

Development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site. Development proposals will be required to demonstrate that:

- b) Opportunities have been taken to integrate sustainable drainage with the development, create amenity, enhance biodiversity, and contribute to a network of green (and blue) open space.
- d) Maximum use has been made of low land take drainage measures, such as rainwater recycling, green roofs, permeable surfaces, and water butts”

Chapter 5, Delivering High Quality Places.

Policy HQ/1, Design Principles

“All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:

...

Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation.”

Chapter 6, Built and Natural Environment.

Policy NH/3, Protecting Agricultural Land

1. “Planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
 - a) Land is allocated for development in the Local Plan
 - b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
2. Uses not involving substantial built development but which take agricultural land will be regarded as permanent unless restricted specifically by condition.

When considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon Priority Species and Habitats.”

Chapter 6, Built and Natural Environment.

Policy NH/4, Biodiversity

1. “Development proposals where the primary objective is to conserve or enhance biodiversity will be permitted.
2. New development must aim to maintain, enhance, restore, or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing, and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and aid delivery of the Cambridgeshire Green Infrastructure Strategy.
3. If significant harm to the population or conservation status of a Protected Species, Priority Species¹ or Priority Habitat resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.
4. Where there are grounds to believe that a proposal may affect a Protected Species, Priority Species or Priority Habitat, applicants will be expected to provide an adequate level of survey information and site assessment to establish the extent of a potential impact. This survey information and site assessment shall be provided prior to the determination of an application.

5. Previously developed land (brownfield sites) will not be considered to be devoid of biodiversity. The reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.
6. Planning permission will be refused for development resulting in the loss, deterioration, or fragmentation of irreplaceable habitats, such as ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Climate change poses a serious threat to biodiversity and initiatives to reduce its impact need to be considered.”

Chapter 6, Built and Natural Environment.

Policy NH/5, Site of Biodiversity or Geological Importance

1. “Proposed development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance, as shown on the Policies Map (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the benefits of the development clearly outweigh any adverse impact.
2. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to:
 - a) The international, national or local status and designation of the site;
 - b) The nature and quality of the site’s features, including its rarity value;
 - c) The extent of any adverse impacts on the notified features;

- d) The likely effectiveness of any proposed mitigation with respect to the protection of the features of interest;
- e) The need for compensatory measures in order to re-create on or off the site features or habitats that would be lost to development.

Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.”

Chapter 6, Built and Natural Environment.

Policy NH6, Green Infrastructure

1. The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district’s green infrastructure network.
2. The Council will encourage proposals which: a. Reinforce, link, buffer and create new green infrastructure; and b. Promote, manage, and interpret green infrastructure and enhance public enjoyment of it.
3. The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.

All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.”

Chapter 6, Built and Natural Environment.

Policy NH/7, Ancient Woodlands and Veteran Trees

1. “Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/2 Development Principles

Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland’s or veteran tree’s management and further enhancement via planning conditions or planning obligations.”

“Plans to be Approved:

...

The town of Northstowe will be developed:
 h. Making drainage water features an integral part of the design of the town and its open spaces, so that they also provide for amenity, landscape, biodiversity and recreation.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/12 Landscape Principles

“The Landscape Strategy will:

...

b) Ensure a high degree of connectivity between the new town and wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways);

...

f) Create a network of green spaces which contribute to legibility, are pleasant, attractive, and beneficial to wildlife, and integrate will with the wider countryside;

g) Enable landscaped areas to provide an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity.

2. Construction spoil retained on site must be distributed in a manner appropriate to the local topography and landscape character, and can be used for noise mitigation, flood risk management or biodiversity enhancement.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/13 Landscape Treatment of the Edges of Northstowe

“The Eastern Water Park:

A landscaped water park with appropriate planting and footpaths will be provided on the other edge of Northstowe to the east along the St Ives railway. The water park will provide an attractive amenity for the town and a landscape buffer to the open countryside. It will also provide opportunities to create wildlife habitats and thus increase biodiversity.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/14 Landscaping within Northstowe

“Green Corridors

...

3. They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play. Public access will include provision for walking, cycling and horse riding.

Road and bus crossings through the Green Corridors will be designed to limit any adverse safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/16 Existing Biodiversity Features

“Biodiversity Surveys:

1. Developers will be required to undertake a full programme of ecological survey and monitoring prior to the commencement of construction. This work should conclude by proposing a strategy for the protection and enhancement of biodiversity, and Biodiversity Management Plans, to establish:

a. Which areas of biodiversity will be protected and enhanced;

b. Appropriate mitigation measures;

c. Which specific impacts of development will need to be monitored during and after construction

Further ecological surveys will be required during and after construction, and the Biodiversity Strategy and Management Plans will be reviewed in the light of surveys and monitoring.

Management Strategy:

2. The developer will be required to develop a Management Strategy to ensure high quality, robust and effective implementation, adoption, and maintenance of the biodiversity areas.

Retention of Existing Features:

Existing features including trees, tree plantations and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained as biodiversity and landscape features where such features can make a significant contribution to the urban environment or to the biodiversity of the site.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/17 New Biodiversity Features

“Eastern Water Park:

1. The water park along the eastern boundary of the town and west of the disused railway, which will be created to provide for the attenuation of surface water flows, will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species.

Southern Parkland Country Park:

2. A parkland landscape will be created between Northstowe and Oakington to provide a substantial resource of trees, grassland, and other areas of semi-natural vegetation. This area will be designed and managed for its wildlife value.

Green Corridors Through and Beyond the Town:

3. Green corridors will be established through the town to connect where possible to biodiversity features and corridors beyond the town.

Creating Habitats Within the Urban Area:

Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/24 Construction Strategy

Site Access and Haul Roads:

2. A scheme will be introduced to avoid construction vehicles travelling through villages in the locality and to ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development.

Construction Activities:

Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment”

Development Plan Document. Local Development Framework, Northstowe Area Action Plan. July 2007.

Policy NS/27 Management of Services, Facilities, Landscape and Infrastructure

“Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/4, The Setting of Cambridge East

Green Corridor:

1. “A green corridor will be retained through the new urban quarter connecting the green spaces of Cambridge to the surrounding countryside, linking from Coldham’s Common to a new country park located to the east of Airport Way and south of Newmarket Road, and also to the National Trust’s Wicken Fen Vision. The green corridor will have width of about 300m and be significantly narrower only where particular justification is provided and the green corridor function is not inhibited. It will open up to a greater width at the Teversham end of the corridor, where an informal countryside character will be provided to help to maintain the individual identity of the village.

It will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/4, The Setting of Cambridge East. Policy CE/13 Landscape Principles

Landscape Strategy:

1. “The Strategy will:
 - a. To ensure a high degree of connectivity between the new urban quarter and the wider countryside for wildlife and people;

...

Enable the landscaped areas within the urban quarter to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/14, Landscaping within Cambridge East

Green Fingers:

3. “They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children’s play. Public access will include provision for walking, cycling and horse riding.

Road and bus crossings through the green fingers will be designed to limit any adverse safety implication for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/16, Biodiversity

1. “The development of Cambridge East will have regard to the conservation and enhancement of biodiversity, and every opportunity should be taken to achieve positive gain to biodiversity through the form and design of development. As appropriate, measures will include creating, enhancing, and managing wildlife habitats and natural landscape. Priority for habitat creation should be given to sites which assist in achieving targets in the Biodiversity Action Plans (BAPs).
2. Development will not be permitted if it would have an adverse impact on the population or conservation status of protected species or priority species or habitat unless the impact can be adequately mitigated by measures required by Section 106 agreements or planning conditions.
3. Where there are grounds to believe that development proposal may affect a protected species or priority species or habitat, applicants will be expected to provide an adequate level of survey information to establish the extent of the potential impact together with possible alternatives to the development, mitigation schemes and / or compensation measures.
4. Development proposals will take account of the impact, either direct or indirect, on people’s opportunity to enjoy and experience nature on a site together with opportunities to improve public access to nature.

Exceptionally, where the economic or social benefits of a proposal outweigh harm to an important site or species, the approach will be first to avoid or minimise the harm, then to seek mitigation of the impact, and finally to secure appropriate compensation for any residual impact in order to ensure no net loss of biodiversity. Planning conditions and obligations will be used as appropriate to secure this.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/17, Existing Biodiversity Features

Biodiversity Surveys:

1. “Developers will be required to undertake a full programme of ecological survey and monitoring prior to the commencement of construction. This work should conclude by proposing a strategy for the protection and enhancement of biodiversity, and Biodiversity Management Plans, to establish:
 - a. Which areas of biodiversity will be protected and enhanced;
 - b. Appropriate mitigation measures;
 - c. Which specific impacts of development will need to be monitored during and after construction.

Further ecological surveys will be required during and after construction, and the Biodiversity Strategy and Management Plans will be reviewed in the light of surveys and monitoring.

Management Strategy:

2. The developer will be required to develop a Management Strategy to ensure high quality, robust and effective implementation, adoption, and maintenance of the biodiversity areas.

Retention of Existing Features:

3. Existing features including trees in the Park and Ride site will be retained as biodiversity and landscape features.
4. Development will not be permitted if it will have an adverse impact on a Local Nature Reserve (LNR), a Country Wildlife Site (CWS), or a City Wildlife Site (CiWS) unless it can be clearly demonstrated that there are reasons for the proposal, which outweigh the need to safeguard

the substantive nature conservation of the site. Where development is permitted, proposals should include measures to minimise harm, to secure suitable mitigation and / or compensatory measures, and where possible enhance the nature conservation value of the site affected through habitat creation and management.

New Biodiversity Features:

5. As part of the development of the urban quarter, new biodiversity features will be provided in the green corridor and green fingers, together with, in the country park, a substantial resource of trees, grassland and other areas of semi-natural vegetation which is sympathetic to local landscape character.

Creating Habitats within the Urban Area:

Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/29, Construction Strategy

Site Access and Haul Roads:

2. “A scheme will be introduced to avoid construction traffic travelling through residential areas in the city and villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Cambridge East. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development.

Construction Activities:

Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/31, Management of Services, Facilities, Landscape and Infrastructure

“Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated.”

Local Development Framework: Cambridge East Area Action Plan (Feb 2008).

Policy CE/33, Infrastructure Provision

1. “Planning permission will only be granted at Cambridge East where there are suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. Contributions will be necessary for some or all of the following:

...

Landscaping and biodiversity”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/2 Development and Countryside Improvement Principles

“Trumpington West will be developed:

...

9. To achieve a net increase in biodiversity across the site;

10. Making drainage water features an integral part of the design of the urban extension and its open spaces, so they also provide for amenity, landscape, biodiversity, and recreation.

...

Trumpington West will connect the green spaces of Cambridge to the surrounding countryside, maintain a Green Corridor along the River Cam, and provide landscape, biodiversity and public access enhancements in the surrounding countryside.”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/5 Countryside Enhancements Strategy

“1. Planning permission for development at Trumpington West will include a planning obligation requirement for contributions to the implementation of a Countryside Enhancement Strategy which will create an enhanced gateway into the City between Hauxton Road and the River Cam and which will comprise:

- a. The creation of a country park, comprising new meadow grassland, to the east of the River Cam, both north and south of the M11, from Grantchester Road to Hauxton Mill;

- b. Hedgerow planting on field boundaries in the agricultural land between Hauxton Road and the Trumpington Meadows Country Park;

...

- d. Measures to protect and enhance wildlife habitats, including managing public access to the riverbanks;
- e. Noise attenuation on the northern side of the M11 through the creation of new landscape features which are compatible with the river valley character.

2. A Countryside Enhancement Strategy will be prepared for the area bounded by the Cambridge City boundary, Babraham Road, Haverhill Road, and the edge of the built area of Great Shelford and Stapleford. The Strategy will comprise:

- f. New copses on suitable knolls, hilltops, and scarp tops.
- g. Management and creation of chalk grassland
- h. Management of existing shelter belts.
- i. New mixed woodland and shelter belts.
- j. Creation of a landscape corridor along Hobson’s Brook.
- k. Reinforcement and planting of new hedgerows.
- l. Roadside planting.

3. The Countryside Strategies will include integrated proposals for landscape, biodiversity, recreation, and public access improvements, which will be compatible with long-term agricultural production to create enhanced gateways into the City. Provision will be made for maintenance of landscaping and replacement of diseased, dying, and dead stock for a period of 10 years, and details of long-term management thereafter.”

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/12 Landscape Principles

1. "A Landscape Strategy for Trumpington West must be submitted and approved prior to the granting of planning permission, of a level of detail appropriate to the type of application. It will be implemented as part of the conditions / planning obligations for the development of the urban extension. The strategy will:
 - f. Enable the landscaped areas within the urban extension to provision an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
 - h. Make best use of and enhance existing tree and hedge resources as a setting for the development."

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/13 Landscaping within Trumpington West

Green Fingers:

1. "They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.

Road and bus crossings through the green fingers will be designed to limit any adverse safety implication for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate"

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/15 Enhancing Biodiversity

1. "Outline planning applications for development at Trumpington West will be accompanied by a comprehensive ecological survey of flora and fauna. This will include land bounded by the River Cam and Hauxton Road as far south as Hauxton Mill.

Managing Enhancing Biodiversity:

2. All open areas will be managed and landscaped to encourage wildlife in locally distinctive habitats. Sensitive habitats will be protected by limiting public access to specified areas.
3. A Biodiversity Management Strategy will demonstrate how biodiversity will be enhanced and how local communities will be involved. A project officer will be funded to implement the strategy through a planning obligation.

Green Fingers and the Countryside:

Connections will be provided for Green Fingers within the urban extensions to the surrounding countryside by enhanced landscaping, planting and the creation of wildlife habitats to provide links to larger scale wildlife habitats to provide links to larger scale wildlife habitats further afield including Nine Wells, the Magog Down, Wandlebury Country Park, the River Cam corridor, Coton Country Park, Wimpole Hall and Wicken Fen."

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/22 Construction Strategy

Site Access and Haul Roads:

1. "A scheme will be introduced to avoid construction traffic travelling through Trumpington and villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Trumpington West. They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces. Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development.

...

Construction Activities:

Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment"

Local Development Framework: Cambridge Southern Fringe Area Action Plan, February 2008.

Policy CSF/24 Management of Services, Facilities, Landscape and Infrastructure

- "1. Management strategies for services, facilities, landscape, and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption, and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy

covering recreation, landscape, and biodiversity. The inclusion of water and drainage features within open spaces would have significant

Local Development Framework: North West Cambridge Area Action Plan, October 2009.

Policy NW2: Development Principles

- "2. Development proposals should, as appropriate to their nature, location, scale, and economic viability: f) Protect and enhance the geodiversity and biodiversity of the site and incorporate historic landscape and geological features;
3. Planning permission will not be granted where the proposed development or associated mitigation measures would have an unacceptable adverse impact:
 - n) On biodiversity, archaeological, historic landscape, and geological interests;
 - s) On protected trees and trees of significance"

Local Development Framework: North West Cambridge Area Action Plan, October 2009.

Policy NW4: Site and Setting

"Land between Madingley Road and Huntingdon Road, comprising two areas totalling approximately 91ha, as shown on the Proposals Map, is allocated for predominantly University-related uses. A strategic gap is retained between the two parts of the site to ensure separation is maintained between Cambridge and Girton village and to provide a central open space for reasons of biodiversity, landscape, recreation and amenity, whilst ensuring a cohesive and sustainable for of development."

Local Development Framework: North West Cambridge Area Action Plan, October 2009.

Policy NW24: Climate Change & Sustainable Design and Construction

- “1. Development will be required to demonstrate that it has been designed to adapt to the predicted effects of climate change;
2. Residential development will be required to demonstrate that
- b) All dwellings approved on or after 1 April 2013 will meet Code for Sustainable Homes Level 5 or higher;
- c) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.
3. Non-residential development and student housing will be required to demonstrate that:
- d) it will achieve a high degree of sustainable design and construction in line with BREEAM “excellent” standards or the equivalent if this is replaced;
- e) It will incorporate water conservation measures including water saving devices, greywater and/or rainwater recycling in all buildings to significantly reduce potable water consumption; and
- g) There is no adverse impact on the water environment and biodiversity as a result of the implementation and management of water conservation measures.”

Local Development Framework: North West Cambridge Area Action Plan, October 2009.

Policy NW25: Surface Water Drainage

1. “Surface water drainage for the site should be designed as far as possible as a sustainable drainage system (SuDS) to reduce overall run-off volumes leaving the site, control the rate of flow and improve

water quality before it joins any water course or other receiving body;

2. The surface water drainage system will seek to hold water on the site, ensuring that it is released to surrounding water courses at an equal, or slower, rate that was the case prior to development;
3. Water storage areas should be designed and integrated into the development with drainage, recreation, biodiversity, and amenity value; and

Any surface water drainage scheme will need to be capable of reducing the downstream flood risk associated with storm events as well as normal rainfall events. All flood mitigation measures must make allowance for the forecast effects of climate change.”

Cambridge Local Plan 2018

Policy 7: The River Cam

Development proposals along the River Cam corridor should:

- a. include an assessment of views of the river and a demonstration that the proposed design of the development has taken account of the assessment in enhancing views to and from the river;
- b. preserve and enhance the unique physical, natural, historically, and culturally distinctive landscape of the River Cam;
- c. raise, where possible, the quality of the river, adjacent open spaces, and the integrity of the built environment in terms of its impact, location, scale, design, and form;
- d. propose, where possible and appropriate to context, enhancement of the natural resources of the River Cam and offer opportunities for re-naturalisation of the river;
- e. enable, where possible, opportunities for greater public access to the River Cam; and
- f. take account of and support, as appropriate, the tourism and recreational facilities associated with the river.

Cambridge Local Plan 2018

Policy 8: Setting of the city

“Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, will only be supported where it:

includes landscape improvement proposals that strengthen or recreate the well-defined and vegetated urban edge, improve visual amenity, and enhance biodiversity

Cambridge Local Plan 2018

Policy 31: Integrated water management

Development will be permitted provided that:

f) any flat roof is a green or brown roof, providing that it is acceptable in terms of its context in the historic environment of Cambridge and the structural capacity of the roof if it is a refurbishment. Green or brown roofs should be widely used in large-scale new communities;

...

development adjacent to a water body actively seeks to enhance the water body in terms of its hydro morphology, biodiversity potential and setting.”

Cambridge Local Plan 2018

Policy 52: Protecting garden land and the subdivision of existing dwelling plots

“Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will only be permitted where: b. sufficient garden space and space around existing dwellings is

retained, especially where these spaces and any trees are worthy of retention due to their contribution to the character of the area and their importance for biodiversity.”

Cambridge Local Plan 2018

Policy 57: Designing new buildings

“High quality new buildings will be supported where it can be demonstrated that they include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment”

Cambridge Local Plan 2018

Policy 58: Altering and extending existing buildings

“Alterations and extensions to existing buildings will be permitted where they: do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;”

Cambridge Local Plan 2018

Policy 59: Designing landscape and the public realm

“External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. High quality development will be supported where it is demonstrated that: species are selected to enhance biodiversity through the use of native planting and/or species capable of adapting to our changing climate”

Cambridge Local Plan 2018

Policy 66: Paving over front gardens

“Proposals for the paving over of front gardens will only be permitted where it can be demonstrated that:

...

c. it will not result in a net loss of biodiversity”

Cambridge Local Plan 2018

Policy 69: Protection of sites of local nature conservation importance

“In determining any planning application affecting a site of biodiversity or geodiversity importance, development will be permitted if it will not have an adverse impact on, or lead to the loss of, part of all of a site identified on the Policies Map. Regard must be had to the international, national, or local status and designation of the site and the nature quality of the site’s intrinsic features, including its rarity.

Where development is permitted, proposals must include measures:

- a. to minimise harm;
- b. to secure achievable mitigation and/or compensatory measures; and
- c. where possible enhance the nature conservation value of the site affected through habitat creation, linkage, and management.

In exceptional circumstances, where the importance of the development outweighs the need to retain the site, adequate replacement habitat must be provided.

Any replacement habitat must be provided before development commences on any proposed area of habitat to be lost.”

Cambridge Local Plan 2018

Policy 70: Protection of priority species and habitats

“Development will be permitted which:

- a. protects priority species and habitats; and
- b. enhances habitats and populations of priority species.

Proposals that harm or disturb populations and habitats should:

- c. minimise any ecological harm; and d. secure achievable mitigation and/or compensatory measures, resulting in either no net loss or net gain of priority habitat and local populations of priority species.

Where development is proposed within or adjoining a site hosting priority species and habitats, or which will otherwise affect a national priority species or a species listed in the national and Cambridgeshire-specific biodiversity action plans (BAPs), an assessment of the following will be required:

- e. current status of the species population;
- f. the species’ use of the site and other adjacent habitats;
- g. the impact of the proposed development on legally protected species, national and Cambridgeshire-specific BAP species, and their habitats; and
- h. details of measures to fully protect the species and habitats identified.

If significant harm to the population or conservation status of protected species, priority species or priority habitat resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.”

Cambridge Local Plan 2018

Policy 71: Trees

“Development will not be permitted which involves felling, significant survey (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees.

Development proposals should:

- a. preserve, protect, and enhance existing trees and hedges that have amenity value as perceived from the public realm;
- b. provide appropriate replacement planting, where felling is proved necessary; and
- c. provide sufficient space for trees and other vegetation to mature.

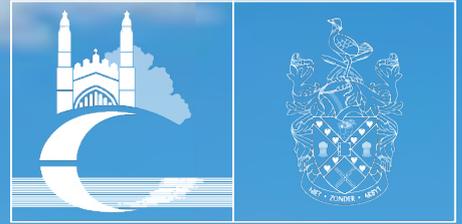
Particular consideration should be given to veteran or ancient trees, as defined by Natural England, in order to preserve their historic, ecological and amenity value.”

Appendix 2 Guidance on protected species and ecological survey seasons

This provides a rough guide to the seasonality of ecological survey to illustrate the potential impact on the submission of information in support of a planning application. A suitably qualified ecologist should always be consulted to provide site specific advice on appropriate methodologies and timing, which may depend on weather conditions.

Table 1 Ecological survey seasons

Ecological Area	Survey Season
Preliminary Ecological Appraisals	Surveys are possible year-round.
Botanical Surveys	As appropriate to plant community from June to August. Marginal opportunities from April to May, and September.
Breeding Birds	Six survey visits across the season from March to June. Marginal opportunity in July.
Wintering Birds	At least monthly from January to February and November to December.
Badgers	Surveys for evidence can be undertaken year-round. Bait marking and sett surveys from February to April and September to November. Breeding season, limited surveying from May to August and December to January. Licensable season for disturbance from July to November.
Bats	Potential Roost Assessment Surveys are possible year-round. Emergence and Activity Surveys from May to September. Marginal opportunities in April and October, depending on temperature.
Hazel Dormice	Nest tube survey with monthly checks throughout season, to achieve minimum level of effort from April to November.
Invertebrates	Optimal survey time April to September.
Reptiles	Weather conditions are important from April to July and September. Marginal opportunities in March, August, and October to November.
Water Voles	Habitat assessment possible year-round. Two surveys required. The first survey from April to June. The second survey from July to September. This identifies breeding territories and latrines. Marginal opportunities for the two surveys from October to November.
Otters	Surveys are possible all year-round.
Great Crested Newts	Habitat assessment possible year-round. Four aquatic surveys which must include two surveys from mid-April to May. eDNA survey season from mid-March to end of June. Marginal opportunities in March, and from July to August.
White Clawed Crayfish	Habitat assessment possible year-round. Netting survey from July to November.



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Greater Cambridge Biodiversity Supplementary Planning Document (SPD)



Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report

June 2021 (v2 Dec 2021 with Natural England comments)





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1. Introduction

1.1 The Purpose of this Report

This screening report is an assessment of whether or not the contents of the Greater Cambridge Biodiversity Supplementary Planning Document (SPD) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the SPD is deemed to have a likely significant effect on the environment.

This report will also screen to determine whether the SPD requires a Habitats Regulations Assessment (HRA) in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA screening report is required when it is deemed that likely adverse significant effects may occur on protected Habitats (European) Sites as a result of the implementation of a plan (including those of SPD status) or project.

1.2 The Greater Cambridge Biodiversity SPD

The SPD when adopted will support existing policies for both South Cambridgeshire District Council and Cambridge City Council ahead of the adoption of a Greater Cambridge Local Plan, which is in preparation jointly by both authorities. The SPD provides advice and guidance on how proposals can comply with national policy and district-wide policies in the South Cambridgeshire Local Plan (adopted in September 2018), and the Cambridge Local Plan (adopted in October 2018).

The existing policies in the aforementioned Local Plans seek to ensure that biodiversity is adequately protected and enhanced throughout the development process. The SPD will, once adopted, supersede the South Cambridgeshire Biodiversity SPD (adopted in 2009) in regard to providing support and guidance for the Greater Cambridge area.

The SPD lists specific objectives to protect and enhance biodiversity. These are:

To explain terminology associated with biodiversity conservation to assist applicants' understanding of the importance of biodiversity within the wider environment of Greater Cambridge;

To be clear on the ways in which development proposals in Greater Cambridge can be formulated in an appropriate manner to avoid harm to biodiversity and to provide a long-term, measurable net gain for biodiversity;

To encourage applicants to protect, restore and enhance locally relevant natural habitats and ecological features on their sites and to create new habitats, as part of a high-quality design; and

To assist applicants to gain planning permission in Greater Cambridge more quickly by informing them of the level of information expected to accompany planning applications.

1.3 The South Cambridgeshire Local Plan & Cambridge Local Plan

The South Cambridgeshire Local Plan sets out the planning policies and land allocations to guide the future development of the District up to 2031. It includes policies on a wide range of topics such as housing, employment, services and facilities, and the natural environment.

1.3.1 Content regarding Biodiversity within the Local Plans

Both the South Cambridgeshire Local Plan and the Cambridge Local Plan include various policies that either reference or are thematically related to the protection and enhancement of biodiversity. For the South Cambridgeshire Local Plan, these are:

NH/2 Protecting and Enhancing Landscape Character

NH/3: Protecting Agricultural Land

NH/4 Biodiversity

NH/5 Sites of Biodiversity or Geological Importance

NH/6 Green Infrastructure

NH/7 Ancient Woodlands and Veteran Trees

CC/8 Sustainable Drainage Systems

HQ/1 Design Principles

For the Cambridge Local Plan, these policies are:

Policy 7 The River Cam

Policy 8 Setting of the city

Policy 31 Integrated water management

Policy 52 Protecting garden land and the subdivision of existing dwelling plots

Policy 57 Designing New Buildings (criteria h.)

Policy 58 Altering and extending existing buildings

Policy 59 Designing landscape and the public realm

Policy 66 Paving over front gardens

Policy 69 Protection of sites of biodiversity and geodiversity importance

Policy 70 Protection of Priority Species and Habitats

Policy 71 Trees

2. Legislative Background

2.1 Strategic Environmental Assessment (SEA)

Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

‘Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.

(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.

(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.’

The Greater Cambridge Biodiversity SPD may influence frameworks for future development or become used ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the SPD should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that

‘the following Plan & Programme (P&P), and modifications to them, are covered when prepared and/or adopted by an authority and required pursuant to legislative, regulatory or administrative provisions:

P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the Environmental Impact Assessment-EIA-Directive.

P&P requiring an assessment under the Habitats Directive (92/43/EEC).

P&P setting the framework for development consent in respect of projects (not limited to those listed in the EIA Directive; see above) and determined by "screening" as being likely to have significant environmental effects.'

This report represents this screening process in regard to the content and influence of the SPD.

2.2 Habitats Regulations Assessment (HRA)

Under the provisions of the Habitats Regulations (The Conservation of Habitats and Species Regulations 2017 (as amended)), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any Habitats Site in terms of impacting the site's conservation objectives.

The first stage of HRA is an assessment screening the impacts of a land use proposal against the conservation objectives of Habitats Sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site.

HRA is a screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats (European) sites, in order to identify whether effects are likely so as to require a full appropriate assessment. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features or in integrity of that site.

This HRA Screening Report has been undertaken in order to accompany the Greater Cambridge Biodiversity SPD. In line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats Site.

On 23 June 2016, the United Kingdom (UK) held a referendum and voted to leave the European Union (EU). On 29 March 2017 the Prime Minister triggered Article 50 of the Treaty on European Union, which commenced a period of negotiations regarding the UK's exit from the EU. On 26 June 2018 The European Union (Withdrawal) Act 2018 received Royal Assent, work to prepare the UK statute book for Brexit was completed and the UK has now left the EU. The European Union (Withdrawal) Act 2018 made sure that UK laws continue to operate following the UK's exit. Relevant EU Directives have been transposed into UK law and these are unchanged until amended by Parliament. The requirements for HRA under the Conservation of Habitats and Species Regulations 2017 (as amended) remain in place with minor changes being affected by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. Parliament will however be at liberty to introduce future changes to the Conservation of Habitats and Species Regulations 2017 (as amended) since, after 31 December 2020, the UK is no longer bound by the EU Habitats and Wild Birds Directives.

At the present time, the position under section 6(3) EU (Withdrawal) Act 2018 (as amended), is that the courts in the UK, with the sole exception of the Supreme Court, will continue to be



bound by HRA judgements handed down by the CJEU and by domestic courts prior to 31 December 2020 when interpreting the Conservation of Habitats and Species Regulations 2017 (as amended). This is the case as long as the Conservation of Habitats and Species Regulations 2017 (as amended) remain unmodified by Parliament.

3. SEA Screening

3.1 When is SEA Required?

SEA is a tool used at the plan-making stage to assess the likely effects of a plan, or SPD, when judged against reasonable alternatives. A Sustainability Appraisal (SA) incorporating the legislative requirements of SEA has been undertaken for both the South Cambridgeshire and Cambridge Local Plans as required by Section 19 of the Planning and Compulsory Purchase Act 2004. The SPD provides additional guidance on various policies contained within the Local Plans, but it should be acknowledged that the Local Plan policies, of which the SPD supports, have been subject to assessment through the Local Plan SA process.

SEA for an SPD alone can however be required, but typically only in exceptional situations. This is usually only applicable to SPDs which themselves could cause significant environmental effects that have not been previously considered.

Planning Practice Guidance – Strategic environmental assessment and sustainability appraisal (Paragraph: 008 Reference ID: 11-008-20140306) states that,,

‘Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.

A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.’

Articles 2 and 3 of the SEA Directive set out the circumstances in which a SEA is required. Table 1 sets out whether the principle of the Greater Cambridge Biodiversity SPD will require a ‘full’ SEA.

Table 1: Exploring whether the Principle of the SPD would warrant SEA

Question 1: Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government?

Yes - the SPD has been subject to preparation and/or adoption by a national, regional or local authority.

Question 2: Is the Plan required by legislative, regulatory or administrative provision? (Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with

interested parties. The administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.)

Yes - the SPD would be considered as falling within the category of an 'administrative provision'.

Question 3: Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?

Yes to both criteria - the SPD has been prepared for town and country planning and sets a framework for future development consent.

Question 4: Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?

The SPD's likely effect on sites and requirement for an assessment under Article 6 or 7 of the Habitats Directive is explored in Section 4 of this Report.

Question 5: Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?

Yes to one of the criteria - the SPD can be considered to assist the determination (through guidance) of the use of small areas at the local level commensurate to its status in determining local planning applications.

Question 6: Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?

Yes - the SPD has been prepared for town and country planning purposes and sets a framework for future development consent.

Question 7: Is the Plans sole purpose to serve national defence or civil emergency, or is it a financial or budget Plan, or is it co -financed by structural funds or European Agricultural Guidance and Guarantee Fund (EAGGF) programmes 2000 to 2006/7?

The SPD does not serve a purpose related to national defence or civil emergency, a financial or budget Plan. The SPD is not co-financed by structural funds or EAGGF programmes 2000 to 2006/7.

Question 8: Is it likely to have a significant effect on the environment?

Likely significant effects are explored in more detail in Section 3.3 of this Screening Report. The 'conclusions' section of the Report outlines whether the SPD requires SEA or not in regard to its effects on the environment and the significance of any effects.

The following sub-sections look at the identified effects of the draft SPD in line with the criteria for assessing effects as per Article 3(5) of Directive 2001/42/EC (the SEA Directive). Crucially, it will determine whether there are any likely significant effects on the environment arising from the SPD.

3.2 Criteria for Assessing the Effects on the Environment of the SPD

Criteria for determining the likely significant effects on the environment, referred to in Article 3(5) of Directive 2001/42/EC are set out below.

Annex II of SEA Directive 2001/42/EC – Significant Effects

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,

Annex II of SEA Directive 2001/42/EC – Significant Effects

- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - * special natural characteristics or cultural heritage,
 - * exceeded environmental quality standards or limit values,
 - * intensive land-use,
 - * the effects on areas or landscapes which have a recognised national, Community or international protection status.

3.3 Likely Significant Effects resulting from the SPD

The following assessment will consider the likelihood of the Greater Cambridge Biodiversity SPD (at the time of writing) to have significant effects on the environment. The table below will explore the likelihood of effects on the following required themes, as included within Annex I of the SEA Directive (2001/42/EC):

- Biodiversity;
- Population;
- Human health;
- Fauna;
- Flora;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage including architectural and archaeological heritage;
- Landscape; and

- The interrelationship between the above factors.

Table 2: Assessment of Likely Significant Effects on the Environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>The SPD sets out support, advice, and guidance for the implementation of relevant Local Plan policies which will be used to determine proposals for development within the Greater Cambridge area.</p> <p>The SPD does not specifically include any land use allocations for mitigation purposes although ‘Biodiversity Issue B5’ sets out biodiversity provision in the design of new buildings and open spaces. Nevertheless, the principle of new provision is included within Local Plan policies which are adopted, and will have been subject to SA and HRA at the Plan level.</p> <p>The degree to which the SPD sets a framework for projects and other activities is therefore considered low.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>The Local Plans of South Cambridgeshire and Cambridge provide policies for the Greater Cambridge area, relevant to those administrative areas. The SPD does not identify any land that is required for mitigation purposes of the Local Plan policies and by design the SPD’s content is strongly in conformity to that of the aforementioned Local Plans.</p> <p>The status of SPDs is such that their content is capable of being a material consideration in planning decisions, but do not formally form part of the development plan for an area. The degree to which the plan or programme influences other plans or programmes is therefore low.</p>
<p>The relevance of the plan or programme for the integration of environmental considerations in</p>	<p>The SPD in principle and through its contents will contribute to the achievement of sustainable development. The SPD ensures that biodiversity considerations are understood, taken into account, and enhancements maximised through the development management process. The SPD includes</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>particular with a view to promoting sustainable development.</p>	<p>content related directly to ensuring environmental considerations will be integrated into any forthcoming development within the Plan area. This content pertains to sections regarding:</p> <ul style="list-style-type: none"> Biodiversity Issue B1 - Mitigation hierarchy Biodiversity Issue B2 - Protection of irreplaceable habitats Biodiversity Issue B3 - Great Crested Newt District Level Licensing Biodiversity Issue B4 - Conservation and enhancement of biodiversity Biodiversity Issue B5 - Biodiversity provision in the design of new buildings & open spaces Biodiversity Issue B6 - Provision of biodiverse and living roofs Biodiversity Issue B7 - Biodiversity Net Gain Biodiversity Issue B8 - Habitats Regulations Assessment Biodiversity Issue B9 - Eversden and Wimpole Woods Special Area of Conservation bat protocol Biodiversity Issue B10 - Recreational pressure on sensitive Sites of Special Scientific Interest <p>The above Biodiversity Issues advise and support the implementation of adopted Local Plan policies. These have been subject to thorough assessment within the Local Plans' Sustainability Appraisals and Habitats Regulations Assessments. This ensures that environmental considerations, alongside a balance of social and economic objectives / tenets of sustainability, have been considered in the development of the SPD.</p>
<p>Environmental problems relevant to the plan area</p>	<p>The Greater Cambridge area reflects a relatively large area and the SPD seeks to ensure that environmental issues are not forthcoming from development proposals in regard to biodiversity. The content of the adopted Local Plans will additionally apply to any proposals within Greater Cambridge.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>Local Plan policies have been subject to Sustainability Appraisal (SA) within the context of the Local Plan. This Screening Report identifies the following potential (direct / indirect) environmental problems or sources of potential problems relevant to the Greater Cambridge area:</p> <p>There is one Habitats Site (Eversden and Wimpole Woods Special Area of Conservation (SAC)) located within the Greater Cambridge area, and a further four within 20km of the Councils' administrative boundaries.</p> <p>There are 41 Sites of Special Scientific Interest within the Greater Cambridge area, covering a range of habitats and geological formations, including chalk grassland, species-rich neutral grassland, reedbed and fen, Ancient Woodland, chalk pits, gravel pits and clay pits.</p> <p>The Greater Cambridge area is therefore within various Impact Risk Zones (IRZs) of these Habitats Sites and Sites of Special Scientific Interest (SSSIs). In many cases, development proposals within IRZs are required to be consulted on with Natural England, should they be of a type or size that could warrant negative effects on the relevant SSSI.</p> <p>The Eversden and Wimpole Woods Special Area of Conservation comprises a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). Wimpole Woods holds the summer maternity roost of a population of Barbastelle bats (<i>Barbastella barbastellus</i>), a protected species.</p> <p>There are 13 statutory Local Nature Reserves within the Greater Cambridge area. These are statutorily protected sites of land designated by Local Authorities because of their special natural interest, educational value and access to nature.</p> <p>Local Sites, as defined by the National Planning Policy Framework, have been identified for all Councils in Cambridgeshire and are referred to as County Wildlife Sites. These are designated for their importance for nature conservation at a county level. County Wildlife Sites often</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>present opportunities for biodiversity enhancement, by improving existing management.</p> <p>Within Cambridge City, a second layer of non-statutory sites have been identified and are referred to as City Wildlife Sites, recognizing the importance of natural green space and habitats within the urban context.</p> <p>Cambridgeshire’s Protected Roadside Verges represent the best examples of road verge grassland across the county, identified for special management by Cambridgeshire County Council against a defined set of criteria based upon the presence of rare species or those indicating quality grassland habitat. Road verges constitute the largest area of unimproved grassland within the Greater Cambridge area and will be protected from development impacts. Many Protected Roadside Verges are also designated as County Wildlife Sites.</p> <p>European Protected Species with known populations within the Greater Cambridge area are Great Crested Newts, 12 species of bats (including the population of Barbastelle bats at Eversden and Wimpole Woods Special Area of Conservation) and Otter, with a very few records of Dormouse.</p> <p>A range of other UK species are known to be present in the Greater Cambridge area include White-clawed Crayfish, Water Vole, Badger, Common Lizard, Grass Snake and Barn Owl. The area also supports populations of Fairy Shrimp, including at the Whittlesford Thriplow Hummocky Fields Site of Special Scientific Interest.</p> <p>Priority Habitats are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. Lowland Calcareous Grassland is predominantly found to the south east of the Cambridge, within the Gog Magog Hills. To the east and north east is the fenland, with concentrations of Lowland Fen, Reedbeds and Lowland Meadows. The corridor of the River Cam and its tributaries supports Floodplain Grassland Mosaic, Wet Woodland and Lowland Meadows, as well as the River habitat itself and Chalk Stream sections. To the west of Cambridge are Lowland Mixed</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>Deciduous Woodland, Hedgerows, Lowland Meadows and Traditional Orchards on the boulder clay. To the north of Cambridge, the presence of Traditional Orchards on the fen edge reflect the significance of former land uses.</p> <p>Priority Species are those included within the list prepared under Section 41 of the Natural Environment and Rural Communities Act. Over 200 UK Priority Species are found in Cambridgeshire as a whole, which includes recognisable but declining species such as Common Toad, Brown Hare, House Sparrow and Hedgehog alongside a range of lesser known invertebrates, and plants such as Purple Milk-vetch.</p> <p>There is also good representation of farmland bird species such as Skylark, Turtle Dove, Tree Sparrow, Grey Partridge and Yellowhammer, whose populations could be affected by any development on arable land. The loss of breeding territories of such farmland birds is likely to require compensation by provision on nearby farmland. Over-wintering birds such as Lapwing and Golden Plover are also important farmland species to be considered in ecology surveys.</p> <p>South Cambridgeshire contains 2,692 listed buildings, 86 Conservation Areas and 107 scheduled monuments, as well as 12 registered parks and gardens.</p> <p>The City of Cambridge includes over 1,500 listed buildings, 12 Conservation Areas, six scheduled monuments and 12 registered parks and gardens.</p> <p>Within South Cambridgeshire, five Conservation Areas have been included on Historic England’s ‘Heritage at Risk’ register alongside five listed buildings and 20 scheduled monuments. Within Cambridge City, two listed buildings and one scheduled monument are also included on the Heritage at Risk register.</p> <p>The Plan area is located within five National Character Areas (NCAs): the Bedfordshire and Cambridgeshire Claylands NCA; the East Anglian Chalk NCA; the South Suffolk and North Essex Claylands NCA; The Fens NCA; and the Bedfordshire and Greensand Ridge NCA.</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>There is one Air Quality Management Area (AQMA) within South Cambridgeshire (a stretch of the A14). Within Cambridge, there is an additional AQMA.</p> <p>There are currently three Minerals Safeguarding Areas (MSAs) within the City of Cambridge and three within South Cambridgeshire. There are also seven Mineral Consultation Areas (MCAs) within Greater Cambridge.</p> <p>Greater Cambridge contains areas of Grade 1 ('excellent') agricultural land / soils, as well as significant areas of Grade 2 ('very good'). Grade 1 and Grade 2 agricultural land represents the best and most versatile soils nationwide.</p> <p>The Rivers Cam and Ely Ouse, Upper and Bedford Ouse and Old Bedford, lie within the Greater Cambridge area. 'Priority issues' for the catchment areas of these rivers include diffuse pollution (and pollution), biological impacts of low flow rates, and invasive non-native plant and animal species.</p> <p>The Environment Agency categorizes a number of these catchments as having 'bad' or 'poor' ecological status.</p> <p>Various Source Protection Zones (SPZs) are scattered through Greater Cambridge. SPZs are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction.</p>
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p>	<p>The content of the SPD is not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The probability, duration, frequency and reversibility of the effects on the following factors:</p>	<p>The following impacts have been identified within this Screening Assessment:</p>
<p>Biodiversity</p>	<p>The SPD sets out the requirements for development in regard to biodiversity mitigation and enhancement. The SPD sets out: a mitigation hierarchy for Greater Cambridge; the protection of irreplaceable habitats; how Great Crested Newts can be protected, through district level licensing; how biodiversity should be conserved and enhanced; that biodiversity provision should be incorporated into the design of new buildings and open spaces, and how this can be done; the provision of biodiverse and living roofs; and how to ensure Biodiversity Net Gain. The SPD also offers more detail and guidance on project-level Habitats Regulations Assessment; bat protocol at Eversden and Wimpole Woods SAC; and measures to alleviate or avoid recreational pressure on SSSIs.</p> <p>Negative effects on biodiversity resulting from the SPD can be ruled out and only positive outcomes can be assumed from the purpose of the SPD.</p>
<p>Population</p>	<p>It is considered that there would be no effects on population resulting from the SPD. The SPD sets out how growth can be supported without ensuring effects on biodiversity, through setting out clear guidance regarding mitigation and biodiversity provision from new development.</p>
<p>Health</p>	<p>The SPD sets out that the subject of biodiversity overlaps significantly with other policy and strategy areas, including landscape, arboriculture, green infrastructure, health and wellbeing, sustainability, and climate change. It can be assumed that although not within the specific remit of the SPD, the SPD's successful implementation can ensure</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	indirect positive effects on human health.
Fauna	The SPD seeks the protection and enhancement of biodiversity throughout Greater Cambridge. The SPD enables and advises that any effects on fauna are understood at the development management stage, and suitable assessments are produced to ensure that planning decisions can be considered on an informed case-by-case basis.
Flora	The SPD seeks the protection and enhancement of biodiversity throughout Greater Cambridge. The SPD enables and advises that any effects on flora are understood at the development management stage, and suitable assessments are produced to ensure that planning decisions can be considered on an informed case-by-case basis.
Soil	Soil quality is not considered to be within the remit of the SPD and instead, other relevant Local Plan policies will apply. There are no identified negative implications surrounding soil quality as a result of the SPD.
Water	<p>The Plan area is within various groundwater Source Protection Zone (Zones I, II and III). The SPD does not include any content that would or could give rise to ground water pollutants (e.g. give rise to hazardous substances such as pesticides, oils, petrol and diesel, solvents, arsenic, mercury or chromium VI; or non-hazardous substances such as ammonia or nitrates). Pollution control policies within Local Plans will apply to ensure that no negative effects on water quality should be experienced within the Greater Cambridge area.</p> <p>The HRA element of this Report concludes that although Wicken Fen Ramsar and Fenland SAC all have Impact Risk Zones that overlap the boundary of Greater Cambridge, and water quality is a major issue of concern for the Wicken Fen Ramsar site (and thereby Fenland SAC), the Plan does not</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	contain any policies or proposals that would give rise to any deterioration of water quality.
Air	The SPD indicates that the inclusion of street trees within developments can make a contribution to Biodiversity Net Gain as well as providing a range of other benefits, including to air quality and urban cooling. The SPD outlines that the selection of the right tree species in the right place is essential to maximise these benefits. Aside from the indirect effects of ensuring biodiversity provision, air quality is not considered to be within the remit of the SPD and instead, other relevant Local Plan policies will apply. There are no identified negative implications surrounding air quality as a result of the SPD.
Climatic factors	The SPD does not directly address flood risk issues as they are considered outside the remit of the SPD. Nevertheless, the SPD acknowledges that indirectly, localised surface water flooding can be minimised through effective planting and by managing risk by protecting natural blue and green spaces from development. More specifically though, adopted Local Plan policies regarding flood risk exist for the Greater Cambridge area.
Material assets	<p>Regarding minerals specifically, opportunities exist broadly to maximise new biodiversity provision through the restoration of mineral voids. Such activities are not within the remit of the Local Planning Authorities of South Cambridgeshire and Cambridge. Therefore, such opportunities are not considered to be within the remit of the SPD and instead, relevant Local Plan policies apply of Cambridgeshire County Council as the Minerals Planning Authority (MPA). There are no identified negative implications surrounding material assets as a result of the SPD.</p> <p>Regarding other material assets, the content of the SPD is not considered to have any significant effects. Such issues are more appropriate to be considered on a case-by-case basis at the development management stage and in accordance with</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>relevant development management policies contained within the adopted Local Plans.</p>
<p>Cultural heritage</p>	<p>Greater Cambridge contains various Scheduled Monuments, Registered Parks and Gardens and Listed Buildings, as well as many Conservation Areas. The SPD does not designate or allocate any land that could have any negative effect on any of these assets. The remit of the SPD is not considered directly relevant to the historic environment (above or below ground), however indirect positive outcomes in regard to the protection of the historic environment can be forthcoming as a result of the SPD's content.</p> <p>Irrespective of the likely positive outcomes that the SPD may have regarding the historic environment, policies in ensuring the protection and enhancement of heritage assets also exists at the South Cambridgeshire and Cambridge Local Plans. The effects on heritage are, as a result, considered a development management issue. There are not considered to be any elements of the SPD that would give rise to significant effects on the historic environment at the strategic level that would require the application of the SEA Directive.</p>
<p>Landscape</p>	<p>Greater Cambridge is within a sensitive landscape, in regard to the protection objectives of the various National Character Areas (NCAs) contained within the Greater Cambridge area. Nevertheless, the Plan does not designate or allocate land for any purposes that would conflict with the wider landscape, and can be considered strongly in support of existing features and characteristics; as the SPD states, 'biodiversity is a valuable addition to development, often helping to create attractive natural green spaces which integrate development of a high-quality design into the local landscape or townscape.'</p> <p>The SPD acknowledges that landscape design will be required to enhance existing habitats and link them to new habitats created within the development site that are suited to the landscape character. Furthermore, policy exists within</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>both the South Cambridgeshire and Cambridge Local Plans regarding landscape specifically, and a 'Landscape in New Developments' SPD exists to add further guidance within South Cambridgeshire. Both councils are also currently developing a new local landscape character area study SPD. There are therefore no identified strategic landscape effects identified within this Report that would warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.</p>
<p>The cumulative nature of the effects.</p>	<p>In line with the above considerations that explore the possible individual effects of the SPD's content, no significant effects have been highlighted as possible that could lead to any cumulative impact.</p>
<p>The trans boundary nature of the effects.</p>	<p>The adopted South Cambridgeshire and Cambridge Local Plans can be seen to support the protection and improvement of conditions relevant to those sustainability factors listed within the SEA Directive. The SPD is not in conflict with these wider thematic policies. The HRA Screening element of this Report, which explores in-combination effects with other relevant plans and projects, also identifies no in-combination effects regarding Habitats (European) Sites.</p>
<p>The risks to human health or the environment (e.g. due to accidents).</p>	<p>It is considered that there is no risk to human health or the environment as a result of the SPD. This is in consideration of the above screening requirements related to sustainability themes. The SPD is unlikely to give rise to any accidents that can be considered to have a significant risk to human health or the environment.</p>
<p>The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>The SPD relates to the Greater Cambridge area only. The magnitude and spatial extent of the SPD's content is unlikely to be significant in any wider context. Negative effects are not considered relevant over a wide geographic area.</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> special natural characteristics or cultural heritage exceeded environmental quality standards intensive land use 	<p>As highlighted above in the screening of the SPD per sustainability theme, the SPD has not been assessed as having any possible negative effect associated with environmental themes.</p>
<p>The effects on areas or landscapes which have a recognised national, community or international protection status.</p>	<p>As highlighted above in the screening of the SPD per sustainability theme, the SPD has not been assessed as having any significant effects on areas or landscapes which have a recognised national, community or international protection status.</p>

4. HRA Screening

4.1 Habitat Regulations Assessment of Development Plans

This section forms a plan level Habitats Regulations Assessment (HRA) as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

Under the provisions of the Habitats Regulations (The Conservation of Habitats and Species Regulations 2017 (as amended)), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any Habitats Site, in terms of impacting the site's conservation objectives.

The first stage of HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats (European) sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. Habitats (European) sites are also known as Natura 2000 sites and Habitats sites in the NPPF.

This HRA Screening Report has been undertaken in order to support the Greater Cambridge Biodiversity Supplementary Planning Document. The area covered by the Greater Cambridge Biodiversity Supplementary Planning Document is shown in Appendix 1.

This section of this Report aims to:

- Identify the Habitats sites within 20km of South Cambridgeshire District and Cambridge City areas.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Greater Cambridge Biodiversity Supplementary Planning Document for its potential to impact upon a Habitats site.
- Assess the potential for in combination effects from other projects and plans in the area.
- Identify if there are any outstanding issues that need further investigation.

4.2 Court Judgements and their consideration in this Report

4.2.1 CJEU People Over Wind v Coillte Teoranta C-323/17

As previously mentioned, in line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats Site.

This HRA Screening Report does not therefore consider mitigation measures within the assessment of Likely Significant Effects resulting from the Greater Cambridge Biodiversity SPD.

4.2.2 CJEU Holohan C- 461/17

This Court judgement now imposes more detailed requirements on the competent authority at Appropriate Assessment stage:

1. [...] an 'Appropriate Assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.
2. [...] the competent authority is permitted to grant to a plan or project consent which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.
3. [...] where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the 'Appropriate Assessment' must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

Within this HRA Screening report, the assessment determines the requirement whether an Appropriate Assessment is needed for the Greater Cambridge Biodiversity Supplementary Planning Document.

4.3 Habitats (European) Sites

Habitats Sites is the term used in the NPPF (2019) to describe any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations. These now form part of the UK national network of sites for nature protection. The aim of the network is to assure the long-term survival of UK's most valuable and threatened species and habitats.

All Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) are comprised of Sites of Special Scientific Interest (SSSIs) and all Ramsar sites in England are SSSIs. Together, SPAs, SACs and Ramsar Sites are considered as Habitats Sites in England (NPPF, 2019).

4.3.1 Explanation of SPAs, SACs and Ramsar Sites

Special Protection Areas (SPAs)

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries. Example: Ouse Washes is internationally important for wintering waterfowl. Legislation: Conservation of Habitats and Species Regulations 2017 (as amended).

Special Areas of Conservation (SACs)

SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species that are endangered, vulnerable, rare, or endemic. Example: woodland habitat of Eversden and Wimpole Woods for the population of Barbastelle bats. Legislation: Conservation of Habitats and Species Regulations 2017 (as amended)

Wetlands of International Importance (Ramsar Sites)

Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl habitats. For example, Wicken Fen is an outstanding remnant of East Anglian peat fens and supports one species of British Red Data Book plant fen violet *Viola persicifolia* which survives at only two other sites in Britain. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. Legislation: Ramsar Convention (1971) – Wetlands of International Importance and Conservation of Habitats and Species Regulations 2017 (as amended)

4.3.2 Habitats Sites to be considered

There are 11 Habitats sites which lie within 20 km of the South Cambridgeshire District and Cambridge City areas. These are listed in the table below and shown on the map in Appendix 2.

Table 3: Habitats Sites within 20km to be considered in this assessment

SPA
Ouse Washes and Breckland
SAC

SPA

Fenland, Devils Dyke, Eversden and Wimpole Woods, Portholme and Ouse Washes

Ramsar

Wicken Fen, Chippenham Fen, Ouse Washes and Woodwalton Fen

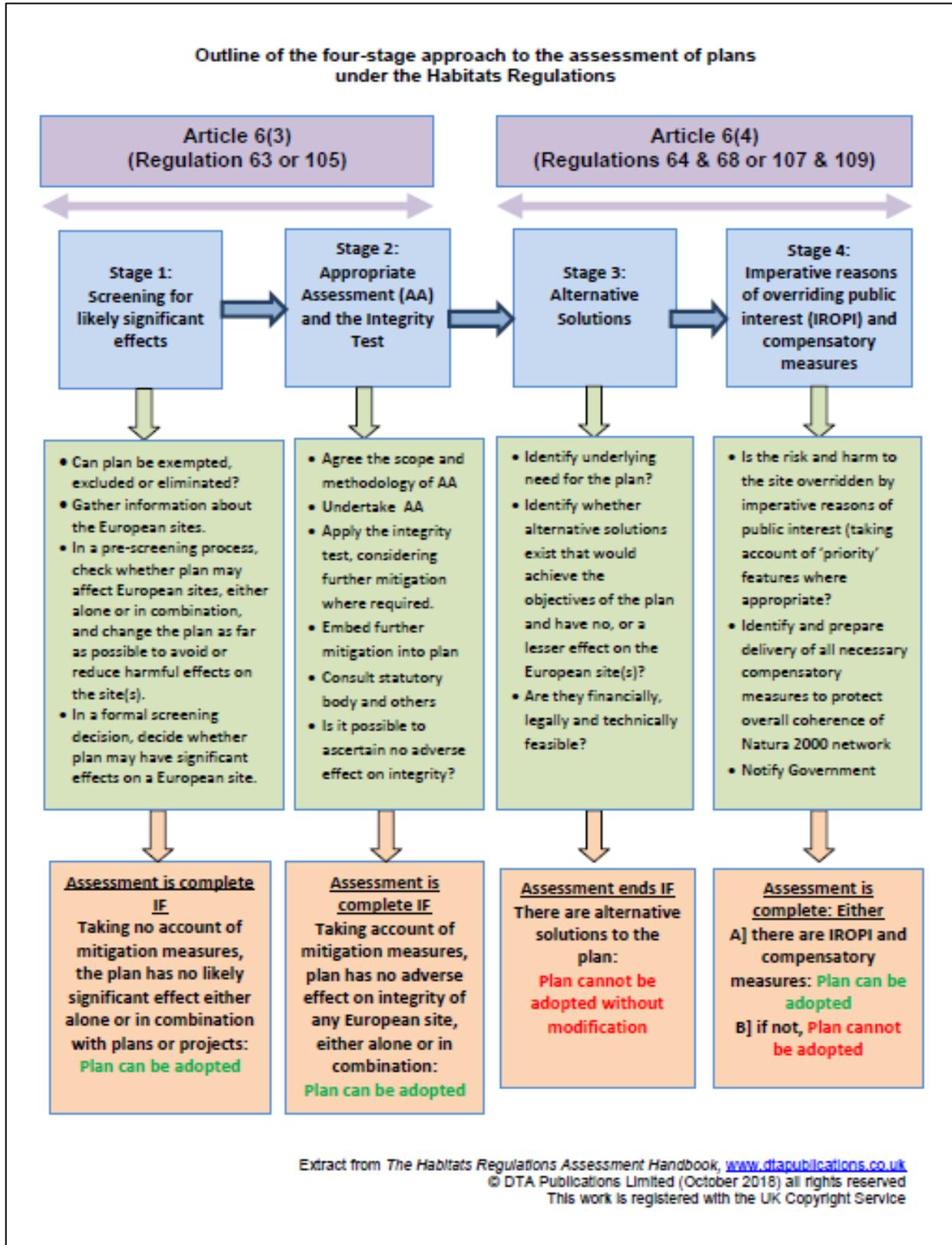
Fenland SAC is comprised of three fenlands and overlaps with Wicken Fen Ramsar and Chippenham Fen Ramsar. The Impact Risk Zones for the underpinning SSSIs for the aforementioned Habitats sites were interrogated on MAGIC map.

After consideration on MAGIC website www.magic.gov.uk, the Plan area does lie within the Impact Risk Zone for several of the aforementioned Habitats Sites. Eversden and Wimpole Woods lies within the Greater Cambridge plan area and the Ouse Washes SPA, SAC and Ramsar, Wicken Fen Ramsar/Fenland SAC and Devils Dyke SAC all have Impact Risk Zones that overlap the boundary of South Cambridgeshire District and Cambridge City areas.

4.4 Method and Approach

This document relates only to Stage 1 of the HRA process as set out in Figure 1 below.

Figure 1: Outline of the Four Stage Approach to the Assessment of Plans under the Habitats Regulations (taken from the DTA handbook).



4.4.1 Stage 1: HRA Screening

The screening stage identifies if any significant effects are likely because any policies or projects will have an impact on a Habitats Site. Table 4 identifies the different categories assigned to each Biodiversity Issue identified in the SPD: Category A identifies those policies or projects that are considered to have No Negative Effect. Category B identifies those policies or projects that will have No Likely Significant Effect. Category C identifies those policies or projects that might have Likely Significant Effect upon a Habitats Site either alone or in combination with other plans or projects. Section 4.5 considers each Biodiversity Issues or project and the results of the screening exercise recorded.

Table 4: Screening categorisation

<p>Category A: No negative effect</p> <p>The SPD of itself is not be likely to have any negative effect on a Habitats site.</p>
<p>Category B: No Likely Significant Effect</p> <p>The SPD of itself could have an effect but would not be likely to have a <i>significant</i> negative effect on a Habitats site alone or in combination. This conclusion could only be reached if the effects, even in combination and taking the precautionary principle into account, are considered trivial.</p>
<p>Category C: Likely Significant Effect</p> <p>The SPD of itself is predicted to have a likely significant effect on a Habitats Site either alone or in combination with other plans and projects.</p>

4.4.2 Potential impacts of the Greater Cambridge Biodiversity SPD on Habitats Sites

There are a wide range of potential impacts on Habitats Sites that could arise from development plans. These can be summarised as -

- Land take by development;
- Impact on protected species found within but which travel outside the protected sites may be relevant where development could result in effects on qualifying interest species within the Habitats site, for example through the loss of feeding grounds for an identified species.
- Increased disturbance, for example from recreational use resulting from new housing development and / or improved access due to transport infrastructure

projects;

- Changes in water availability, or water quality as a result of development and increased demands for waste water treatment, and changes in groundwater regimes due to increased impermeable areas;
- Changes in atmospheric pollution levels due to increased traffic, waste management facilities etc. Pollution discharges from developments such as industrial developments, quarries and waste management facilities.

However, as the SPD is aimed at supporting biodiversity within South Cambridgeshire District and Cambridge City areas, the SPD ensures that development that will not have a significant negative effect on designated sites and Qualifying features.

The table below provides assessment of the draft SPD including Biodiversity issues with categories of likely effect assigned as set out in Table 5.

Table 4: Assessment of potential impacts on Habitats Sites from the SPD

Nature of potential impact	How the Greater Cambridge Biodiversity SPD (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
Land take by development	The Greater Cambridge Biodiversity SPD does not identify any land for development but is proposed to ensure that biodiversity is appropriately considered in any development in South Cambridgeshire District and Cambridge City areas. It is considered that there is no mechanism by which the Greater Cambridge Biodiversity SPD could result in a negative effect on any Habitats site.	N/A
Impact on protected species outside the protected sites	The Greater Cambridge Biodiversity SPD covers land in South Cambridgeshire District and Cambridge City areas which is within the 10km IRZ for Eversden and Wimpole	The draft Bat Protocol for Eversden and Wimpole Woods SAC identifies that any development within 10km will be screened for impacts on the SAC, with particular reference to the severance of bat flight lines. This

Nature of potential impact	How the Greater Cambridge Biodiversity SPD (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
	<p>Woods SAC.</p> <p>However, it is considered that there is no mechanism by which the Greater Cambridge Biodiversity SPD could result in a negative effect on any Habitats site.</p>	<p>will ensure that the SPD results in a positive effect on Eversden and Wimpole Woods SAC.</p> <p>However, negative effects on biodiversity resulting from the SPD can be ruled out and only positive outcomes can be assumed from the purpose of the SPD. Therefore, adverse impacts on protected species outside of the sites arising from this SPD are screened out.</p>
Recreational pressure and disturbance	<p>The Greater Cambridge Biodiversity SPD covers land in South Cambridgeshire District and Cambridge City areas which lie within the ZOIs for Devils Dyke SAC.</p> <p>Although there is currently no formal Zone of Influence identified for Wicken Fen within which recreational impacts are considered, this may be subject to a separate detailed study in the near future.</p> <p>However, it is considered that there is no mechanism by which the Greater Cambridge Biodiversity SPD could result in a negative effect on any Habitats site.</p>	<p>The Greater Cambridge Biodiversity SPD does not allocate any land for development. However, the SPD highlights the need for avoiding and mitigating for recreational pressure on sensitive SSSIs including Devil's Dyke SAC. Biodiversity Issue 10 identifies that any development within the IRZs shown on MAGIC maps will be screened for impacts on the Habitats Sites, under a project level HRA. The SPD makes particular reference to the provision of alternative greenspace. This will ensure that the SPD results in a positive effect on Devil's Dyke SAC.</p> <p>However, negative effects on biodiversity resulting from the SPD can be ruled out and only positive outcomes can be assumed from the purpose of the SPD. Therefore, adverse impacts from recreational pressure arising from this SPD</p>

Nature of potential impact	How the Greater Cambridge Biodiversity SPD (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
		are screened out .
Water quantity and quality	<p>The Greater Cambridge Biodiversity SPD covers land in South Cambridgeshire District and Cambridge City areas which lie within the 5km IRZ for Wicken Fen, Chippenham Fen Ramsar sites and Fenland SAC.</p> <p>Although water quality is an issue of concern for Wicken Fen Ramsar site (and thereby Fenland SAC), it is considered that there is no pathway for water quantity or quality impacts. Additionally, there is no substantial hydrological connection with the plan area.</p> <p>However, it is considered that there is no mechanism by which the Greater Cambridge Biodiversity SPD could result in a negative effect on any Habitats site.</p>	<p>The Greater Cambridge Biodiversity SPD does not allocate any land for development. However, the SPD highlights the need for project level HRA in Biodiversity Issue 10 which identifies that any development within the IRZs shown on MAGIC maps will be screened for impacts on the Habitats Sites</p> <p>However, negative effects on biodiversity resulting from the SPD can be ruled out and only positive outcomes can be assumed from the purpose of the SPD. Therefore, adverse impacts from water quality and quantity arising from this SPD are screened out.</p>
Changes in pollution levels	<p>The Greater Cambridge Biodiversity SPD covers land in South Cambridgeshire District and Cambridge City areas which is within the 5km IRZ for Wicken Fen, Chippenham Fen Ramsar site, and Fenland SAC.</p> <p>However, it is considered that there is no mechanism by which the Greater Cambridge</p>	<p>The SPD highlights the need for project level HRA in Biodiversity Issue 8 which identifies that any development within the IRZs shown on MAGIC maps will be screened for impacts on the Habitats Sites.</p> <p>However, negative effects on biodiversity resulting from the SPD can be ruled out and only positive outcomes can be</p>

Nature of potential impact	How the Greater Cambridge Biodiversity SPD (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
	Biodiversity SPD could result in a negative effect on any Habitats site.	assumed from the purpose of the SPD. Therefore, adverse impacts from changes in pollution levels arising from this SPD are screened out .

4.5 Results from the HRA Screening of the Greater Cambridge Biodiversity SPD

Each of the Biodiversity Issues identified in the Greater Cambridge Biodiversity Supplementary Planning Document was screened to identify whether they would have any impact on a Habitats Site.

Table 5: Assessment of potential impacts from the SPD Biodiversity Issues

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
B1: Mitigation hierarchy	To meet national and local policy requirements (NH/4 Item 3 and Policy 70), submitted ecological reports are expected to explain how the hierarchy of mitigation measures (Avoid, Mitigate, Compensate) has been embedded into the design of the development. Where impacts on habitats and species cannot be avoided, a clear explanation of why alternative sites are not feasible and what proposed mitigation and compensation measures are necessary to	No, Category A	No specific recommendations

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	address all likely significant adverse effects is needed.		
B2: Protection of irreplaceable habitats	<p>Developers will be expected to avoid direct and indirect impacts on irreplaceable habitats and embed measures to achieve this within the design of any development proposal.</p> <p>To meet policy requirements (NH/4 item 6, NH/7 and Policy 71), the Councils will refuse applications that would result in the loss, deterioration or fragmentation of irreplaceable habitats unless the need for, and benefits of the development clearly outweigh the loss, and a suitable compensation strategy exists. In these situations, biodiversity net gain is not achievable. As per NPPF 2021, there would have to be wholly exceptional reasons for this to be the case with the burden of proof for these falling to developers to provide irrefutable evidence of these exceptional reasons</p>	No, Category A	No specific recommendations
B3: Great Crested Newt District Level Licensing	To meet policy requirements (NH/4 and Policy 70) and support development which is likely to impact on Great Crested Newt, if a developer is accepted to join the Natural England Cambridgeshire Great Crested Newt District Level Licensing scheme, they do not	No, Category A	No specific recommendations

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>need to carry out their own surveys for this European Protected Species or plan and carry out mitigation work.</p> <p>If a consent for development is issued, developers do not need to meet the Government’s Standing Advice for Great Crested Newt. However, the Councils will still require survey and assessment for other protected and Priority species likely to be present and affected by development, together with delivery of any mitigation needing to be secured by a condition of any consent.</p>		
<p>B4: Conservation and enhancement of biodiversity</p>	<p>To meet national and local policy requirements (NH/4, NH/5, NH/6, Policy 69 and Policy 70), development should:</p> <ol style="list-style-type: none"> 1. Secure the conservation management and enhancement of natural and semi-natural habitats in the landscape together with the biodiversity that they contain and seek to restore and/or create new wildlife habitats. 2. Secure the provision of appropriate public access to natural green spaces, particularly within or close to the villages. <p>Habitats will be considered important for biodiversity where</p>	<p>No, Category A</p>	<p>No specific recommendations</p>



Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>they:</p> <ol style="list-style-type: none"> 1. Are part of the UK national network of sites (Habitats sites) or are proposed for designation 2. Are nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Local Nature Reserves) or are proposed for designation 3. Are non-statutory designated sites of at least County or City importance or are proposed for designation 4. Are likely to support the presence of a Priority species or habitat, or significant populations of a national or local Red list species 5. Have the potential to assist in the delivery of National, County or District Nature Recovery Networks and clearly act as a stepping-stone, wildlife corridor or refuge area 6. Provide for the quiet enjoyment of biodiversity within semi-natural areas or act as an educational resource, such as Local Nature Reserves 		
B5: Biodiversity provision in the	To meet policy requirements (HQ/1, NH/4, Policy 57 and Policy	No,	No specific



Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
design of new buildings & open spaces	<p>59), the councils will expect:</p> <ol style="list-style-type: none"> 1. That development proposals will have regard to the biodiversity already present within a development site and to identify opportunities to maximise the provision for biodiversity within new development sites with strategic nature conservation priorities. 2. That on all residential housing developments, there should be an equal number of integrated bird box features such as dwellings for building-dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) provided individually or clustered in appropriate locations within the development. 3. That all suitable commercial and community building applications will include integrated bird box features for building dependent birds (breeding Swifts, House Sparrows, Starlings and House Martins) in keeping with the scale of development, i.e. minimum of 10 boxes for the first 1000 sqm footprint and one additional box for every 100 sqm. 4. That on all residential housing developments 25% of the dwellings / units will have 	Category A	recommendations

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	<p>integrated bat box features, provision to be clustered next to appropriate foraging habitats.</p> <p>5. That new wildlife habitats and features, including predominantly native trees and shrubs and durable tree mounted nest boxes, bat boxes and insect boxes, will be incorporated into landscaping schemes and the general layout of the built environment. All fencing will be expected to be hedgehog friendly and hedgehog highways should be incorporated throughout the development. Incorporating Hedgehog Highway gaps into boundary fences ensures connectivity between gardens for Hedgehogs and other wildlife, increasing the extent of habitat available in a secure way</p>		
<p>B6: Provision of biodiverse and living roofs</p>	<p>To meet policy requirements (HQ/1, NH/4 and Policy 31), the provision of biodiverse roofs and walls will be encouraged as a means to maximise biodiversity, particularly where the opportunities for ecological enhancement on a site area are limited, and where such measures will deliver enhancement at a landscape scale where appropriate, as part of a wider strategy of biodiversity enhancements.</p>	<p>No, Category A</p>	<p>No specific recommendations</p>

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
B7: Biodiversity Net Gain	<p>This SPD is underpinned by national and Local Planning Policies. In keeping with these, and the SPD, development proposals will be required to demonstrate measurable net gain for biodiversity (NH/4, NH/6, Policy 69, Policy 70). Biodiversity Net Gain should be achieved on site where possible.</p>	No, Category A	No specific recommendations
B8: Habitats Regulations Assessment	<p>To support the councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties as Competent Authorities under the Conservation of Habitats and Species Regulations 2017 (as amended) – known as the Habitats Regulations - where development is likely to result in a significant effect on a Habitats site, proposals need to be supported by information to support the preparation of the Habitats Regulations Assessment (HRA) by the Local Planning Authority. This needs to include the results of any necessary surveys and details of any mitigation measures to avoid adverse effects on the integrity of the site(s) embedded into design of the development.</p> <p>All the Councils’ Habitats Regulations Assessment Appropriate Assessments will be sent to Natural England for their</p>	No, Category A	No specific recommendations

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	formal consultation response on their conclusions before any decision can be issued.		
B9: Eversden and Wimpole Woods Special Area of Conservation bat protocol	To support the Councils in meeting policy requirements (NH/5 and Policy 69) and their legal duties under the Conservation of Habitats and Species Regulations 2017 (as amended), appropriate levels of survey, assessment and mitigation will be expected for any development that could have an impact on the population of Barbastelle Bats within and around the Eversden & Wimpole Woods Special Area of Conservation.	No, Category A	No specific recommendations
B10: Recreational pressure on sensitive Sites of Special Scientific Interest	To meet national and local policy requirements (NH/5 and Policy 69) for protecting and enhancing sites of biodiversity value, applications will not normally be permitted where there is likely to be an adverse impact on land within or adjoining such sites. With specific reference to sensitive Sites of Special Scientific Interest, advice issued by Natural England suggests developers of residential schemes of 50 or more units should seek to provide sufficient Suitable Alternative Natural Greenspace, (SANG) to avoid and mitigate recreational pressure within and around the SSSI. SSSIs currently known to be at risk from	No, Category A	No specific recommendations

Policy Number	Biodiversity Issue Wording	Will Biodiversity Issue have Likely Significant Effects on the Habitats Sites?	Recommendations
	recreational pressure within the Greater Cambridge area are listed in Annex B of Natural England’s advice.		

4.5.1 Screening result from the SPD alone

There are no specific recommendations to deliver for the Biodiversity Issues in this SPD as they have all been assigned to Category A. There is therefore no need to amend the text for Biodiversity Issues as they are not predicted to have a Likely Significant (negative) Effect on any Habitats site.

This SPD provides guidance on the design of biodiversity mitigation and enhancement for planning applications submitted to South Cambridgeshire District and Cambridge City councils. The guidance and Biodiversity Issues embedded in the SPD has been taken into account for this HRA screening, and it is considered that the draft SPD is not predicted to result in any likely significant negative effects on Habitats Sites alone.

The effects in-combination with other plans and projects are considered separately in the following Section.

4.6 Other Plans and Projects: In-combination Effects

The plans and projects listed below and their HRAs have been carried out by South Cambridgeshire District and Cambridge City councils or other organisations and none have been found to have a likely significant negative effect on the Habitats sites within scope of this assessment.

The Water Cycle Strategy (WCS) for Major Growth Sites in and Around Cambridge is not in itself a relevant plan or project under the Habitats Regulations but was prepared to support the delivery of the existing development strategy. Whilst it does not provide an assessment of new proposals for the Local Plan, its findings are relevant to support the assessment of this plan. It focused on issues related to the water supply, surface drainage and wastewater sewerage associated with potential development sites, and also concluded no likely significant effects, and that protected sites could be screened out of further assessment.

In the context of this HRA, the other relevant plans to be considered (i.e. those that have

also triggered a requirement for HRA) are listed below.

Table 6: Other plans or projects considered for in combination effects

Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
Greater Cambridge	Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document Draft Habitats Regulations Assessment Screening	Draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document Draft Habitats Regulations Assessment Screening	Not applicable
South Cambridgeshire District Council	Northstowe Area Action Plan HRA (April 2007)	“It can be objectively concluded that the Northstowe Area Action Plan is not likely to have any significant effects on any Natura 2000 or Ramsar sites. There is therefore no requirement to proceed to the next stage of an Appropriate Assessment.”	It is considered that in combination likely significant effects are not predicted.
South Cambridgeshire District Council	Cambridge Southern Fringe Area Action Plan HRA (May 2007)	“This AAP was subject to an HRA and found not to impact on a Natura site or a Ramsar site.”	It is considered that in combination likely significant effects are not predicted.
South Cambridgeshire	Cambridge East Area Action Plan HRA	“It can be objectively concluded that the	It is considered that in combination likely

Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
District Council	(May 2007)	Cambridge East Area Action Plan is not likely to have any significant effects on any Natura 2000 or Ramsar sites. There is therefore no requirement to proceed to the next stage of an Appropriate Assessment.”	significant effects are not predicted.
South Cambridgeshire District Council	North West Cambridge Area Action Plan HRA (August 2007)	“It has been objectively concluded that the North West Cambridge Area Action Plan – Preferred Options Draft - is not likely to have any significant effects on any Natura 2000 or Ramsar sites. It is therefore concluded that there is no requirement to proceed to the next stage of an Appropriate Assessment.”	It is considered that in combination likely significant effects are not predicted.
South Cambridgeshire District Council	Habitat Regulations Assessment: Chapter 20 of South Cambs Local Plan SA Scoping Report (June 2012) and including the Draft Final	“The Local Plan for the district was subject to an HRA screening and found to have no likely significant impact on a Natura	It is considered that in combination likely significant effects are not predicted.

Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
	Sustainability Report (2014) and Sustainability Appraisal Addendum (2015)	site or a Ramsar site.”	
South Cambridgeshire District Council	Waterbeach New Town SPD HRA screening report (2018)	“The overall conclusion of this screening assessment is that the draft Waterbeach New Town SPD is unlikely to have any significant effects on the Natura 2000 and Ramsar sites identified alone or in combination with other plans or projects.”	It is considered that in combination likely significant effects are not predicted.
South Cambridgeshire District Council	Bourn Airfield New Village SPD SEA / HRA Screening Report (June 2019)	“The HRA element of this Screening Report indicates that the draft Bourn Airfield New Village SPD is not predicted to have likely significant effects on Eversden and Wimpole Woods SAC, either alone or in combination with other plans and projects.”	It is considered that in combination likely significant effects are not predicted.
South Cambridgeshire District Council	Greater Cambridge Local Plan Habitats Regulations	“This Scoping document has been produced to provide	N/A



Statutory Body	Title of HRA or Project	Findings of HRA or Project	Potential for in combination effects
	Assessment Issues and Options Scoping Report (Dec 2019)	guidance and parameters for developing the GCLP in the context of European sites and as a reference point for stakeholders wishing to comment on the document.”	
South Cambridgeshire District Council and Cambridge City Council	North East Cambridge Area Action Plan HRA Report (July 2020)	RE: Air Quality, Water Quality, Water Quantity, and Recreation - “In accordance with the precautionary principle, a conclusion of no Adverse Effect on Integrity cannot be reached.”	It is considered that in combination likely significant effects are not predicted as all Greater Cambridge Biodiversity Supplementary Planning Document Biodiversity issues have been assigned to Category A.

However, effects on biodiversity resulting from the Greater Cambridge Biodiversity Supplementary Planning Document can be ruled out and only positive outcomes can be assumed from the purpose of the SPD. There is therefore no pathway for in-combination negative effects.

5. Conclusions

5.1 Strategic Environmental Assessment (SEA)

The SPD has been prepared for town and country planning purposes and sets a framework for future development consent. The guidance and advice of the SPD can be considered to assist in the determination of the use of small areas at local level commensurate with their status in determining local planning applications.

The SPD does not designate or allocate any land for any (including development) purposes and does not include any content that could give rise to significant negative effects on the environment, or any social or economic tenets of sustainability.

The Greater Cambridge Biodiversity SPD can therefore be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

5.2 Habitats Regulations Assessment (HRA)

Subject to Natural England's review, this HRA screening report indicates that the Greater Cambridge Biodiversity Supplementary Planning Document is not predicted to have likely significant negative effects on any Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore **screened out**.

We note that Natural England's consultation comments (ref: 355622 dated 5 July 2021) on the SEA/ HRA screening report (June 2021) are supportive as follows:

Natural England believes that the SEA and HRA Screening Report (Place Services, June 2021) has been prepared in accordance with the requirements of the SEA Directive and the Conservation of Habitats and Species Regulations 2017 (as amended). Table 2 sets out Greater Cambridge's key natural environment assets including statutorily designated and local nature conservation sites, priority habitats and priority and protected species, local landscape, and best and most versatile land. Potential pathways for impacts including air and water quality, groundwater abstraction and recreational pressure and disturbance have been identified.

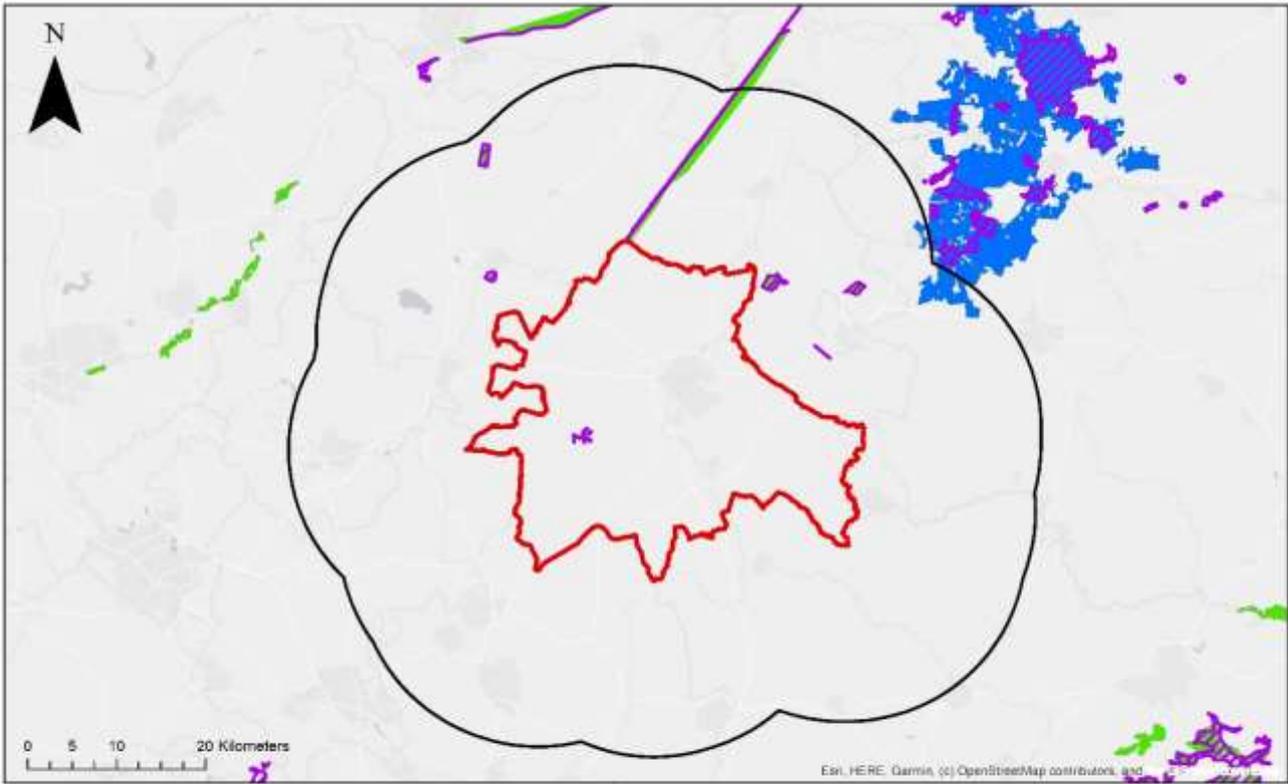
We are satisfied that the relevant natural environment receptors, including Habitats Sites have been screened into the assessment and that the potential effects of Biodiversity SPD policies on these alone, and in-combination with other plans and projects, has been appropriately considered. As a guidance document aiming to contribute towards achieving sustainable development, protecting biodiversity and maximising opportunities for enhancement we support the Report's conclusions that the Greater Cambridge Biodiversity SPD is unlikely to give rise to significant environmental effect including impact to Habitats Sites and that preparation of SEA and detailed HRA is therefore not required.

6. References

- Greater Cambridge Biodiversity SPD (May 2021)
- Greater Cambridge
- Northstowe Area Action Plan HRA (April 2007)
- South Cambridgeshire District Council Cambridge Southern Fringe Area Action Plan HRA (May 2007)
- Cambridge East Area Action Plan HRA (May 2007)
- North West Cambridge Area Action Plan HRA (August 2007)
- South Cambridgeshire District Council Biodiversity Supplementary Planning Document (adopted July 2009)
- Bourn Airfield New Village SPD SEA / HRA Screening Report (June 2019)
- Waterbeach New Town SPD HRA screening report (2018)
- South Cambridgeshire District Council South Cambridgeshire Local Plan (September 2018)
- Greater Cambridge Local Plan Habitats Regulations Assessment Issues and Options Scoping Report (Dec 2019)
- North East Cambridge Area Action Plan HRA Report (July 2020)
- Natural England Conservation objectives for European Sites: East of England Website
- Tydesley, D., and Chapman, C., (2013) The Habitats Regulations Assessment Handbook, (June 2021) edition UK: DTA Publications Limited

Appendix 1

Greater Cambridge Plan Area and Habitats Sites within 20km



Legend
Greater Cambridge 20km buffer Special Area of Conservation Ramsar Special Protection Area

Source: Place Services, 2021

Appendix 2

Characteristics of Habitats Sites in Scope of this Report

This appendix contains information about the Habitats Sites included in the scoping for this HRA. Information about each site's area, the site descriptions, qualifying features and pressures and threats are drawn from Natural England's Site Improvement Plans (SIPs) and the Standard Data Forms or Ramsar Information Sheets (RIS) available from the JNCC website. Site conservation objectives are drawn from Natural England's website and are only available for SACs and SPAs. Supplementary Advice has also been added to describe the range of ecological attributes that are most likely to contribute to a site's overall integrity and key vulnerabilities to consider within Habitats Regulations assessments. The notes in the RIS for Ramsar sites of factors affecting site's ecological character are not considered as necessary for HRA screening purposes and noteworthy features are not treated as qualifying features in the application of HRA tests. The assessment under the provisions of the Habitats Regulations is strictly limited to the qualifying features which meet the Ramsar criteria.

Table 7: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Breckland SPA

Breckland SPA - The Breckland of Norfolk and Suffolk lies in the heart of East Anglia on largely sandy soils of glacial origin. In the nineteenth century the area was termed a sandy waste, with small patches of arable cultivation that were soon abandoned. The continental climate, with low rainfall and free draining soils, has led to the development of dry heath and grassland communities. Much of Breckland has been planted with conifers throughout the twentieth century, and in part of the site, arable farming is the predominant land use.

The remnants of dry heath and grassland which have survived these recent changes support heathland breeding birds, where grazing by rabbits and sheep is sufficiently intensive to create short turf and open ground. These breeding birds have also adapted to live in forestry and arable habitats. Woodlark *Lullula arborea* and nightjar *Caprimulgus europaeus* breed in clear-fell and open heath areas, whilst stone curlews *Burhinus oedicephalus* establish nests on open ground provided by arable cultivation in the spring, as well as on Breckland grass-heath.

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Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
Breckland SPA EU Code: UK9009201	39432.55	A224, b - Nightjar, <i>Caprimulgus europaeus</i> A133, b - Stone-curlew, <i>Burhinus oedicephalus</i> A246, b - Woodlark, <i>Lullula arborea</i>	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; - The extent and distribution of qualifying natural habitats and habitats of qualifying	Current pressures - Lack of ground disturbance, under grazing, inappropriate scrub and weed control, inappropriate cutting/mowing. - Water pollution: There has been a considerable loss

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
			<p>species;</p> <ul style="list-style-type: none"> - The structure and function (including typical species) of qualifying natural habitats; - The structure and function of the habitats of qualifying species; - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; - The populations of qualifying species; and - The distribution of qualifying species within the site. 	<p>of aquatic species in Ringmere and high nutrient levels recorded in previous water analysis suggest nutrients are impacting the mere. Langmere too shows signs of nutrient enrichment. Changes in species distributions.</p> <p>Potential future threats</p> <ul style="list-style-type: none"> - Air pollution: impact of atmospheric nitrogen deposition. - Public access / disturbance – SAC features may be affected through eutrophication (dog fouling, unauthorised fires) and disturbance of soils. - Climate change.

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				- Habitat fragmentation.

Table 8: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Ouse Washes

Ouse Washes - The Ouse Washes is one of the country’s few remaining areas of extensive washland habitat. The associated dykes and rivers hold a great variety of aquatic plants; the pondweeds *Potamogeton* spp. are particularly well represented. The associated aquatic fauna is similarly diverse and includes spined loach *Cobitis taenia*. The Counter Drain, with its clear water and abundant aquatic plants, is particularly important, and a healthy population of spined loach is known to occur.

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Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
Ouse Washes SAC EU Code: UK0013011	311.35	S1149. <i>Cobitis taenia</i> ; Spined loach	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; - The extent and distribution of the habitats of qualifying	Inappropriate water levels: Notified interests (including breeding birds, overwintering birds and supporting grassland communities) are being adversely affected by increased flooding on the Ouse Washes. Flooding during spring / early summer severely damages the breeding bird interest by flooding nests,

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
			<p>species;</p> <ul style="list-style-type: none"> - The structure and function of the habitats of qualifying species; - The supporting processes on which the habitats of qualifying species rely; - The populations of qualifying species; and - The distribution of qualifying species within the site. 	<p>drowning young and affecting habitat. Deep flooding during winter also impacts overwintering birds such as wigeon and impacts on the wetland fauna, especially invertebrate populations. Wetland flora is also affected through prolonged submersion, favouring swamp communities over the designated grassland species. Prolonged summer flooding disrupts essential management of the washland, affecting the condition of the grassland for breeding birds in subsequent spring/summer season(s).</p> <p>Water Pollution:</p> <p>Inappropriate levels of nutrients from diffuse pollution in combination with inappropriate water levels from flooding have adversely affected the extent/composition of vegetation communities on the washes.</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>Resulting changes to the grassland mosaic has potential to affect the notified bird interests by destroying habitat suitable for many of the birds that visit or breed at the site. Occasional incidences of low oxygen levels on River Delph and Counter Drain have potential to impact spined loach populations.</p>
<p>Ouse Washes SPA EU Code: UK9008041</p>	<p>2469.08</p>	<p>A037 <i>Cygnus columbianus bewickii</i>; Bewick's swan (Non-breeding)</p> <p>A038 <i>Cygnus cygnus</i>; Whooper swan (Non-breeding)</p> <p>A050 <i>Anas penelope</i>; Eurasian wigeon (Non-breeding)</p> <p>A051 <i>Anas strepera</i>; Gadwall (Breeding)</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> - The extent and distribution of the habitats of the qualifying features; - The structure and function of the habitats of the qualifying features; - The supporting processes 	<p>Inappropriate water levels:</p> <p>Notified interests (including breeding birds, overwintering birds and supporting grassland communities) are being adversely affected by increased flooding on the Ouse Washes. Flooding during spring / early summer severely damages the breeding bird interest by flooding nests, drowning young and affecting habitat. Deep flooding during winter also impacts overwintering birds such as wigeon and impacts on the wetland fauna,</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>A052 Anas crecca; Eurasian teal (Non-breeding)</p> <p>A053 Anas platyrhynchos; Mallard (Breeding)</p> <p>A054 Anas acuta; Northern pintail (Non-breeding)</p> <p>A055 Anas querquedula; Garganey (Breeding)</p> <p>A056 Anas clypeata; Northern shoveler (Non-breeding)</p> <p>A056 Anas clypeata; Northern shoveler (Breeding)</p> <p>A082 Circus cyaneus; Hen harrier (Non-breeding)</p>	<p>on which the habitats of the qualifying features rely;</p> <ul style="list-style-type: none"> - The population of each of the qualifying features; and, - The distribution of the qualifying features within the site. 	<p>especially invertebrate populations. Wetland flora is also affected through prolonged submersion, favouring swamp communities over the designated grassland species. Prolonged summer flooding disrupts essential management of the washland, affecting the condition of the grassland for breeding birds in subsequent spring/summer season(s).</p> <p>Water Pollution:</p> <p>Inappropriate levels of nutrients from diffuse pollution in combination with inappropriate water levels from flooding have adversely affected the extent/composition of vegetation communities on the washes. Resulting changes to the grassland mosaic has potential to affect the notified bird interests by destroying habitat suitable for many of the birds that visit or</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>A151 Philomachus pugnax; Ruff (Breeding)</p> <p>A156a Limosa limosa limosa; Black-tailed godwit (Breeding)</p> <p>Waterbird assemblage</p> <p>Breeding bird assemblage</p>		<p>breed at the site. Occasional incidences of low oxygen levels on River Delph and Counter Drain have potential to impact spined loach populations.</p>
Ouse Washes Ramsar	2469.08	<p>Ramsar criterion 1:</p> <p>The site is one of the most extensive areas of seasonally-flooding washland of its type in Britain.</p> <p>Ramsar criterion 2:</p> <p>The site supports several nationally scarce plants, including small water pepper Polygonum minus,</p>	N/A	N/A

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		whorled water-milfoil Myriophyllum verticillatum, greater water parsnip Sium latifolium, river waterdropwort Oenanthe fluviatilis, fringed water-lily Nymphoides peltata, long-stalked pondweed Potamogeton praelongus, hair-like pondweed Potamogeton trichoides, grass-wrack pondweed Potamogeton compressus, tasteless water-pepper Polygonum mite and marsh dock Rumex palustris. Invertebrate records indicate that the site holds relict fenland fauna, including the British Red Data Book species large darter dragonfly Libellula fulva and the rifle beetle		

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>Oulimnius major. The site also supports a diverse assemblage of nationally rare breeding waterfowl associated with seasonally-flooding wet grassland.</p> <p>Ramsar criterion 5: Assemblages of international importance</p> <p>Ramsar criterion 6: species/populations occurring at levels of international importance.</p>		

Table 9: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Eversden and Wimpole SAC

Eversden and Wimpole Woods SAC - The site comprises a mixture of ancient coppice woodland (Eversden Wood) and high forest woods likely to be of more recent origin (Wimpole Woods). A colony of barbastelle bats *Barbastella barbastellus* is associated with the trees in Wimpole Woods. These trees are used as a summer maternity roost where the female bats gather to give birth and rear their young. Most of the roost sites are within tree crevices. The bats also use the site as a foraging area. Some of the woodland is also used as a flight path when bats forage outside the site.

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
<p>Eversden and Wimpole Woods SAC</p> <p>EU Code: UK0030331</p>	<p>66.48</p>	<p>S1308 Barbastelle bat Barbastella barbastellus</p>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> - The extent and distribution of the habitats of qualifying species; - The structure and function of the habitats of qualifying species; - The supporting processes on which the habitats of qualifying species rely; - The populations of qualifying species; and - The distribution of qualifying species within the site. 	<p>Feature location/ extent/ condition unknown:</p> <p>Two transects within the site are monitored each year as part of the National Bat Monitoring Programme (NBMP). However, there is some evidence that there could be other Barbastelle roosts or important foraging sites close to but not within the site. If this is the case, then potentially important sites for the bats in the area are not protected.</p> <p>Offsite habitat availability/ management:</p> <p>The bats have a limited area in which to roost and forage within the site and it is unclear which habitats they use in the wider countryside. In order to maintain a sustainable population, additional suitable habitat should be identified and to</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>maintain/improve its value, suitable long-term management secured.</p> <p>Forestry and Woodland Management:</p> <p>The woodland upon which the bats depend must be maintained in the medium to longer term by ensuring that tall trees, especially oak, grow up to replace those currently in place.</p> <p>Air Pollution:</p> <p>Impact of atmospheric nitrogen deposition</p> <p>Nitrogen deposition exceeds site-relevant critical loads.</p>

Table 10: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Devils Dyke SAC

Devils Dyke SAC - The Devil’s Dyke holds an extensive area of species-rich chalk grassland of a type characteristic to chalklands of south, central and eastern England. The Dyke is an ancient linear earthwork comprising a deep ditch and high bank. It was originally

colonised by plants from adjacent grassland (much of which is now arable) and remains as one of the few areas still supporting these vegetation communities. The species-rich grassland is dominated by upright brome *Bromopsis erecta* and a range of typical chalk herbs are present including salad burnet *Sanguisorba minor*, dropwort *Filipendula vulgaris* and rock-rose *Helianthemum nummularium*. Some uncommon plants such as purple milk-vetch *Astragalus danicus*, bastard toadflax *Thesium humifusum* and the pasque flower *Pulsatilla vulgaris* are also present. It is the only known UK semi-natural dry grassland site for lizard orchid *Himantoglossum hircinum*

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
Devils Dyke SAC EU Code: UK0030037	8.02	H6210 Semi-natural dry grasslands and scrubland facies: on calcareous substrates (Festuco-Brometalia), (note that this includes the priority feature "important orchid rich sites")	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> - The extent and distribution of qualifying natural habitats; - The structure and function (including typical species) of qualifying natural habitats; and - The supporting processes on which qualifying natural 	Inappropriate scrub management: There is some scrub encroachment which is beginning to become damaging on some parts of the site and is likely to cause the notified grassland to deteriorate. Grassland vegetation management is currently managed by hand cutting as grazing cannot be carried out due to equestrian practices which have taken place for centuries. The current HLS agreement does not provide sufficient funding to allow appropriate management of the sward because of the

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
			habitats rely.	steepness of the site. Nitrogen deposition exceeds the site-relevant critical load for ecosystem protection and hence there is a risk of harmful effects, but the sensitive features are currently considered to be in favourable condition on the site. This requires further investigation

Table 11: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Portholme SAC

Portholme SAC - This site is the largest surviving traditionally-managed lowland hay meadow in the UK. It holds grassland communities of the alluvial flood meadow type. The meadow is surrounded by channels of the River Ouse. The grassland communities are characterised by the presence of such grasses as Yorkshire fog *Holcus lanatus*, yellow oat-grass *Trisetum flavescens*, meadow foxtail *Alopecurus pratensis* and meadow fescue *Festuca pratensis*. The range of herbs present, typical of such meadows, includes lady's bedstraw *Galium verum*, pepper-saxifrage *Silaum silaus* and great burnet *Sanguisorba officinalis*. The site supports a small population of fritillary *Fritillaria meleagris*.

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
Portholme SAC EU Code: UK0030054	91.93	H6510. Lowland hay meadows (<i>Alopecurus pratensis</i> , <i>Sanguisorba officinalis</i>)	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; <ul style="list-style-type: none"> - The extent and distribution of qualifying natural habitats; - The structure and function (including typical species) of qualifying natural habitats; and - The supporting processes on which qualifying natural habitats rely 	Inappropriate water levels: Portholme's MG4 grassland habitat community is very sensitive to prolonged flood events. Given the proximity to the River Ouse, periodic winter flooding is a naturally occurring event. However, there are concerns that the duration of flooding and phosphate/sediment levels in the flood water are having a detrimental effect upon the habitat. Works were implemented in 2010 to assist water movement from north east corner of the SAC. However, this has been followed by a series of very wet winters where excessive flooding is thought to have been detrimental to the flora Water pollution: Portholme's MG4 grassland habitat community is very sensitive to input of nutrients.

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				This encourages more competitive grasses and 'weeds' at the expense of rarer more desirable herbaceous species. High nutrient levels are arising from floodwaters from the River Ouse, having a detrimental effect upon the habitat.

Table 12: Characteristics of Habitats Sites within 20km of the Plan / SPD area – Fenland

Fenland - The individual sites within Fenland SAC each hold areas of calcareous fens, with a long and well-documented history of regular management. There is a full range from species-poor great fen-sedge *Cladium mariscus*-dominated fen to species-rich fen with a lower proportion of great fen-sedge and containing such species as black bog-rush *Schoenus nigricans*, tormentil *Potentilla erecta* and meadow thistle *Cirsium dissectum*. There are good transitions to the tall herb-rich East Anglian type of purple moor-grass *Molinia caerulea* – meadow thistle fenmeadow and rush pastures, all set within a mosaic of reedbeds and wet pastures.

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
Fenlands SAC EU Code:	619.4089	H6410 <i>Molinia</i> meadows on calcareous, peat or clay-	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the	Water pollution: Woodwalton Fen is affected by

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
UK0014782		<p>silt soil</p> <p>H7210 Calcareous fens with <i>C. mariscus</i> and species of <i>C. davalliana</i></p> <p>S1149 Spined loach, <i>Cobitis taenia</i></p> <p>S1166 Great crested newt, <i>Triturus cristatus</i></p>	<p>site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> - The extent and distribution of qualifying natural habitats and habitats of qualifying species; - The structure and function (including typical species) of qualifying natural habitats; - The structure and function of the habitats of qualifying species; - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; - The populations of qualifying species; and - The distribution of qualifying 	<p>high-nutrient water which inundates the site in winter and flows into the reserve ditches in summer. Despite recent improvements in the water quality feeding the site from the Great Raveley Drain, due to phosphate stripping in nearby sewerage treatment works, historical poor water quality has contributed to a decline in biodiversity and a decline in site features within the fen. This historic pollution has potentially bound to the silt of the slow moving internal ditches causing a distinct loss in rooted aquatic species. Despite the reduction in phosphates the nitrates still remain high in the Great Raveley Drain and high nutrient water can flood the site, particularly in winter. Over the past few decades, deteriorating water quality and more persistent flooding have contributed to a reduction in biodiversity and a</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
			species within the site.	<p>decline in many site features.</p> <p>Chippenham Fen is affected by high nutrient water reaching the fen from a mixture of groundwater, rainfall and run off. In periods of low flow, poor quality water may have a more dramatic effect on the site's vascular plant assemblages. There is uncertainty of the current water quality within Chippenham Fen at present</p> <p>Hydrological changes:</p> <p>The winter flood water at Woodwalton Fen has high silt and nutrient loads which get deposited on the site and can lie on the fields for prolonged periods. Flooding also delays the start of the grazing and mowing season, which in turn promotes the vigorous growth of invasive species like soft rush and reed. These species are replacing</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>more diverse grassland communities in some areas in the south of the site where much of the site's SAC interests are situated. Instant impacts include damage and disruption to management infrastructure, flooding of nests and hibernacula (depending on time of year) and, in some instances, local extinction of species. There are concerns that water does not seep into site compartments between ditches to the extent it once did. A current project is underway at Chippenham Fen to look at how a site abstraction licence could be used to explore an alternative method to deliver support water. The water augmentation pilot project explores an alternative method of delivery of support water. The scheme is mitigation for the effects of public water supply abstraction.</p>

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
				<p>Air Pollution:</p> <p>Impact of atmospheric nitrogen deposition.</p> <p>Nitrogen deposition exceeds site relevant critical loads. This has the potential to affect the Molinia meadow and calcareous fen features although there is no information known on any current impacts.</p>
Wicken Fen Ramsar	254.39	<p>Ramsar criterion 1:</p> <p>One of the most outstanding remnants of the East Anglian peat fens. The area is one of the few which has not been drained. Traditional management has created a mosaic of habitats from open water to sedge and litter fields.</p>	N/A	N/A

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>Ramsar criterion 2:</p> <p>The site supports one species of British Red Data Book plant, fen violet <i>Viola persicifolia</i>, which survives at only two other sites in Britain. It also contains eight nationally scarce plants and 121 British Red Data Book invertebrates.</p>		
Chippenham Fen Ramsar	112.13	<p>Ramsar criterion 1:</p> <p>A spring-fed calcareous basin mire with a long history of management, which is partly reflected in the diversity of present-day vegetation.</p> <p>Ramsar criterion 2:</p> <p>The invertebrate fauna is very rich, partly due to</p>	N/A	N/A

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>its transitional position between Fenland and Breckland. The species list is very long, including many rare and scarce invertebrates characteristic of ancient fenland sites in Britain.</p> <p>Ramsar criterion 3:</p> <p>The site supports diverse vegetation types, rare and scarce plants. The site is the stronghold of Cambridge milk parsley <i>Selinum carvifolia</i>.</p>		
Woodwalton Fen Ramsar	208.13	<p>Ramsar criterion 1:</p> <p>The site is within an area that is one of the remaining parts of East Anglia which has not been drained. The fen is near natural and has</p>	N/A	N/A

Site name	Area (hectares)	Qualifying Features	Conservation Objectives (only available for SACs and SPAs)	Key vulnerabilities / factors affecting site integrity
		<p>developed where peat-digging took place in the 19th century. The site has several types of open fen and swamp communities.</p> <p>Ramsar criterion 2:</p> <p>The site supports two species of British Red Data Book plants, fen violet, <i>Viola persicifolia</i> and fen wood-rush <i>Luzula pallidula</i>. Woodwalton also supports a large number of wetland invertebrates including 20 British Red Data Book species. Aquatic beetles, flies and moths are particularly well represented.</p>		





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Equality Impact Assessment (EqIA): Greater Cambridge Biodiversity Supplementary Planning Document

Introduction – Please read

The Public Sector Equality Duty, introduced under the Equality Act 2010, requires all public bodies, including local authorities, to have due regard to the need to:

- Eliminate unlawful discrimination, harassment, and victimisation.
- Advance equality of opportunity between those who share a protected characteristic and those who do not.
- Foster good relations between those who share a relevant protected characteristic and those who do not.

Equality Impact Assessments (EqIAs) allow the Council to:

- Show that we are meeting this legal duty by demonstrating due regard for the provisions of the Public Sector Equality Duty.
- Identify possible negative impacts on individuals and groups with protected characteristics, plan mitigating action and seek to maximise opportunities to advance equality within our activities.

EqIAs provide a methodical approach to the assessment of impacts across the [nine protected characteristics](#) and should be completed during the development and review of all Council policies, strategies, procedures, projects or functions. Where there is any doubt, the completion of an EqIA is always recommended.

Throughout the course of this form, please hover over the  symbol for guidance in relation to specific questions. When the form is completed, please send an

electronic copy to equality.schemes@scambs.gov.uk. If you require any additional support completing the form, please email the above address.

Equality Impact Assessment Complete Form

Section 1: Identifying Details

- 1.1 Team and Service completing EqIA:
Planning Policy Team, Greater Cambridge Shared Planning Service.
- 1.2 Title of proposal:
Greater Cambridge Biodiversity Supplementary Planning Document (SPD)
- 1.3 EqIA completion date:
January 2022
- 1.4 Proposal implementation date:
Early 2022 - Adoption of the Supplementary Planning Document.
- 1.5 Who will be responsible for implementing this proposal:
Greater Cambridge Shared Planning Service and external stakeholders.

Section 2: Proposal to be assessed

- 2.1 Type of proposal:
Policy guidance – Supplementary Planning Document (SPD)
- 2.2 Is the proposal: New
The Greater Cambridge Biodiversity SPD is a new document; however, it does not introduce new planning policy. The document expands and provides additional guidance on the application of policies within adopted Local Plans covering the Greater Cambridge Area, namely the South Cambridgeshire

Local Plan (September 2018) and the Cambridge Local Plan (October 2018). The Greater Cambridge Biodiversity SPD supersedes the South Cambridgeshire Biodiversity SPD 2009.

2.3 State the date of any previous equality impact assessment completed in relation to this proposal (if applicable):

- Draft Greater Cambridge Biodiversity SPD – July 2021.
- Assessments completed during the preparation of the two adopted Local Plans to which this supplementary guidance relates.

2.4 What are the headline aims of the proposal and the objectives that will help to accomplish these aims? (Approximately 250 words)

The Greater Cambridge Biodiversity SPD has been prepared to assist the delivery of adopted Local Plan policies relating to the conservation and enhancement of biodiversity. It provides technical guidance, for individuals, businesses and organisations submitting planning applications, on the information that is required to demonstrate compliance with adopted planning policies relating to biodiversity. In providing such guidance, the SPD seeks to ensure that all new development complies with current planning policy and contributes to the councils' commitment to deliver measurable biodiversity net gain across Greater Cambridge.

Specific objectives of the document are as follows:

- To explain terminology associated with biodiversity conservation to assist applicants' understanding of the importance of biodiversity within the wider environment of Greater Cambridge.
- To be clear on the ways in which development proposals in Greater Cambridge can be formulated in an appropriate manner to avoid harm to biodiversity and to provide a long-term, measurable net gain for biodiversity.
- To encourage applicants to protect, restore and enhance locally relevant natural habitats and ecological features on their sites and to create new habitats, as part of a high-quality design.
- To assist applicants to gain planning permission in Greater Cambridge more quickly by informing them of the level of information expected to accompany planning applications.

The SPD provides guidance on the following policies contained within the adopted South Cambridgeshire Local Plan (2018):

- NH/2 Protecting and Enhancing Landscape Character
- NH/3 Protecting Agricultural Land
- NH/4 Biodiversity
- NH/5 Sites of Biodiversity or Geological Importance
- NH/6 Green Infrastructure
- NH/7 Ancient Woodlands and Veteran Trees
- CC/8 Sustainable Drainage Systems
- HQ/1 Design Principles

The SPD provides guidance on the following policies contained within the adopted Cambridge Local Plan (2018):

- Policy 7 The River Cam
- Policy 8 Setting of the city
- Policy 31 Integrated water management
- Policy 52 Protecting garden land and the subdivision of existing dwelling plots
- Policy 57 Designing New Buildings (criteria h)
- Policy 58 Altering and extending existing buildings
- Policy 59 Designing landscape and the public realm
- Policy 66 Paving over front gardens
- Policy 69 Protection of sites of biodiversity and geodiversity importance
- Policy 70 Protection of Priority Species and Habitats
- Policy 71 Trees

2.5 Which of South Cambridgeshire District Council's business plan priorities does this proposal link to?

- Helping Businesses to grow - ✓
- Building homes that are truly affordable to live in - ✓
- Being green to our core - ✓
- A modern and caring council - ✓

2.6 Which of South Cambridgeshire District Council's equality objectives (as detailed in SCDC's Equality Scheme) does this proposal link to or help to achieve?

- Identify, prioritise and deliver actions that will narrow the gap in outcomes between disadvantaged groups and the wider community- ✓
- SCDC is an employer that values difference and recognises the strength that a diverse workforce brings - ✓
- Protected characteristic groups have a voice and are represented in forming the future shape of the district - ✓

2.7 Which of Cambridge City Council's equality objectives (as detailed in CCC's Equality Scheme) does this proposal link to or help to achieve?

- To further increase our understanding of the needs of Cambridge's growing and increasingly diverse communities so that we can target our services effectively - ✓
- To continue to work to improve access to and take-up of Council services from all residents and communities - ✓
- To work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community - ✓

2.8 Which groups or individuals will the proposal affect:

- | | |
|---------------------------|-----------------|
| • Service Users ✓ | • Councillors ✓ |
| • External Stakeholders ✓ | • Other ✓ |
| • Employees ✓ | |

If other, please specify – all residents and visitors to the Greater Cambridge area.

2.9 How will these groups or individuals be affected?



The Greater Cambridge Biodiversity SPD has been prepared to provide a clear framework to better enable consideration of biodiversity issues in decision making relevant to the delivery of new development across the Greater Cambridge area.

The SPD will apply to new development across the Greater Cambridge area. As such, there is potential for it to affect a large and wide-ranging proportion of existing and future communities by facilitating environmental improvements and improved access to natural green spaces within and around new developments.

The SPD sets out guidance to assist applicants for planning permission in meeting local and national policy requirements for biodiversity in their proposed developments. In this regard, the SPD will specifically affect applicants, agents, landowners, and developers by providing additional clarification and guidance.

As part of the public consultation on the draft SPD held from 23 July 2021 to 17 September 2021, views were invited from a range of local groups and individuals, including the following:

- Existing and future residents of Greater Cambridge
- Local Parish Councils and Residents Associations
- Local Members
- Cambridgeshire County Council
- Adjacent Local Authorities
- Cambridgeshire and Peterborough Combined Authority
- Delivery partners, including householders, landowners, developers, infrastructure providers, transport providers
- Community organisations
- Local businesses

The views expressed by individuals, communities, businesses, academic institutions, and stakeholders during the consultation have fed into the final version of the SPD. All consultation and community engagement in respect of the draft Biodiversity SPD was undertaken in accordance with the [Greater Cambridge Shared Planning Statement of Community Involvement](#) (2019), including the Addendum prepared in response to restrictions related to the Coronavirus pandemic.

2.11 How many people will this proposal affect?

The Biodiversity SPD has the potential to affect all existing and future residents, workers, and visitors to the Greater Cambridge area.

2.12 If any part of the proposal is being undertaken by external partners, please specify how SCDC will ensure that they will meet equality standards?

The Greater Cambridge Shared Planning Service commissioned external consultants to prepare the draft version of the Biodiversity SPD, with oversight and input from a Project Team of specialist officers from within the Service. The procurement process addressed tackling inequalities in employment and equal opportunities for our communities.

Section 3: Evidence and Data

3.1 Describe any research (this could include consultation) and analysis you have undertaken to understand how [protected characteristic groups](#) are likely to be affected? Please list any key sources that you used to obtain this Information. 

The South Cambridgeshire District Council [Equality Scheme](#) describes the district as a rural area with a population which is expected to grow at faster than the national average. A growing elderly population, greater mobility, immigration, and other social trends are making changes to the population. These changes will accelerate as a result of the population growth facing the district in the future, leading to a more diverse society than previously. The following is a snapshot of the residents of South Cambridgeshire:

- At present approximately 19% of the South Cambridgeshire population falls within the 65+ age group and this is expected to grow to approx. 22% in 2031.
- In 2011 approximately 14% of the population declared a disability whereby day-to-day activities are limited a little or a lot.
- The 2011 Census data shows that in South Cambridgeshire 87.3% of the population were White British (which has fallen in the last ten years from 93.2%) and 6% declared themselves as White Irish, White Gypsy/Irish Traveller and White Other.

The Cambridge City Council [Equality Scheme 2018 – 2021](#) sets out the Council’s proposed objectives related to equality and diversity work over the three year period and includes useful data regarding the nine protected characteristics collated from a range of Council services and functions. It describes the city as an urban area which is experiencing growth. The following is a snapshot of the residents of Cambridge:

- The number of households increased by 9.5% between 2001 and 2011.
- There is a bulge in the number of people in the 16 to 24 and 25 to 39 age groups. This reflects the large number of students living in the city.
- Overall, the population of Cambridge had aged slightly; however, the increase in the number of older people as a proportion of the population was not as high as in other areas.
- 34% of Cambridge residents are from minority ethnic groups compared to 15.5% for the County as a whole. 11% of the population are Asian/Asian British compared to 4.1% in the County and 1.7% are Black/African/Caribbean/Black British compared to 1% in the County.

No evidence has been found to suggest the SPD will have a specific adverse impact upon protected characteristic groups; however, it does have the potential to deliver increased access to natural green spaces and other green infrastructure for the benefit of whole communities across Greater Cambridge. Such access has been shown to have a positive impact upon an individual’s mental health and overall well-being.

3.2 Describe any research (this could include consultation) and analysis you have undertaken to understand any effects on any other groups of people not mentioned in the nine [protected characteristic groups](#) (for example people who live in rural areas, who live in areas of high growth, or from low-income backgrounds). 

n/a

3.3 If you have not undertaken any consultation, please detail why not, or when consultation is planned to take place. 

Public consultation exercises were undertaken at various stages in the preparation of both adopted Local Plans covering the Greater Cambridge area. This is evidenced in the [South Cambridgeshire Local Plan \(2018\) Consultation Statement](#) and the [Cambridge Local Plan \(2018\) Consultation Statement](#).

The draft Biodiversity SPD was subject to a formal public consultation from 23 July to 17 September 2021, in accordance with the [Greater Cambridge Shared Planning Statement of Community Involvement \(2019\)](#), (including the Addendum prepared in response to restrictions related to the Coronavirus pandemic), to actively engage with the local community and key stakeholders. During the consultation period the draft SPD and supporting documents were available to view on the Greater Cambridge Shared Planning website. A wide range of stakeholders, including equalities organisations representing the interests of the protected characteristics, were notified of the consultation. Consultation documents were made available in an accessible format online and paper copies were available on request. It was possible to make comments on the draft SPD using an online questionnaire. For those without access to the internet, or experiencing difficulties responding online, a contact telephone number for the Natural Environment Team at the Planning Service was provided.

A Statement of Consultation has been prepared which sets out the nature of the consultation undertaken, including a summary of who was consulted, the main issues raised in representations and how these were addressed in the final version of the SPD.

Section 4: Impact of proposal on those with protected characteristics

4.1 Age:

4.1.1 Has your research identified that the proposal will have an impact on this protected characteristic?

The guidance provided by the SPD applies to new development and has the potential to improve access to natural green spaces across the Greater Cambridge area. Such improved access may be beneficial to specific age groups. For example, the provision of 'green corridors' within a new residential development may be of particular benefit to those residents unable to drive to similar amenities further afield i.e., younger or older age groups. The provision of natural green spaces within a new business park may be particularly beneficial to people of working age as it may be possible to access these during the working day.

The Planning Service were mindful of this protected characteristic in planning for the public consultation on the draft SPD. It is recognised that younger age groups are less likely to engage in consultations. To reach out to younger people, organisations such as the ChYpPS (Children and Young People's Participation Service) were notified of the consultation exercise and regular updates were posted on social media platforms throughout the consultation period to raise awareness.

Evidence suggests that a relatively high proportion of people within older age groups may not have access to the internet and therefore are less able to participate in public consultation exercises. Whilst current COVID-19 restrictions have limited the opportunities for members of the public to view hard copies of documents at council buildings, a contact telephone number for the Natural Environment Team was provided on all publicity materials, including public notices, which enabled appropriate viewing arrangements to be made.

4.1.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Impact – Neutral

4.1.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.2 [Disability:](#)

4.2.1 Has your research identified that the proposal will have an impact on this protected characteristic?

Whilst no specific impacts on this protected characteristic have been identified, the Biodiversity SPD has the potential to improve access for less mobile individuals and groups to natural green spaces within or around new developments in Greater Cambridge.

The Planning Service was mindful of this protected characteristic in planning for the public consultation on the draft SPD by ensuring all documents were made available in an accessible format. Provision was made for respondents to submit their comments using an online questionnaire. For those without access to the internet, or experiencing difficulties responding online, a contact

telephone number for the Natural Environment Team was provided. Braille and large print versions of the documents were available on request.

4.2.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Impact – Neutral

4.2.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.3 [Gender Reassignment:](#)

4.3.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO.

4.3.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Impact – Neutral

4.3.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.4 Marriage and Civil Partnership:

4.4.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO.

4.4.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Impact – Neutral

4.4.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.5 Pregnancy and Maternity:

4.5.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO

4.5.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Impact – Neutral

4.5.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.6 Race:

4.6.1 Has your research identified that the proposal will have an impact on this protected characteristic?

Whilst no specific impact on this protected characteristic has been identified, during the forthcoming consultation members of the public will be provided with a contact telephone number to arrange to access the consultation documents translated into other languages, should this be required.

4.6.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Impact – Neutral

4.6.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.7 Religion or Belief:

4.7.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO

4.7.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Impact – Neutral

4.7.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.8 [Sex:](#)

4.8.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO.

4.8.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 
- approximately 250 words per impact

Impact – Neutral

4.8.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.9 Sexual Orientation:

4.9.1 Has your research identified that the proposal will have an impact on this protected characteristic?

NO.

4.9.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Impact – Neutral

4.9.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

4.10 Other: (e.g., rurality, growth, socio-economic status etc.)

4.10.1 Has your research identified that the proposal will have an impact on this protected characteristic?

The guidance provided by the SPD applies to new development and has the potential to improve access to natural green spaces across the Greater Cambridge area. Such improved access may be of particular benefit to those within lower income groups who may be less likely to have use of a car to drive to similar amenities further afield.

People from lower income groups may not have access to the internet and therefore could be less able to participate in public consultation exercises. Whilst COVID-19 restrictions limited the opportunities for members of the public to view paper copies of documents at council buildings, a contact telephone number was provided on all publicity materials, including public notices, to enable alternative viewing arrangements to be made.

4.10.2 Describe the impacts of the proposal on this protected characteristic group identified through your research, including

- whether each impact is positive, neutral or negative
- whether it is a high, medium or low impact. 📖
- approximately 250 words per impact

Impact – Neutral

4.10.3 Please complete the table below to detail actions that need to take place to minimise the negative and maximise the positive impacts raised in the previous question:

Action	Responsible Officer	Timescale for completion	How will the actions be monitored?
Public consultation and review of feedback undertaken.	Greater Cambridge Shared Planning Service	Early 2022 – SPD adoption following consultation & subsequent amendments.	Statement of Consultation prepared setting out who was consulted, any issues arising, and how they have been addressed.

Section 5: Summary

5.1 Briefly summarise the key findings of the EqIA and any significant equality considerations that should be taken into account when deciding whether or not to proceed with the proposal (this section can be included within the ‘equality implications’ section of any committee reports). (Approximately 250 words).

The Draft Greater Cambridge Biodiversity SPD was subject to a public consultation exercise in summer 2021. A wide range of stakeholders, including statutory consultees, community groups and equalities organisations representing the interests of the protected characteristics, were notified of the consultation. No specific equality issues were raised as a result of the consultation.

5.2 Confirm the recommendation of the officer completing the EqIA:

- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination

and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.

5.3 Date of completion:
January 2022

Section 6: Sign Off

- 6.1** Approving officer EqIA review outcome: (delete as appropriate):
- Approved (No major change): Your analysis demonstrates that the policy is robust, and the evidence shows no potential for discrimination and that you have taken all appropriate opportunities to advance equality and foster good relations between groups.
- 6.2** Do you give permission to publish this EqIA on SCDC website (delete as appropriate)? If no, please state reason.
Yes.
- 6.3** When will this proposal next be reviewed and who will this be?
New biodiversity policies will form part of the emerging Greater Cambridge Local Plan, which will be subject to further equality impact assessments.
- 6.4** Approving officer signature:
- 6.5** Date of approval: January 2022

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Item

North East Cambridge Area Action Plan Proposed Submission) (Regulation 19)

Key Decision

To:

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Transport
Planning & Transport Scrutiny Committee 11 January 2022

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development
Tel: 01223 457009 Email: stephen.kelly@greatercambridgeplanning.org

Wards affected:

East Chesterton, West Chesterton, Abbey plus wider City

1. Executive Summary

- 1.1. This report seeks agreement of the Proposed Submission North East Cambridge Area Action Plan (AAP) that establishes the Councils' policies and proposals for managing development, regeneration and investment in North East Cambridge over the next twenty years and beyond.
- 1.2. It follows public consultation on the draft Area Action Plan in July 2020 that sought to elicit views on the development proposals for the area as a whole and the contribution individual sites and development parcels would make, in terms of housing, employment, and social and physical infrastructure, as well as the detailed proposals for development management policies, and how these would contribute towards delivery of the vision and objectives for the area as a whole.

- 1.3. This report summarises the main issues raised in comments made to consultation on the draft Area Action Plan document and the changes that have been made in response to those issues and to new evidence, in preparing the Proposed Submission AAP for approval by both local planning authorities.
- 1.4. The Proposed Submission AAP is to be reported to the respective decision-making committee process of the Councils over December 2021 to January 2022. The next stage of consultation will then need to await the outcome of the Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant, on which the AAP is predicated.

2. Recommendations

- 2.1. The Executive Councillor is recommended to:
 1. Agree the North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) (Appendix A1) and Proposed Submission Policies Map (Appendix A2) for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved;
 2. Note the Draft Final Sustainability Report (Appendix B), and Habitats Regulation Assessment (Appendix C) and agree them as supporting documents to the North East Cambridge Area Action Plan: Proposed Submission (Regulation 19) that will also be subject to future public consultation;
 3. Agree the following supporting documents to future public consultation:
 - a. Statement of Consultation, including the Councils' consideration of and responses to representations received to the draft North East Cambridge Area Action Plan (Regulation 18) consultation 2020 (Appendix D);
 - b. Duty to Cooperate Compliance Statement (Appendix E);
 - c. Draft Duty to Cooperate Statement of Common Ground (Appendix F);
 - d. Equalities Impact Assessment (Appendix G);
 - e. Topic papers (Appendix H).
 4. Agree the findings of the following background evidence documents prepared by the Councils that have informed the North East Cambridge

Area Action Plan: Proposed Submission and are proposed to accompany future public consultation:

- a. Typologies Study and Development Capacity Assessment (Appendix I1);
 - b. Surface Water Drainage Core Principles (Appendix I2);
 - c. Chronology of the feasibility investigations of redevelopment of the Cambridge Waste Water Treatment Plant (Appendix I3).
5. Note the findings of the background evidence documents that have informed the North East Cambridge Area Action Plan: Proposed Submission and are proposed to accompany the public consultation (see Background documents to this report);
6. Agree that any subsequent material amendments be made by the Cambridge Executive Councillor for Planning Policy and Transport in consultation with Chair and Spokes, and by the South Cambridgeshire Lead Member for Planning, both in consultation with the JLPAG;
7. Agree that any subsequent minor amendments and editing changes be delegated to the Joint Director of Planning and Economic in consultation with Cambridge Executive Councillor for Planning Policy and Transport and by the South Cambridgeshire Lead Member for Planning.

3. Background

- 3.1. Cambridge City Council and South Cambridgeshire District Council (the Councils), with the support of Cambridgeshire County Council, began work on preparing a joint AAP in February 2014 with publication of an initial Issues & Options document.
- 3.2. The extent and ambition for the area's regeneration has grown since that time and, in particular, following the confirmation of the Housing Infrastructure Funding (HIF) to relocate the Waste Water Treatment Plant (WWTP) that, if approved, would enable a comprehensive approach to this urban site. The Area Action Plan is predicated on that relocation taking place. Combined with the delivery of significant new transport infrastructure that will serve North East Cambridge, there is now an opportunity to realise regeneration across the area which can deliver a balanced, mixed and self-sustaining new city district.
- 3.3. The AAP has been the subject of three rounds of public consultation:
- Issues and Options – 8th December 2014 – 2nd February 2015

- Issues and Options – 11th February – 25th March 2019
- Draft Area Action Plan– 27th July – 5th October 2020

Current stage

- 3.4 This report introduces the next stage of the AAP’s production – the ‘Proposed Submission’ stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This represents the first formal version of the AAP that the Councils consider ‘sound’ and capable of submission for Independent Examination in Public.
- 3.5 To be a ‘sound’ plan, the National Planning Policy Framework (NPPF) requires that plans must be:
- Positively prepared – the Proposed Submission AAP represents a proactive strategy that can realise and manage the significant regeneration of the NEC area, having regard to local needs, site constraints, and infrastructure requirements.
 - Justified – the policies and proposals of the Proposed Submission AAP represent the most appropriate local response when considered against reasonable alternatives and the findings of the evidence base.
 - Effective – the policies and proposals of the Proposed Submission AAP are deliverable during its plan period and based on effective joint working, including with affected and interested parties as well as our delivery partners.
 - Consistent with national policy – the implementation of the Proposed Submission AAP would secure the delivery of sustainable development in accordance with the policies of the NPPF.

Main changes made within the Proposed Submission AAP

- 3.6 The following section of the report summarises the main changes made in the Proposed Submission AAP in response to:
- Over 4,000 comments received to consultation on the Councils’ draft Area Action Plan in 2020;
 - the outcomes of discussions held with the engagement Forums and delivery partners on key issues;

- further analysis of social and physical infrastructure required to support new development and to deliver the spatial vision for the area; and
- the findings of topic papers and evidence base studies on a range of matters including transport; employment; housing; retail; community facilities; landscape and visual impacts; biodiversity; air quality; flood risk and sustainable drainage; development typologies; and development capacities.

3.7 The detailed comments received to consultation are published on the [Councils' consultation website](#). The Councils' response to the issues raised, alongside our consideration of the evidence base and the outcomes of engagement with our delivery partners, are provided in the Statement of Consultation (Appendix B), including a summary of the changes made to the AAP. It also contains an appendix showing the detailed changes between the 2020 draft AAP and the Proposed Submission AAP.

The Vision for North East Cambridge

3.8 There was broad support for the draft Vision, in particular, the low carbon ambition, the priority afforded to active travel and public transport use, and the integration of North East Cambridge with surrounding communities. Subtle changes have been made to the Vision to include specific reference to North East Cambridge being a healthy place, reflecting the Councils' priority and ambition, and to refer to high quality development, recognising the importance of good design and making North East Cambridge a place where people are proud to live and work.

Housing

3.9 While concerns were raised about the quantum and density of new residential development being proposed for NEC, the evidence from the emerging Greater Cambridge Local Plan confirms that NEC is a highly sustainable location and the benefits of locating homes close to jobs. Therefore, the quantum of housing is to be broadly maintained with 8,350 new homes proposed, but densities have been reduced across the AAP area. This follows further analysis of different development typologies. The average density across the housing areas are now around 100 dwellings per hectare, similar to other developments like Eddington. The densities range from 70 homes per hectare around the edges of the area up to 300 homes per hectare within the District Centre.

- 3.10 Changes have also been made to Policy 11, which concerns the housing design standards to be applied, with additional detail included to ensure all new dwellings provide good living environments, address noise issues and overheating, and that private outdoor space cannot be delivered in the form of communal space. The policy has also been updated to include the requirements for accessible homes, including wheelchair accessible housing.

Building Heights

- 3.11 In response to concerns about the proposed height of new buildings within NEC, the heights have been reduced to 4-6 storeys generally, with a maximum height of 10 storeys. This is a reduction from the proposals in the 2020 draft AAP, which proposed 5-8 storeys generally with a maximum of 13 storeys. Following further evidence undertaken on heritage and townscape impacts of development at NEC, the Spatial Framework also addresses advice that development should not exceed certain heights in certain locations, and it identifies where 'marker buildings' can be delivered to achieve placemaking benefits whilst protecting and enhancing the historic and build environment.

Open Space Provision

- 3.12 A number of comments received raised concerns with the amount of open space provision proposed within NEC. Related to this was concerns this could place pressure on the surrounding open spaces as well as the growing appreciation of benefits of access to local green spaces for mental health and wellbeing as a result of the COVID-19 pandemic.
- 3.13 In response, the Spatial Framework of the AAP has been amended so the amount of on-site open space provision will now meet the Cambridge City Council informal open space and children's play standards in full. In quantum terms, this represents an increase in new open space from circa 10.4 hectares to 27.6 hectares. In addition, new and enhanced links for pedestrians and cyclists from NEC across the A14 and the railway to the wider countryside to the north and east will continue to provide access to the wider countryside network.
- 3.14 Further changes to Policy 8 seek to secure an improved distribution of open spaces across NEC; ensure all new homes will be within a five-minute walk of a local public open space; and clarify the expectation that

the open spaces to be provided will be high quality, low maintenance, water efficient, multi-functional, multi-use, accessible and multi-generational and useable throughout the year, as well as making provision for a wide range of food growing spaces, including as part of a comprehensive landscape led approach to open spaces.

Commercial Floorspace and Jobs

- 3.15 To meet the increased open space standards, and to address concerns about the balance to be achieved between homes and jobs within NEC, the amount of new commercial (office) floorspace to be provided across NEC has been reduced by 25%. This brings the overall provision of new jobs down from 20,000 to 15,000 (in Policy 1) and will help reduce traffic and improve the ability to comply with the Trip Budget (Policy 22), which caps the maximum level of external vehicular peak hour trips within which future development must keep within.

Safeguarded Uses

- 3.16 Policy 24b has been updated to provide specific guidance on a number of existing protected or safeguarded uses and strategic uses requiring protection/relocation. These include the Waste Transfer Station and Aggregates Railheads (both protected by the Minerals and Waste Local Plan) and the Bus Depot (a strategic public transport facility) all located within or around Cowley Road Industrial Area. The policy changes clarify the preference in the AAP to see these uses relocated to suitable off-site locations to deliver upon the Spatial Framework but recognise this process may take time and, in some cases, may require interim measures, including relocation of the Waste Transfer Station to an area adjacent to the Aggregates Railheads, preferably on an interim basis. The processes by which these could take place have been agreed with relevant bodies in two statements of common ground included within the overall Statement of Common Ground for the AAP (see Appendix F).

Industrial Floorspace

- 3.17 Changes have been made to Policies 12b and 24b to strengthen the requirement that there is no net loss in the quantum of existing industrial (Class B2 and B8) floorspace as a result of the regeneration of NEC. This includes confirming the current levels of provision and how this

should be re-provided in the North East Cambridge area. The retention of the same amount of industrial floorspace is important to maintain a mix of uses and a variety of employment opportunities within the area.

- 3.18 Further amendments have also been made that respond to comments about the potential for existing businesses to be displaced. These clarify that the policies concern only the protection of the amount of industrial floorspace and not the existing occupiers. However, reference has been added about the support the Councils corporately would intend to provide to occupiers that may be affected, including helping to identify suitable alternative sites. Together, the policies promote the consolidation and intensification of industrial uses to the Cowley Road Industrial Area and the northern portion of the Chesterton Sidings area.
- 3.19 Other changes are required to reflect that Nuffield Road Industrial Estate is now proposed to be redeveloped for residential use, with the equivalent industrial floorspace required to be re-provided within the Cowley Road Industrial Estate and/or the northern part of the railway sidings area. As well as providing space for businesses, the intensification of the industrial floorspace within these areas will provide a buffer to the existing Aggregates Railheads and the adjacent proposed interim area for relocation of the Waste Transfer Station, helping to mitigate the impact of these safeguarded uses on any nearby residential development.

Biodiversity

- 3.20 The requirement to increase biodiversity overall (biodiversity net gain) has now increased from 10% to 20% in line with the emerging Greater Cambridge Local Plan policy proposals. The policy notes that achieving this fully on-site may be challenging due to the higher density nature of the North East Cambridge site, so will be considered on a case by case basis and at least 10% net gain should be on-site. 20% is double the biodiversity net gain now required under the recently passed Environment Act 2021.

Community Facilities

- 3.21 Following further evidence on a townscape assessment of the proposed Spatial Framework and revision to the Retail Study, the AAP now includes five centres and an enhanced level of retail provision than previously proposed (see Policy 15). All homes within NEC will now be

within a five-minute walk of a District or Local Centre which will serve the day to day needs of people living in the area.

- 3.22 In addition, the County Council has updated the population forecasts and child yields for NEC and have recommended the previous safeguarded site for a Secondary School is no longer required based on the assumed housing mix. Policy 14 continues to make provision for three primary schools within NEC, including nursery provision. This is despite the updated Education topic paper recommending a requirement for two primary schools. However, to reflect this, the primary school site identified for the new Greenway Local Centre is proposed as a safeguard site in case it is required at a later stage in of the Plan, which will likely be influenced by the actual dwelling mix being delivered through permitted schemes.

Other Matters

- 3.23 Other comments raised concerned the implications of the COVID-19 pandemic and whether this would affect the proposals being put forward through the AAP. In particular, the demand for new employment floorspace should working patterns change permanently, the reduction in the use of public transport, and the value placed on private amenity space and local parks for health and wellbeing.
- 3.24 While provision of amenity space and informal open space and play space are being increased in the Proposed Submission AAP, other potential impacts will need to be monitored. Specifically, the National Planning Policy Framework provides that Local Plans should be reviewed within 5-years of adoption. This will enable the Councils and our partners to reflect on the impacts of living with COVID-19 and to take account of any implications for meeting needs, including requirements to support the recovery from the pandemic.
- 3.25 Other comments queried whether the Waste Water Treatment Plant (WWTP) needed to be relocated and whether the full environmental costs of this were being taken into account through the preparation of the AAP.
- 3.26 The relocation of the WWTP is being advanced by Anglian Water through a Development Consent Order (DCO) following confirmation of the grant of the Housing Infrastructure Fund bid made by Anglian Water, in partnership with Cambridge City Council as a landowner and developer and prioritised and promoted by Cambridgeshire and

Peterborough Combined Authority. The DCO process is an entirely separate statutory planning process from the plan-making process and will be determined under different legislation. It is therefore not a project or proposal within the scope of the emerging Greater Cambridge Local Plan or AAP to influence. Rather both plans are being prepared on the basis that the WWTP will be relocated, but this is not a requirement of either plan. The WWTP relocation will, however, be considered in the Sustainability Appraisal for both the emerging Greater Cambridge Local Plan and the AAP, as a plan or project being brought forward by another body, as part of assessing the cumulative impacts of the Plans.

- 3.27 The Scoping Opinion relating to the Development Consent Order process for the new Waste Water Treatment Plant has now been published by the Planning Inspectorate. With specific reference to the decommissioning and demolition of the existing plant, it requires assessment of the cumulative impacts of the proposal for the new works together with the effects of waste generated from demolition activities at the existing sewage works. Additionally, Policy 2 of the Proposed Submission Area Action Plan requires planning applications to calculate carbon emissions through a Whole Life Carbon Assessment, to demonstrate actions to reduce life-cycle carbon emissions and also to reduce construction waste.
- 3.28 It is acknowledged that the relocation of the WWTP would unlock a brownfield urban site that the evidence shows is a very sustainable location for development. Including the site in the two Plans at this stage ensures that future development in this area is brought forward in a comprehensive and coherent manner.
- 3.29 The formal agreement by the Councils of the Proposed Submission AAP will be an important factor in the DCO Examination process to demonstrate commitment to development of the area as well as conclude the Draft (Regulation 18) stage of the preparation of the Area Action Plan.
- 3.30 The Greater Cambridge Local Development Scheme (LDS) sets out the plan making process for both the emerging Greater Cambridge Local Plan and the AAP. The LDS is clear that the plans will only progress to the later formal stages (proposed submission publication for consultation and submission for independent examination in public) when the DCO for the relocation of the WWTP is determined and if it is approved.

- 3.31 A further matter raised through the consultation on the AAP was the Fen Road level crossing which is outside but close to the NEC area. Feedback has suggested that the level crossing should be replaced by a bridge over the railway into the NEC area due to the duration that the barrier is down and the severance it causes the community to the east of the railway.
- 3.32 Network Rail made representations to the Draft Area Action Plan (2020) consultation and in respect of the level crossing said: “Whilst it is acknowledged that Fen Road Level Crossing is located outside the Draft North East Cambridge AAP boundary, Network Rail welcomes further discussion with GCSP, Cambridgeshire County Council and other stakeholders in relation to the crossing and potential opportunities for alternative access routes”. Given the crossing is outside the AAP area, the planning authorities, along with the highways authority and the CPCA have sought to engage with Network Rail through the Greater Cambridge Local Plan Transport Sub-Group, that has met on a 6 weekly basis, as the responsibility for any changes to a level crossing needs to be taken by Network Rail. Despite early engagement and discussions on this issue and how options for addressing it could be considered through the Ely Area Capacity Enhancement (EACE) programme, there has not been any direct engagement from Network Rail for a number of months.
- 3.33 A second phase of consultation on the EACE programme was recently undertaken by Network Rail, which concluded that no measures are proposed at the Fen Road level crossing. Network Rail attended the Cambridge City Council North Area Committee on Thursday 18 November at the Councils’ invitation and made a presentation on the EACE consultation and why no measures were proposed for Fen Road crossing. In response to questions from councillors from both Councils raising their strong concerns and the safety of the crossing including access for emergency vehicles, they indicated that if the Councils wished to discuss the matter, Network Rail would be willing to do so. Representatives of Network Rail indicated that it was not suggesting that it was for others to resolve matters the responsibility of Network Rail but that it needed to work with third parties to discuss options.
- 3.34 The Councils have subsequently responded to the consultation via Lead Member out of cycle decisions and will continue to lobby through that programme for Network Rail to engage meaningfully with the Councils,

County Council, CPCA and affected communities to work up an acceptable solution for Network Rail to implement.

Supporting Evidence

3.35 The Proposed Submission draft of the AAP is informed by a raft of supporting evidence base studies and topic papers. A number of these are a statutory requirement to prepare:

- A Sustainability Appraisal (Appendix B), which assesses the likely environmental, social and economic impacts (both positive and negative) of implementing the policies and proposals being put forward in the AAP. The SA informs the plan-making through an iterative process by helping to refine the plan's contents, ensuring we understand the sustainability impacts of proposals, and the reasonable alternatives, and then recommending changes to help mitigate negative impacts or optimise positive benefits. The AAP SA concludes that the proposal will help meet needs for jobs and homes and has a strong focus on moving towards net zero carbon emissions. The AAP is expected to result in overall significant positive effects against the majority of SA objectives. The SA has highlighted a risk of significant negative effects on air quality occurring, especially along the A14 Corridor AQMA, in combination with other developments to the north and east of Cambridge, if the trip budgets which the AAP seeks to achieve are exceeded in practice, which highlights the importance of this policy requirement. The alternative policy options for the AAP generally performed worse than the policies in the Proposed Submission AAP;
- A Habitat Regulations Assessment (Appendix C), which determines whether the draft NEC AAP policies and proposals might adversely affect the protected features of wildlife habitat sites that have international designations, concluded no adverse effect on integrity as a result of increased demand for recreation, water quality and water supply provided that the safeguards and mitigation measures required by the plan are successfully implemented and that in respect of water supply, the WRE Water Management Plan with adequate new water supply sources identified is in place prior to adoption of the plan; and
- An Equalities Impact Assessment (Appendix H), which is a systematic way of assessing whether the proposed policies of the

NEC AAP might have a differential impact on particular communities, or groups within communities. The AAP EQIA concluded that the plan is robust, and the evidence shows no potential for discrimination and that all appropriate opportunities have been taken to advance equality and foster good relations between groups.

3.36 The other evidence base studies and topic papers have been prepared to support the policies and proposals of the Proposed Submission NEC AAP. All of these studies are available to view on the Greater Cambridge Shared Planning website alongside the Proposed Submission of the AAP, so that all interested or affected parties can scrutinise their detail, assessments, and findings.

Consideration of this report by the Joint Local Plan Advisory Group

3.37 The Joint Local Plan Advisory Group (JLPAG) considered this report on the 30 November 2021.

3.38 In response to the Proposed Submission North East Cambridge Area Action Plan and supporting documents, Members had made the following substantive comments:

- One member noted that both Councils' land ownership status within the document should be more clearly stated.
- Various members noted and supported the increase in on-site informal and children's play space provision but queried the scale of the spaces proposed.
- One member queried the reduction in building heights and whether this would optimise the benefits of developing the area.
- Various members noted the proposed off-site swimming pool approach and discussion took place about the benefits and risks of this and the relationship between the Area Action Plan and the emerging Greater Cambridge Local Plan.
- Some members queried the provision of on-site formal outdoor sports facilities and discussion took place about the benefits of this as well as the consequences this may have on the proposed mix of uses, amount and form of future development.
- Support was noted by one member on the approach to limiting water usage to 80 litres, per person, per day.
- One member questioned the types of employment spaces proposed and the interrelationship between this and the emerging Greater Cambridge Local Plan.

- Members questioned whether the Area Action Plan would have an impact on Milton Country Park based on the types and forms of open space being provided on-site. Discussion took place about doorstep open space provision and one of the objectives of the Area Action Plan to improve accessibility to a number of existing and potential future wider spaces and facilities across North Cambridge and beyond.

4. Next Steps

- 4.1 The Proposed Submission AAP is to be reported to the respective decision-making committee process of the Councils over December 2021 to January 2022. The next stage of consultation will then need to await the outcome of the Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant, on which the AAP is predicated.

5. Implications

a) Financial Implications

- 5.1 Currently anticipated to be within current budgets. This will be kept under review alongside other work priorities.

b) Staffing Implications

- 5.2 Currently anticipated to be delivered within our existing resources. This will be kept under review alongside other work priorities.

c) Equality and Poverty Implications

- 5.3 The North East Cambridge Area Action Plan has been subject to an Equalities Impact Assessment (see Appendix G).

d) Net Zero Carbon, Climate Change and Environmental Implications

- 5.4 The Climate Change Rating Tool has not been applied, as the plan is subject to a more detailed Sustainability Appraisal / Strategic Environmental Assessment Process. The Proposed Submission document has also been informed by the Net Zero Carbon Study and Energy Infrastructure Capacity Study and Energy Masterplan. Policies

are proposed which would require buildings to meet net zero carbon standards, including meeting their energy needs on site where possible. Transport is the biggest generator of carbon from new development, and the North East Cambridge development strategy proposed seeks to focus development based around walkable neighbourhoods that have excellent access to public transport, open spaces, community and cultural facilities and services which meet people's day to day needs.

e) Procurement Implications

5.5 None

f) Community Safety Implications

5.6 The North East Cambridge Area Action Plan includes policies to ensure that future development provides a safe and healthy environment for local communities, including in terms of such issues as highway safety, noise, air quality and contaminated land. This is also set out within the Community Safety Topic Paper and Environmental Health Topic Paper.

6. Consultation and communication considerations

- 6.1. As set out in paragraphs 3.6 and 3.7 of this report, the North East Cambridge Area Action Plan is accompanied by a Statement of Consultation at each stage in its preparation to set out what consultation has taken place in preparing the next version of the plan. The Consultation Statement for the Proposed Submission Area Action Plan is contained as Appendix D to this report.
- 6.2. In summary, the North East Cambridge Area Action Plan has been subject to several stages of public consultation and engagement. Two Issues and Options consultations were undertaken in 2014 and 2019, whilst Landowner and Community Forums were established during this time to understand key aspirations for different interest groups. The draft North East Cambridge Area Action Plan was subject to public consultation between July and October 2020 and the responses in combination with the evidence base documents have informed the Proposed Submission Area Action Plan. Approximately 4,200 representations were made on the draft North East Cambridge Area Action Plan in 2020 and in total, around 6,900 representations have been made across the three previous rounds of consultation on the document.

7. Background papers

7.1 Background papers used in the preparation of this report:

Adopted Local Plans

Title and Author	Date Published
Adopted Cambridge Local Plan 2018	October 2018
Adopted South Cambridgeshire Local Plan 2018	September 2018

Earlier Versions of the NEC AAP

Title and Author	Date Published
Cambridge Northern Fringe Area Action Plan: Issues and Options consultation document	December 2014
North East Cambridge Area Action Plan: Issues and Options consultation document	February 2019
Draft North East Cambridge Area Action Plan Regulation 18 consultation document	July 2020

Evidence Base

Evidence base documents can all be found at the following web address: <https://consultations.greatercambridgeplanning.org/greater-cambridge-north-east-cambridge-area-action-plan/document-library>

Climate Change

Title and Author	Date published
Surface Water Drainage Core Principles (Greater Cambridge Shared Planning)	Nov-21
Greater Cambridge Local Plan: Net Zero Carbon Evidence Base - Non Technical Summary (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Defining Net Zero Carbon (Bioregional and Etude)	Aug-21

Net Zero Carbon Study - Carbon Reduction Targets (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Policy Recommendations (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Technical Feasibility (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Cost Report (Bioregional and Etude)	Aug-21
Net Zero Carbon Study - Offsetting (Bioregional and Etude)	Aug-21
Energy Infrastructure Capacity Study and Energy Masterplan (WSP)	Nov-21
Integrated Water Management Study - Outline Water Cycle Strategy (Stantec)	Aug-21
Integrated Water Management Study - Strategic Flood Risk Assessment (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix B (Setting) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix C (Geology) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix B (Key Hydraulic Features) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix C (Source Protection Zones) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D1 (EA Flood Zones) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D3 (Modelled Flood Extents) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D4 (Modelled Climate Change Flood Extents) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D5 (Areas Benefiting from Defences) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D6 (Functional Floodplain) (Stantec)	Aug-21

Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D7 (Historic Flooding) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D8 (Surface Water Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D9 (Reservoir Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D10 (Groundwater Flood Risk) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D11 (Sewer Flooding) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D12 (Flood Warning Areas) (Stantec)	Aug-21
Integrated Water Management Study Strategic Flood Risk Assessment - Appendix D2 (Best Available Hydraulic Models) (Stantec)	Aug-21
Ecology Study (MKA Ecology)	Jun-20
Area Flood Risk Assessment 2019 (Greater Cambridge Shared Planning, with Cambridge City Council and South Cambridgeshire District Council)	Jun-20
Surface Water Attenuation Report (Surface Water Drainage Space Allocation for Master Planning)2019 (Greater Cambridge Shared Planning, with Cambridge City Council and South Cambridgeshire District Council)	Jun-20

Design and Built Character

Title and Author	Date published
Mixed use development: Overcoming barriers to delivery (GL Hearn)	Jun-20
Heritage Impact Assessment (includes Archaeology) (Chris Blandford Associates)	Nov-21
Townscape Assessment (Urban Initiatives Studio)	Nov-21

Townscape Spatial Framework Review (Urban Initiatives Studio)	Nov-21
Townscape Strategy (Urban Initiatives Studio)	Nov-21
Landscape Character and Visual Impact Appraisal (TEP The Environment Partnership)	Jun-20
Landscape Character and Visual Impact Appraisal figures 2020 (TEP The Environment Partnership)	Jun-20

Jobs, Homes and Services

Title and Author	Date published
Innovation District Case Studies (Hawkins / Brown)	Jun-20
Commercial Advice and Relocation Strategy (GL Hearn)	Nov-21
Greater Cambridge Housing Strategy 2019-2023: Homes for Our Future and Annexes 1-8 (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Greater Cambridge Housing Strategy Annexe 9: Build to Rent (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Greater Cambridge Housing Strategy Annexe 10: Clustering and Distribution of Affordable Housing (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Greater Cambridge Housing Strategy Annexe 11: Setting of Affordable Rents (Cambridge City Council and South Cambridgeshire District Council)	Aug-21
Cambridgeshire and West Suffolk Housing Needs of Specific Groups (GL Hearn)	Aug-21
Housing Needs for Specific Groups – Greater Cambridge Addendum (GL Hearn)	Aug-21
Build to Rent Market in Greater Cambridge and West Suffolk (Savills)	Aug-21
Build to Rent Market Strategic Overview and Summary of Site-Specific Appraisals (Arc4)	Aug-21
North East Cambridge Market Demand Appraisal Build to Rent (Arc4)	Aug-21
Retail and Commercial Leisure Study (Retail Statement 2021 update) (Urban Shape)	Nov-21

Cultural Placemaking Strategy 2020 (LDA Design)	Jun-20
North East Cambridge Stakeholder Design Workshops 1-6 – event records (2019-2020) (Greater Cambridge Shared Planning)	Jun-20

Connectivity

Title and Author	Date published
High Level Transport Strategy (Pell Frischman, Vectos, TTP, Consulting, WSP, Town, PJA)	Nov-21
Greater Cambridge Local Plan Transport Evidence Report - Preferred Options Update (Cambridgeshire County Council)	Oct-21
Transport Evidence Base 2019 (Mott Macdonald)	Jun-20

Development Process

Title and Author	Date published
Phase 1 Geo-Environmental Desk Study (Environmental Protection Strategies Ltd (EPS))	Nov-21
Noise Model and Mitigation Assessment (SNC Lavalin / Atkins)	Jun-20
Technical Note on Examples of Noise Mitigation 2019 (SNC Lavalin / Atkins)	Jun-20
Odour Impact Assessment for Cambridge Water Recycling Centre (Odournet)	Jun-20
Demographic Briefing Paper (Cambridgeshire County Council Research Group)	Nov-21
Infrastructure Delivery Plan (Stantec)	Nov-21
Viability Assessment (Aspinall Verdi)	Nov-21
Community and Cultural Facilities Audit Provision 2019 (LDA Design)	Jun-20

Appendices

7.2 The Councils have prepared these documents to be compliant with the website accessibility requirements where possible; however some sections of individual documents may not be fully website accessibility compliant. If you would have problems accessing any sections of the appended documents, please contact the Planning Policy, Strategy and

Economy Team by email: localplan@greatercambridgeplanning.org or phone: 01954 713694.

Appendix reference	Appendix name
Appendix A1	North East Cambridge Area Action Plan - Reg 19
Appendix A2	North East Cambridge Area Action Plan Proposed Submission Policies Map
Appendix B	Sustainability Appraisal (LUC)
Appendix C	Habitats Regulations Assessment Draft Report (LUC)
Appendix D	Proposed Submission Plan Statement of Consultation
Appendix E	Proposed Submission Duty to Cooperate Compliance Statement
Appendix F	Proposed Submission Duty to Cooperate Statement of Common Ground
Appendix G	Equality Impact Assessment (EqIA): Proposed Submission
Appendix H	Topic Papers
Appendix H1	Strategy Topic Paper
Appendix H2	Climate Change, Energy, Water and Sustainable Design and Construction Topic Paper
Appendix H3	Community Safety Topic Paper
Appendix H4	Open Space and Recreation Topic Paper
Appendix H5	Employment Topic Paper
Appendix H6	Housing Topic Paper
Appendix H7	Health & Wellbeing Topic Paper
Appendix H8	Education Topic Paper
Appendix H9	Anti-Poverty and Inequality Topic Paper
Appendix H10	Skills, Training and Local Employment Opportunities Topic Paper
Appendix H11	Environmental Health Topic Paper
Appendix H12	Waste Management and Collection Topic Paper
Appendix H13	Smart Infrastructure Topic Paper: Future Mobility
Appendix H14	Smart Infrastructure Topic Paper: Digital Infrastructure
Appendix H15	Smart Infrastructure Topic Paper: Environmental Monitoring
Appendix H16	Transport Topic Paper
Appendix H17	Internalisation Topic Paper

Appendix I1	Typologies Study and Development Capacity Assessment
Appendix I2	Surface Water Drainage Core Principles
Appendix I3	Chronology of the feasibility investigations of redevelopment of the Cambridge Waste Water Treatment Plant

8. Inspection of papers

- 8.1 To inspect the background papers or if you have a query on the report contact, tel: 01954 713183, email: LocalPlan@greatercambridgeplanning.org

Proposed Submission North East Cambridge Area Action Plan Regulation 19 November 2021



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1. Introduction

North East Cambridge is a 182 hectare brownfield site which is within a 15 minute cycle ride from Cambridge city centre. The area has experienced sustained growth over the past 50 years through a number of highly successful employment parks and development of Cambridge Regional College. The Cambridge North railway station and more recently confirmed funding from central government's Housing Infrastructure Fund to relocate the Cambridge Waste Water Treatment Plant, creates a once-in-a-generation opportunity to comprehensively transform the area and create a new city district for Cambridge. This Proposed Submission Area Action Plan is therefore based on the Waste Water Treatment Plant being relocated and establishes a clear vision of not only how North East Cambridge can grow physically, but also about supporting tangible social and environmental benefits that create a better overall quality of place and life for all.

The aim of preparing an Area Action Plan is to have a single, statutory document that provides clarity as to how this large, cross-boundary, site will be developed over the next 20 years and beyond. Development will take place over several phases by multiple landowners and developers and the Area Action Plan will ensure that development is both comprehensive and coordinated.

Once adopted the Area Action Plan will form a part of the development plan Greater Cambridge for Greater Cambridge (Cambridge City and South Cambridgeshire), Development Plan which planning applications will be assessed. In using the Area Action Plan, it is essential that its policies are read as a whole rather than in isolation and should also be read together with policies and proposals elsewhere in the Development Plan.

The Councils are still considering the medium and long-term implications of the COVID-19 pandemic. It is therefore appropriate that the Councils are maintaining a watching brief to address this issue within the Area Action Plan and will need to respond positively to any government guidance, best practice or changes to planning policy either whilst the plan remains in preparation, or after its adoption through monitoring its effectiveness.

2. Context

North East Cambridge is a complex area that is locally and strategically important. Its character and context have shaped the objectives of the Area Action Plan, and how the Plan achieves these objectives through the Spatial Framework and policies.

It is crucial that North East Cambridge makes the most of the opportunity to enhance the northern part of the city for existing communities, helps meet the development needs of greater Cambridge in a highly accessible location, and maximises the opportunities provided by this brownfield site.

Creating a critical mass of activity in the area will help support a self-sustaining new city district and can reduce social inequality locally through the range of jobs and homes that are created. It can also help our response to climate change, by locating jobs and homes together, and where there are opportunities for travel by walking, cycling and public transport. At the same time the development should deliver open space and biodiversity improvements, contributing to the councils aspirations to double nature in greater Cambridge. This will only be achieved through a comprehensive and coordinated approach to development across the whole of North East Cambridge.

North East Cambridge now...

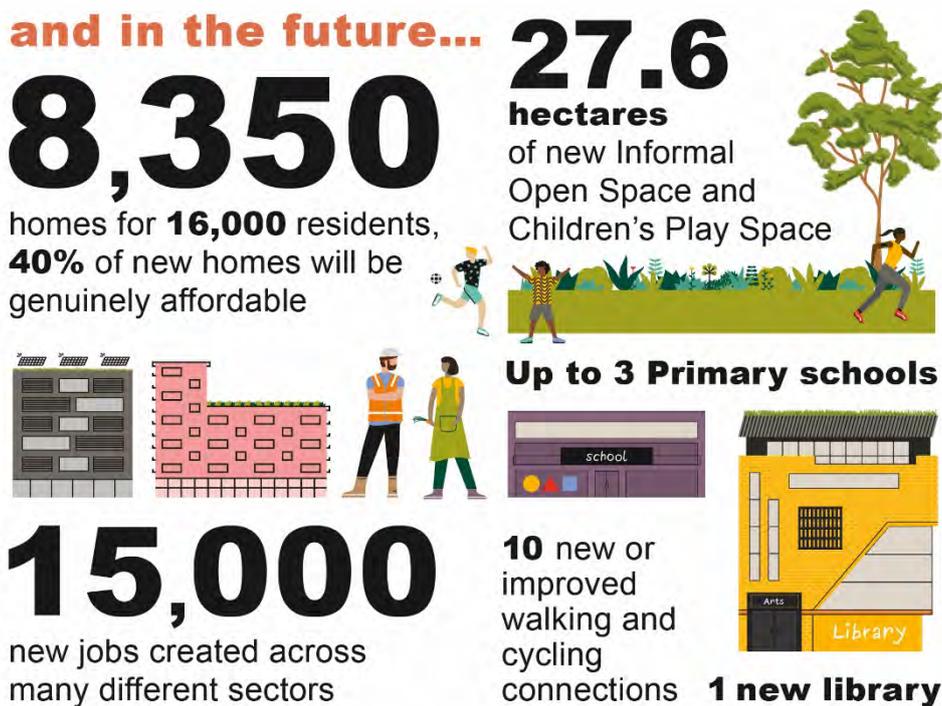
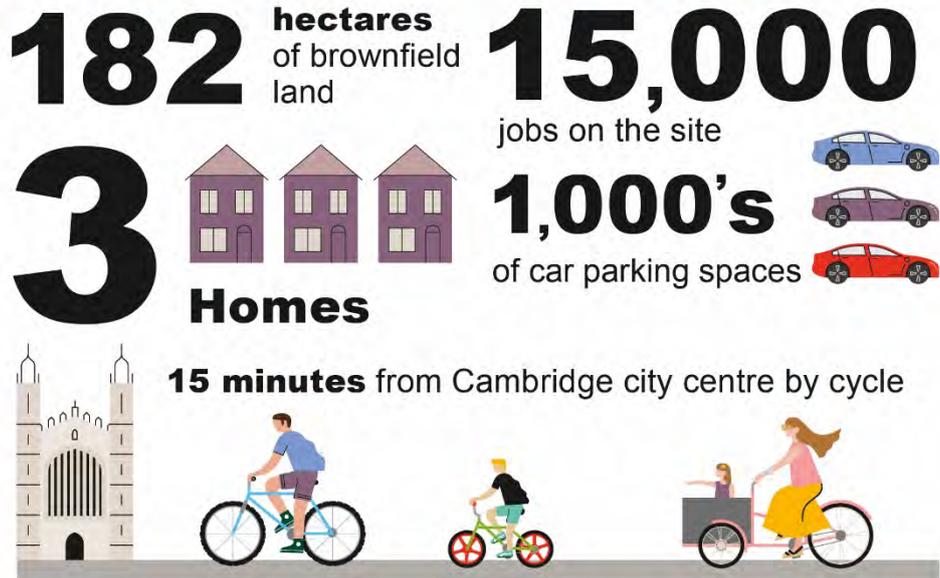


Figure 1: Infographic showing North East Cambridge now and in the future

2.1 Location and strategic context

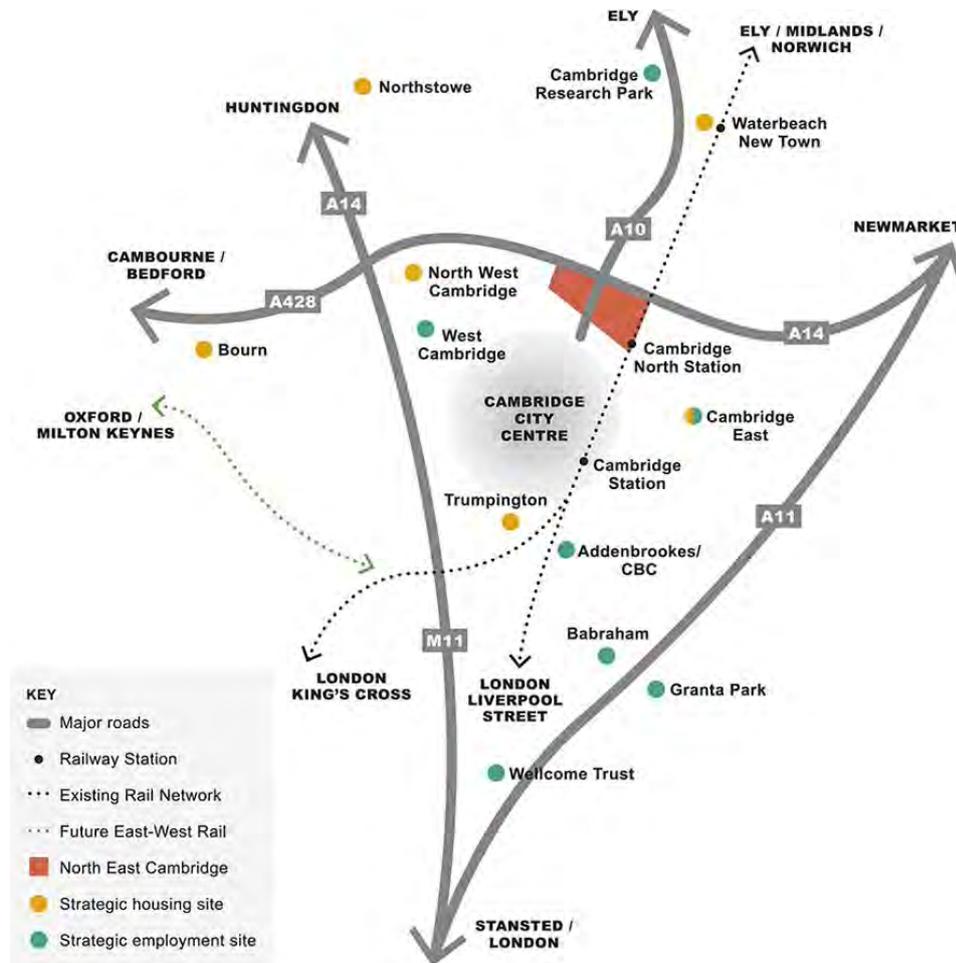


Figure 2: North East Cambridge in context

Cambridge has an international reputation based on its world-class university and economic success, which belies its small size. Surrounding the city lies the district of South Cambridgeshire which, although largely rural, has become home to several research and development clusters. This includes Cambridge Science Park which forms part of the Area Action Plan area and lies within South Cambridgeshire.

Cambridge is strategically located within a number of growth and transport corridors, including the London-Stansted-Cambridge UK Innovation Corridor, the Oxford-Cambridge Arc and the Cambridge-Norwich Tech Corridor. The Oxford-Cambridge Arc has been identified by the National Infrastructure Commission as being a national asset, and a focus for creating new homes, better connectivity and economic opportunities. To support this ambition, central government has committed to delivering the East-West Rail project, which on completion will connect with North

East Cambridge via Cambridge North Station to Milton Keynes and Oxford in the early 2030's via a new railway station at Cambridge South.

The North East Cambridge Area Action Plan will play an important role in bringing forward thousands of new homes and jobs along these nationally important corridors, as well as making a significant contribution towards meeting the housing and employment needs of Greater Cambridge.

2.2 The Area Action Plan site

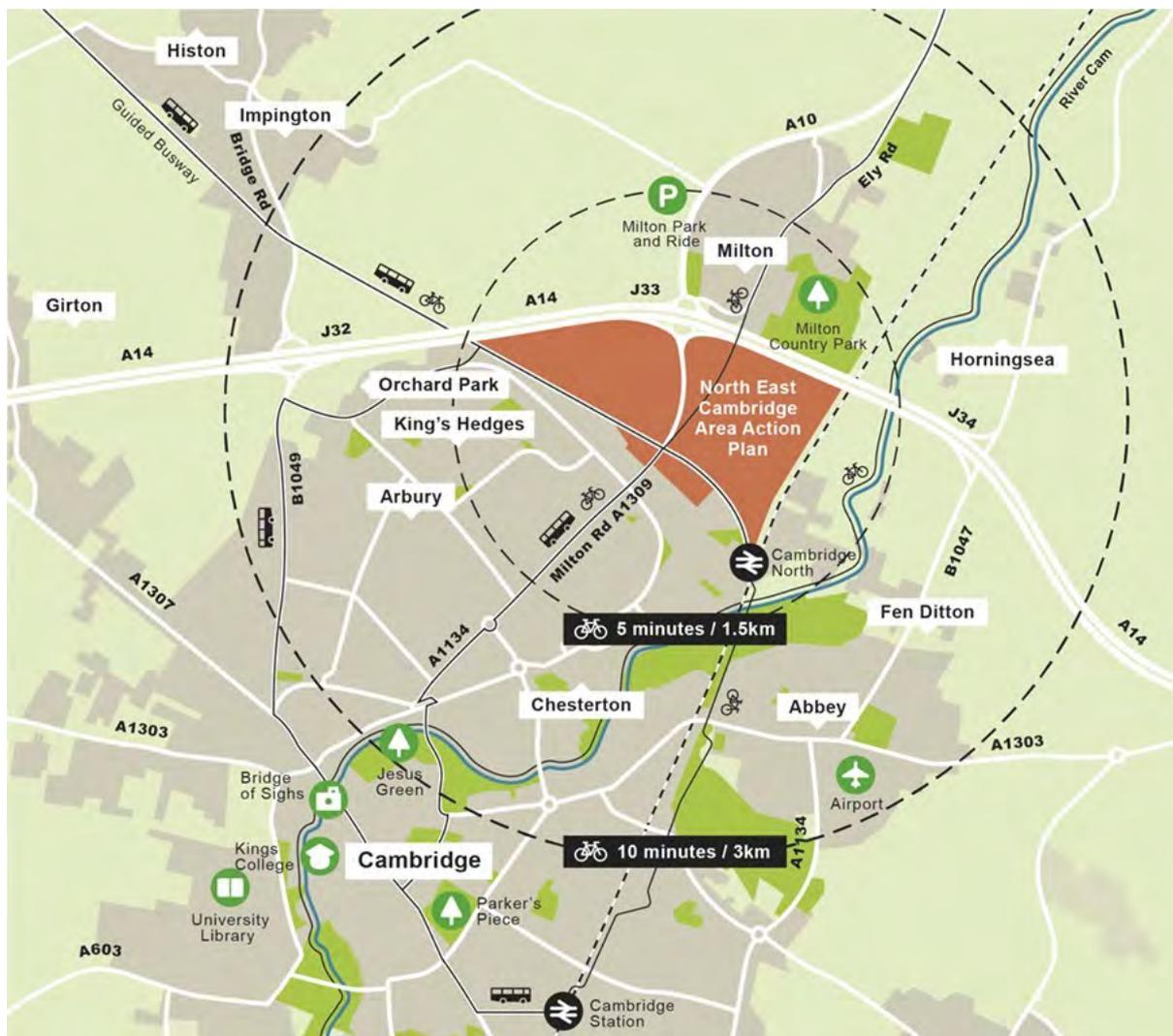


Figure 3: The Area Action Plan site

The area designated for the North East Cambridge Area Action Plan is situated between the A14 to the north and west, the Cambridge-King's Lynn and Peterborough/Birmingham railway line to the east, and the residential areas of

Chesterton and King's Hedges to the south. The area falls within both Cambridge City and South Cambridgeshire District and the Area Action Plan has been developed jointly by both councils through the Greater Cambridge Shared Planning service.

Milton Road – a key arterial vehicle route – divides the area into eastern and western parts. Milton Road leads to the city centre to the south, and continues north as the A10 towards Waterbeach and Ely, and North East Cambridge therefore lies at a key gateway location into the city. The Cambridgeshire Guided Busway, which runs from Cambridge North Station towards St Ives, partly forms the southern boundary of the Area Action Plan.

Across the Area Action Plan area there has been a long history of industrial type uses on the site, including industrial manufacturing and processes and the Waste Water Treatment Plant. As a result, land contamination is another development constraint that will need to be comprehensively addressed in order for the site to be further developed.

To the north of the Area Action Plan site lies the village of Milton, Milton Country Park and the countryside beyond which forms part of the wider Fen landscape. While North East Cambridge currently feels disconnected from this wider landscape, important biodiversity and wildlife corridors from the city to the Fens, such as the First Public Drain, exist in the site area.

2.3 Connections



Figure 4: Public transport and strategic cycling infrastructure

The site is already very well-connected by public transport and strategic cycling routes. These include:

- Cambridge North station, which has direct trains to Cambridge, Stansted, London, Waterbeach, Ely, Kings Lynn and Norwich.
- Cambridgeshire Guided Busway, linking to the new town of Northstowe and beyond to St Ives, with two Park & Ride sites at Longstanton and St Ives. A strategic cycle route alongside the Cambridgeshire Guided Busway also links the site to the north west.
- Milton Park and Ride site, which is a short distance away from the site.

Alongside these existing public transport connections, the Cambridgeshire and Peterborough Combined Authority has prepared a new Local Transport Plan for

Cambridgeshire and Peterborough, which provides the strategic transport planning framework within which North East Cambridge will be developed.

An important aim of this Plan is to connect the region through an extensive high quality bus network, including schemes being delivered by the Greater Cambridge Partnership (such as Waterbeach to Cambridge), which will also serve North East Cambridge and run alongside the existing local and Guided Busway services.

A strategic cycle link, the Chisholm Trail, is under construction linking Cambridge North station with Cambridge Station, Cambridge Biomedical Campus and the Trumpington Park & Ride site. Further strategic cycle links to Waterbeach new town are planned, including the Waterbeach Greenway and upgrades to the existing route along Mere Way Byway.

Through the A10 and North East Cambridge Transport Studies, it is clear that congestion is a major challenge for Cambridge's strategic road corridors. In particular for this site, the Milton Interchange (A14 and A10 roundabout) and Milton Road leading into the city are at maximum capacity, resulting in frequent congestion and delays to journeys. Whilst the A14 improvement works may help to alleviate some of congestion on the A14 and A10, long term improvements can only be achieved through significant investment in sustainable alternatives and careful management of future development in North East Cambridge.

2.4 Communities



Figure 5: Ward and Parish boundaries in North East Cambridge

North East Cambridge is a place of contrasts, within the Area Action Plan area and with the surrounding communities. Existing employment parks within the area form an important part of the Cambridge Cluster, one of the largest technology clusters in Europe, but the area also contains light and heavy industrial uses which are an important part of the city's local economy. The residential neighbourhoods surrounding North East Cambridge to the south and east include East Chesterton as well as King's Hedges, Arbury and Abbey, which are within the most deprived wards in Cambridgeshire according to the Index of Multiple Deprivation (2019). There is a large Traveller community to the east of the site between the railway line and the River Cam, and villages to the north and east.

In Greater Cambridge overall health and life expectancy are well above the national average, but within this there are marked geographical and socio-environmental health inequalities. There is a 10-year difference in life expectancy between the most and least deprived wards in the area. Index of Multiple Deprivation scores for North East Cambridge show that the area experiences lower levels of skills, income and greater health inequalities than the rest of the Greater Cambridge. This is also the case with specific vulnerable population groups in the city such as Travellers, older people, disabled people, people who are on low incomes or unemployed, and homeless people.

Whilst the existing major transport infrastructure routes within and surrounding the Area Action Plan area create an accessible site, they also present a number of environmental constraints to development, including noise and local air quality, which can have an adverse impact on the health and quality of life of both existing and future residents and workers.

2.5 Land ownership

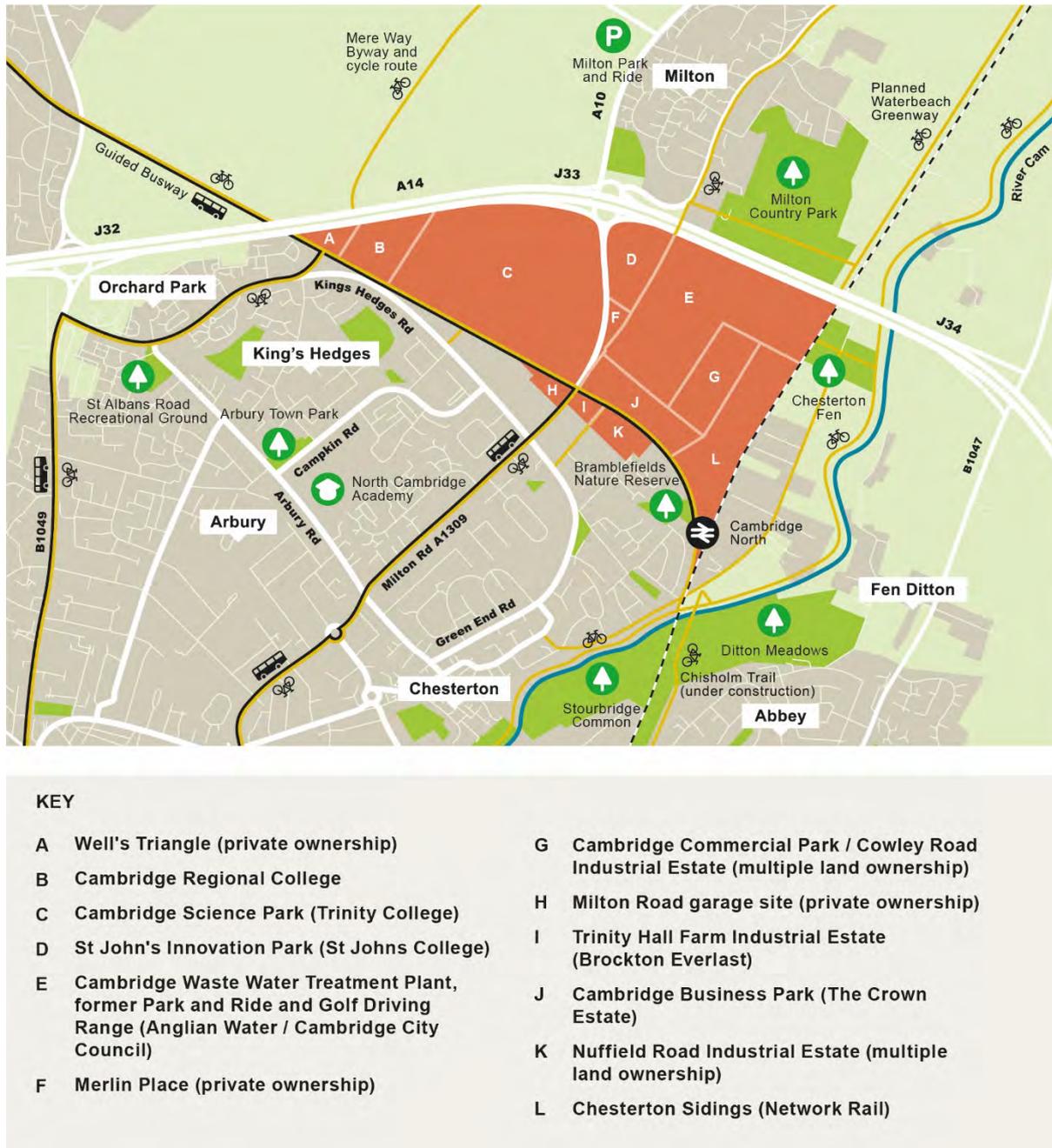


Figure 6: Land ownership within the Area Action Plan boundary

Land ownership within the Area Action Plan is fragmented but there are a handful of larger sites which are broadly in single ownership. This includes Cambridge Science Park (Trinity College) St John's Innovation Park (St John's College), Cambridge Business Park (The Crown Estate), Trinity Hall Farm Industrial Estate (Brockton Everlast) and Cambridge Regional College which is owned by the college themselves.

The Waste Water Treatment Plant is owned by Anglian Water and, together with the Cowley Road golf driving range and former Park and Ride site (owned by Cambridge City Council), forms the site which is subject to the Housing Infrastructure Fund.

The land around Cambridge North Station and the former railway sidings are owned by Network Rail and a development consortium has been formed to bring forward this land for development. This is formed of Network Rail as landowner as well as Brookgate and DB Cargo.

The remaining sites within the plan area, including Nuffield Road and Cowley Road Industrial Estates are made up of a number of different landowners including Cambridge City Council and institutional investors.

2.6 Planning context

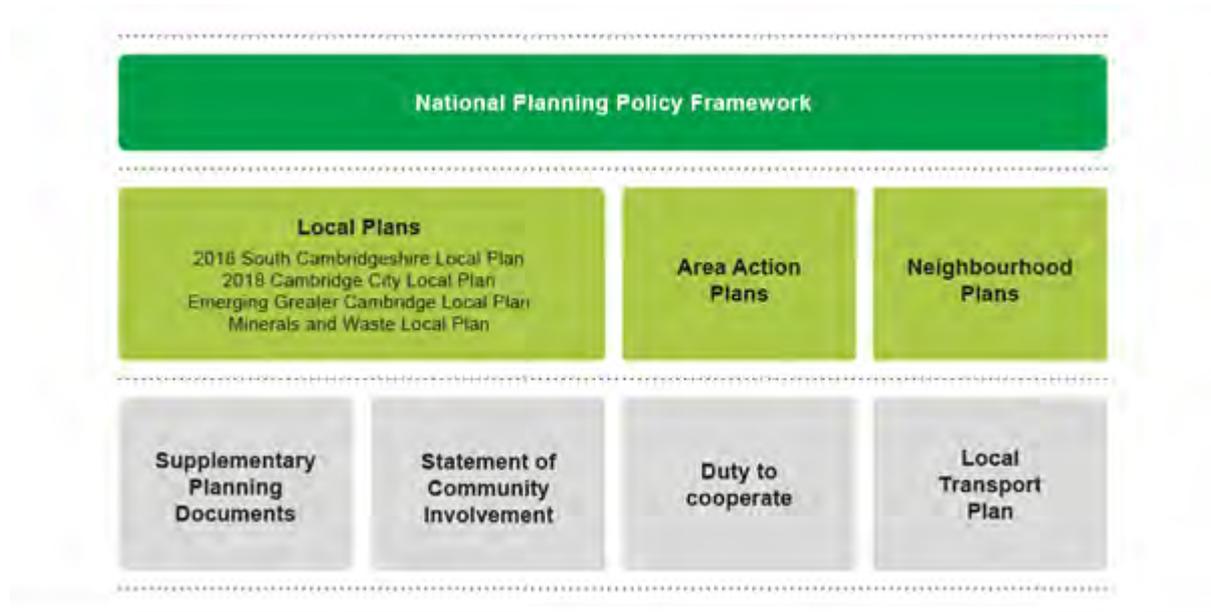


Figure 7: The Area Action Plan's place in the planning policy framework

The North East Cambridge area crosses the administrative boundary of Cambridge City Council and South Cambridgeshire District Council. The Councils have a shared planning service which covers the area known as Greater Cambridge. Through their respective adopted Local Plans (2018), the Councils have identified a number of major development sites across Greater Cambridge including North East Cambridge. As the Area Action Plan area crosses the administrative boundary of both Cambridge City Council and South Cambridgeshire District Council, the planning

policies of each council will apply within their district for those matters not covered with the Area Action Plan.

These adopted Local Plans will be superseded in due course by the Greater Cambridge Local Plan. In early 2020 the Councils undertook an Issues and Options consultation to explore the key themes that will influence how homes, jobs and infrastructure will be planned in the emerging Greater Cambridge Local Plan which has then informed the Preferred Options Local Plan which was published for consultation in November 2021 and includes North East Cambridge as a preferred site to deliver new homes and jobs. The Local Plan is based around four big themes; Climate Change, Biodiversity and Green Spaces, Wellbeing and Social Inclusion, and Great Places. The strategic objectives of this Area Action Plan align closely with these big themes, and its specific policies which set out how these big themes can be delivered at North East Cambridge.

The policies in the adopted Local Plans allocate the site for a high-quality mixed-use development with a range of supporting uses, where matters related to site capacity and the viability, phasing and timescales of development will be addressed in this Area Action Plan. It is anticipated that development at North East Cambridge will make a significant contribution to the housing and employment needs of Greater Cambridge both during this Plan period (up to 2041) and beyond.

Part of the eastern part of the Area Action Plan site is the Cambridge Waste Water Treatment Plant, which is an essential piece of infrastructure that serves Cambridge and surrounding areas.

In March 2019, the government announced that the Cambridgeshire and Peterborough Combined Authority and Cambridge City Council (as part landowner) had been successful in securing £227 million from the Housing Infrastructure Fund (HIF) to relocate the Waste Water Treatment Plant off-site, to enable the Area Action Plan area to be unlocked for comprehensive development. The relocation project will be led by Anglian Water who are consulting with the local community before submitting a Development Consent Order (DCO) application to the Planning Inspectorate. The Area Action Plan is predicated on the relocation of the Waste Water Treatment Plant, and the outcome of the DCO process will be important in terms of confirming site availability and deliverability.

Cambridgeshire County Council is the Minerals and Waste planning authority for the area. The county-wide planning policies that form the context for the Area Action Plan are set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan and Policies Map (2021) and the Area Action Plan has been informed by this plan.

Parts of North East Cambridge and its immediate surroundings are the subject of several adopted County minerals, waste management and transport planning policies. The waste management designations and safeguarding areas relate to the protection of existing waste facilities (Anglian Water's Waste Water Treatment Plant and the Waste Transfer site, and the Milton Landfill site). These seek to ensure that the future operation of these essential facilities is not prejudiced by future development, which therefore must be compatible with the existing waste management uses. They also relate to finding replacement waste facilities in the area. The transport designations in the County's Minerals and Waste Plan focus on the retention and safeguarding of the strategic railheads and associated aggregates operations on the Chesterton Rail Sidings.

2.7 How we are developing the Area Action Plan

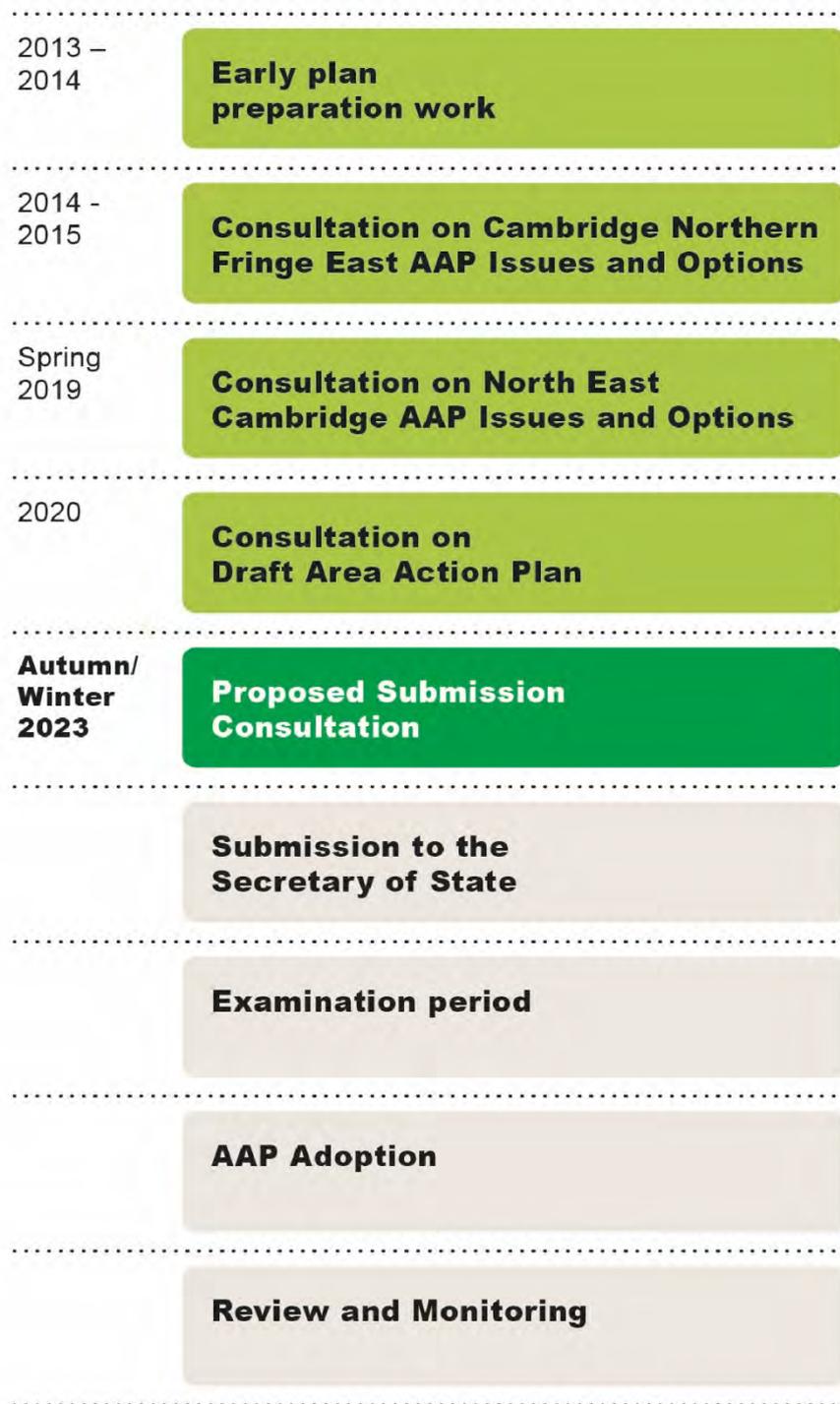


Figure 8: Timeline for the development of the Area Action Plan

The Proposed Submission Area Action Plan has been informed by three previous rounds of public consultation:

- Between December 2014 and February 2015, the Councils published an Issues and Options document which 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.
- From February 2019 to March 2019, a second Issues and Options consultation was undertaken. The Councils did this to reflect the change in the site boundary, which was proposing to include Cambridge Science Park to the west of Milton Road, as well as the Housing Infrastructure Fund (HIF) bid to relocate the Waste Water Treatment Plant offsite, potentially opening up the area for more comprehensive regeneration. The 2019 Issues and Options consultation presented a new vision for North East Cambridge and identified a number of planning issues and options for the development of the area.
- Between July 2020 and October 2020, the Councils published the draft North East Cambridge Area Action Plan for public consultation. The draft Area Action Plan set out a number of overarching policies which would manage and facilitate development across the area in a planned and coordinated way. This was supported by the North East Cambridge Spatial Framework which outlined the key development parameters and wider infrastructure and spatial interventions needed to support the regeneration of the area. The consultation also invited comments on the draft Sustainability Appraisal and draft Habitats Regulation Assessment. In total, over 4,200 comments were made at the Draft Area Action Plan consultation stage. We have summarised the comments within the Consultation Statement and stated how each of the policies has changed since the draft plan stage.
- In total, over the course of three consultations to date on the Area Action Plan, the Councils have received around 6,900 comments which have helped shape and inform each stage of the plan.

- The proposed submission plan is accompanied by a statement of consultation, which provides a summary of the main issues raised by the representations made and how they have been taken into account.

The Councils have also established several forums which have informed the preparation of the Area Action Plan including the North East Cambridge Community Forum, which consists of local residents, business owners, and representatives from community groups and the Landowner and Developer Interest Liaison Forum, which consists of landowner and some leaseholder representatives.

These forums ensure that the diversity of local concerns, aspirations, challenges and ideas are constructively used to help prepare the Area Action Plan, and our approach to consultation and wider engagement.

The Councils are also engaging with the Duty to Cooperate with affected parties and statutory bodies as defined by planning regulations. This is an ongoing process, with the intention that such engagement and cooperation will involve consideration of both the Area Action Plan and the Greater Cambridgeshire Local Plan and will continue through the plan making process.

2.8 Status of this document

This document is a Development Plan Document (DPD) and is part of the Government's planning policy system introduced by the Planning and Compulsory Purchase Act 2004.

Part 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the procedure for the production of Development Plan Documents. This version of the North East Cambridge Area Action Plan constitutes the consultation required under Regulation 19.

Alongside the National Planning Policy Framework (NPPF), adopted Local Plan(s), any 'made' Neighbourhood Plans and adopted Supplementary Planning Documents (SPDs), the North East Cambridge Area Action Plan, on adoption, will be a key planning policy document against which planning applications within the AAP area will be assessed. The policies in this Area Action Plan are consistent with the NPPF (2021). In order to keep the Plan succinct and follow National Planning Practice

Guidance, this Area Action Plan does not seek to repeat policies already contained within the NPPF and adopted Local Plans except where such policies are particular to the area or type of development proposed or it is of particular important to reflect them.

The final adopted Area Action Plan will form part of the statutory development plan for both Councils. The Area Action Plan does not supersede any of the existing adopted Local Plan policies from the Cambridge or South Cambridgeshire Local Plans (both 2018) and instead the policies within the Plan supplement the Development Plan for the area through a series of site specific policies. Policy 1: A Comprehensive approach at North East Cambridge is a strategic policy (for the purposes of neighbourhood planning) as it sets out the mix and quantum of development for the Area Action Plan area over the Plan period.

At this stage of the Area Action Plan's preparation, this document can only carry limited weight in the determination of planning applications.

2.9 Next steps

Consultation on this version of the Area Action Plan will commence following the Development Consent Order process for the relocation of the Waste Water Treatment Plant. Following the consultation the plan, and representations received, will be submitted to the Planning Inspectorate for an independent public examination. The examination will consider whether the plan is sound and can proceed to adoption.

3. Vision and Strategic Objectives

3.1 Our vision for North East Cambridge



Figure 9: Illustration showing the placemaking vision for North East Cambridge

We want North East Cambridge to be a healthy, inclusive, walkable, low-carbon new city district with a vibrant mix of high quality homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods.

3.2 Our Strategic Objectives

Our five strategic objectives and their sub-objectives will guide redevelopment at North East Cambridge in order to deliver the vision for the area.

1. North East Cambridge will be a low environmental impact urban district, addressing both the climate and biodiversity emergencies.

- Development will support and sustain the transition to renewables, zero carbon and embed the challenge of climate change resilience.
- It will be inherently walkable and allow easy transitions between sustainable transport modes (walking, cycling & public transport) with density linked to accessibility.

- It will be a new model for low private car/vehicle use by maximising walking, cycling and public transport infrastructure, car club provision and EV/alternative fuel vehicle charging provision.
- A Green and blue infrastructure network will enable everyone to lead healthy lifestyles, will protect and enhance biodiversity and help mitigate the impact of development on climate change.
- Traditional green solutions will couple with smart city technology in achieving future-proofed and climate adaptable buildings and spaces.

2. North East Cambridge will be a vibrant mixed-use new district where all can live and work.

- There will be a range of new homes of different types and tenure, including 40% affordable housing, alongside the services and facilities new residents need.
- Mixed use, flexible and adaptable space for office, research and development and industrial businesses will create a wide range of job opportunities for people living across North East Cambridge and the surrounding areas.
- Beautifully designed and accessible places, spaces and buildings will improve wellbeing and quality of life for all through creating opportunities for social integration, community engagement and connecting people with nature.
- It will maximise opportunities for collaborative spaces which link educational and business uses reinforced by effective overall communication networks and supported by shops, community, sport, leisure, health, education and cultural facilities.

- It will make the best and most effective use of land through building to sustainable densities which also reflect, protect and enhance the unique heritage of the city.

3. North East Cambridge will help meet the strategic needs of Cambridge and the sub-region

- It will make a significant contribution to meeting the housing needs of the Greater Cambridge area and the wider Oxford-Cambridge growth corridor.
- It will create an integrated economy that meets the needs of people living and working within the area to create a self-sustaining place.
- It will help to unlock investment in infrastructure, innovation and economic growth in the Greater Cambridge area as well as the Oxford-Cambridge growth corridor.
- Phasing will allow the continued use of strategic site assets such as the Cambridge North East Aggregates Railheads and ensure timely delivery of high quality community, cultural and open space facilities and other infrastructure, and management of transport impacts.
- Development will deliver strong and competitive economic growth and prosperity that achieves social inclusion and equality for new residents and the surrounding neighbourhoods alike.

4. North East Cambridge will be a healthy and safe neighbourhood

- It will apply principles used by the NHS Healthy New Towns (Putting Health First) and Homes England 'Building for a Healthy Life'.
- The health and wellbeing of people will help structure new development and inform decision-making, to create a high quality of life for everyone.

- Healthy lifestyles will be enabled through a series of walkable neighbourhoods which include access to open spaces, sports and recreational facilities, public rights of way, local green spaces, food growing opportunities and active travel choices.
- North East Cambridge will have a clear urban structure with identifiable centres of activity and streets and spaces which enable social interaction and play.
- Human health will be at the forefront of design by ensuring that noise, air quality, lighting and odour are key factors in determining the layout and functionality of the area.

5. North East Cambridge will be physically and socially integrated with neighbouring communities

- It will be a welcoming, safe and inclusive place that integrates well with surrounding established neighbourhoods and existing environmental constraints.
- Development will be planned and designed to improve access to jobs, services and open spaces for existing residents of neighbouring areas, as well as new residents.
- The development will be physically well-connected to its local and wider context, through breaking down existing barriers to movement, and creating new routes for walking and cycling.
- Existing and planned public transport connections will be integrated into the planning of the area, enabling travel to and from the area without the use of the private car.

3.3 A spatial framework for North East Cambridge

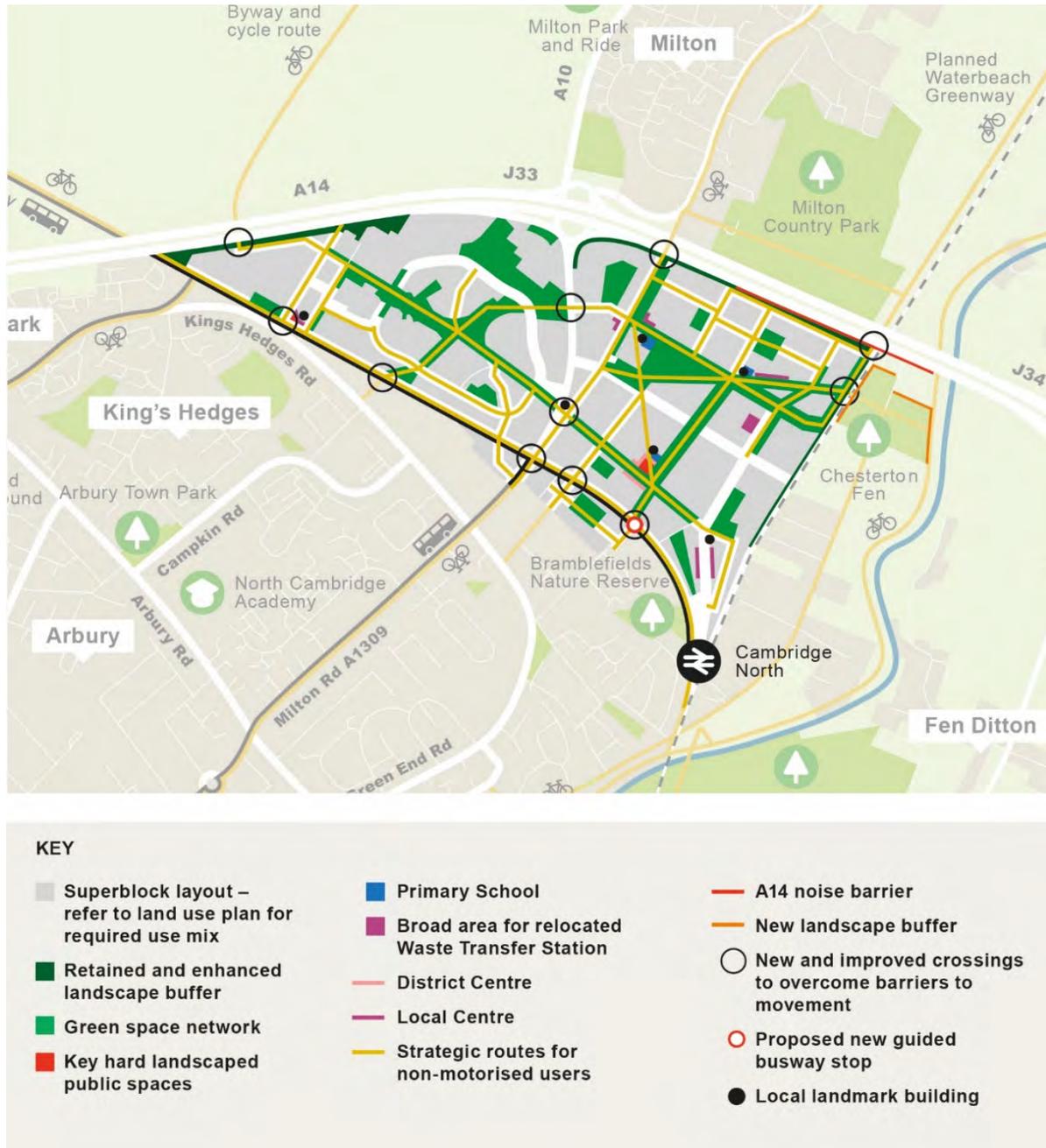


Figure 10: The Spatial Framework for the Area Action Plan

The regeneration of North East Cambridge has been a long-held ambition for the councils. The Area Action Plan area is one of the last remaining significant brownfield sites within the city and is physically well placed to create a thriving new city district. Cambridge North Station opened in May 2017 and has been a game changer for the area, with frequent services to Ely, Peterborough, the Midlands and Norwich to the north and Cambridge, Stanstead and London to the south. The

station now acts as a gateway to North Cambridge and the villages to the north of the city as well as significantly improving public transport accessibility in the area. Additionally, the opening of the Cambridgeshire Guided Busway and later extension to serve Cambridge North Station has further improved people's choice of high-quality sustainable transport modes.

A number of other planned transport projects are already well advanced in and around North East Cambridge. The Chisholm Trail will connect North East Cambridge with central Cambridge and Cambridge Biomedical Campus whilst the planned Waterbeach Greenway Project and Waterbeach to Cambridge Public Transport Corridor both pass through the North East Cambridge area. The cycling enhancements on Milton Road will also improve cycling into central Cambridge. The Spatial Framework for the Area Action Plan connects up these new public transport routes by breaking down the existing physical barriers to people moving around the area, including the Guided Busway, Milton Road and the A14. Forming new pedestrian and cycling routes which are accessible to everyone into and across North East Cambridge will provide convenient, safe and direct routes for people to travel and help to integrate the regeneration area into the established neighbourhoods around North Cambridge.

The success of this area will to some extent be dependent on being able to ensure residents and workers in the area leave their cars at home and walk, cycle or use public transport for the majority of journeys. Through the combination of the 'trip budget', the existing and emerging transport options as well as redefining the way people store their cars on-site through 'car barns', the number of vehicle trips on Milton Road will reduce over time. North East Cambridge will be a new city district that is not dependent on private vehicles to undertake everyday journeys and by taking a different approach here, it allows us to think creatively about streets and public spaces as places for people rather than vehicles.

The Area Action Plan, and the Spatial Framework it contains, seek to create a mixed-use city district, where people have access to homes, a wide range of employment types, local services and facilities, public transport and open spaces. This mix of uses is particularly focused around the five new centres proposed for the area which are located at key walking, cycling and public transport intersections.

Their distribution across the area will ensure that all homes will be within a five-minute walk of a centre and the mix of uses within them will help encourage 'linked trips' where people can access different services and facilities as part of the same journey. It will also help tackle local inequality and deprivation by ensuring that existing surrounding communities will have convenient and safe access to these new centres, facilities, services as well as employment opportunities.

The Area Action Plan area is already home to a number of well-established employment parks that are a large part of the recent history of the area and the wider skills and technology based economy of the region. Through the Spatial Framework, the Area Action Plan supports the growth of these types of employment sectors whilst also ensuring that the existing amount of industrial provision is retained and re-provided as part of the redevelopment of the site. Light industrial uses are critical to the functioning of the city and wider area as well as local economy by providing employment opportunities for local people. Similarly, the Area Action Plan addresses the existing safeguarded Aggregates Railheads and Waste Transfer Station as part of the Spatial Framework and associated Land Use diagram. The Area Action Plan also highlights the importance of long term skills and training to ensure that the long term benefits of regeneration spread well beyond the Plan boundary and help to tackle several of the causes of local deprivation.

By building on the economic successes of the area, retaining the same amount of industrial uses and locating a substantial number of new homes close to jobs, the Area Action Plan is responding to the Climate Emergency by reducing the need for people to travel. Our evidence has shown that North East Cambridge is the most sustainable site to bring forward new homes and jobs across the whole of Greater Cambridge and it is therefore important that we optimise the development opportunity of the area. The ambition for both councils is that North East Cambridge is at the forefront of demonstrating how cities can reduce the effect of climate change through the design of development, the built environment and infrastructure provision. This new city district should also showcase innovation by embedding it into the design, construction and operation of buildings as well as the public realm, transport and other infrastructure as well as safeguarding opportunities for innovation in the future.

The area's high quality public transport access will provide significant opportunities to create higher density development, which will have benefits in terms of optimising the delivery of homes and jobs. However, if not appropriately designed and managed, high densities can present challenges in terms of potential impacts on the transport network, historic environment, local townscape, on climate change and the local environment, community services and on health and well-being. Therefore the Spatial Framework and wider Area Action Plan set out where higher and lower densities of development will be acceptable and how these should be translated in terms of building heights to ensure that development delivers the vision and objectives of the Plan whilst protecting the unique qualities of the city and wider Fen landscape. The edges of the Area Action Plan area, particularly the north and east, are the most sensitive in terms of impacts on the setting of the city, the historic environment and the landscape around the River Cam corridor. Therefore heights and densities have been carefully managed in this area and step down significantly from the peak of the nearby District Centre. The intensity of uses will also offer opportunities to capitalise on economies of scale and take innovative approaches to the provision of services and infrastructure such as shared buildings, spaces and services and designing buildings in more land efficient forms.

The area is capable of accommodating around 8,350 new homes, of which approximately 4,000 could be delivered in the next 20 years (up to 2041). It is important that these new homes meet the housing needs of local people and are provided over a range of tenures and housing types. The scale of North East Cambridge provides the opportunity to deliver a good mix of new homes which will create a well-balanced and mixed community.

These new homes will be set within a site-wide network of open spaces that are multi-user, multi-use, multi-seasonal and multi-generational. These spaces are not just parks but part of the movement network of the area, meaning they become integrated with people's everyday lives and form part of their daily journeys to work, school and other places. Based on the Spatial Framework, all homes at North East Cambridge will be within a five-minute walk of an open space within the AAP area, as well as within easy access of green spaces beyond North East Cambridge such as the River Cam and the various meadows along the river. In combination, the new open space network and high quality, people focused streets and spaces will support

active and healthy lifestyles. This new open space network will also form an important part of the biodiversity network across the site and beyond, protecting and enhancing the existing tree belts, biodiversity assets and habitat areas currently found on site.

The North East Cambridge area will in some respects continue to be shaped around the existing infrastructure on the site. The undergrounding of the overhead electricity power cables to the east of Milton Road and the legacy infrastructure from the Waste Water Treatment Plant has influenced the layout of the Spatial Framework whilst the proposed noise barrier alongside the A14 is also a key piece of new infrastructure that will need to be delivered early as part of the transformation of the area.

The Spatial Framework is a visual representation of several of the spatial policies of the Area Action Plan and forms the basis for this new city district. Its implementation through individual landowner and developer masterplans and planning applications will ensure that we optimise the Area Action Plan's location and good accessibility as well as spread the benefits of regeneration across North Cambridge and beyond.



Figure 11: Proposed land uses within the Area Action Plan boundary

3.4A comprehensive approach at North East Cambridge

North East Cambridge will become a new city district, making provision for mixed use development including a wide range of new jobs, homes, community and cultural facilities and open spaces.

The challenge for the North East Cambridge Area Action Plan is to plan development in a sustainable and coherent manner and to ensure that each of its elements is well integrated functionally and physically to create a sustainable new community. The

vision for North East Cambridge sets out the kind of sustainable community that is envisaged by 2040 and beyond. However, the path to achieve this vision rests with the strength of the underlying strategic and sub-objectives to deliver it. In this regard, the policies set out in the AAP provide a clear planning framework of how the strategic objectives and vision for the Area Action Plan will be delivered. The Councils have adopted a collaborative and open approach in developing the Area Action Plan and will continue to collaborate as the Area Action Plan moves to the delivery phase. We recognise that achieving a comprehensive strategy for North East Cambridge will require all parties – public, private and third sector – to work together.

Policy 1: A comprehensive approach at North East Cambridge

The Councils will work to secure the comprehensive regeneration of North East Cambridge in particular the creation of a new high quality mixed-use city district, providing approximately 8,350 new homes, 15,000 new jobs, 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.

Proposals that accord with the Area Action Plan's Spatial Framework and relevant policies, and that deliver upon the vision and strategic objectives for the place, will be approved without delay, subject to a full assessment of the particular impacts of the proposals and securing appropriate mitigation measures where necessary.

To avoid piecemeal development that could prejudice the delivery of the strategic objectives and Spatial Framework, proposals should be designed to secure coordinated and comprehensive development in accordance with Policy 23: Comprehensive and Coordinated Development.

In order to achieve a comprehensive approach, the Councils will work in collaboration with Cambridgeshire County Council, the Greater Cambridge Partnership, the Cambridgeshire and Peterborough Combined Authority other strategic partners, and landowners to:

- a) Secure and deliver the interventions and infrastructure needed to deliver the vision and objectives for the area including: the required modal shift in accordance with the North East Cambridge Transport Study; district-wide networks and services; relocations and land assembly; environmental, amenity, and community health and wellbeing standards; a strategic site environmental noise barrier close to the A14; a network of functional and multi-use open spaces; and innovative approaches to community facilities provision;
- b) Actively manage the timely delivery and phasing of homes and jobs alongside supporting infrastructure, taking action where necessary to address or overcome barriers to delivery.
- c) Engage local residents, community groups, schools and colleges, and local enterprises in establishing ongoing partnerships and initiatives aimed at involving communities in shaping the places within North East Cambridge where they live and work, and to maximise job opportunities for local people in both the construction and post construction phases;
- d) Implement measures to facilitate and administer a low car dependency culture; and
- e) Create a cohesive, inclusive and strong community, including sustainable public sector service delivery in the area.

Details of how the strategic objectives and sub-objectives will be achieved are set out through the subsequent policies and their supporting figures in the Area Action Plan.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

North East Cambridge is anticipated to deliver approximately 3,900 homes up to 2041, and in total 8,350 homes over the lifetime of the development of this major brownfield site. At the heart of the vision and overarching principles of the Area

Action Plan is the key objective to achieve sustainable development¹, which will create a community where people will choose to live, work and visit. Achieving this objective will require a clear strategy which is not only about the quantity of development that is planned, but also about where the developments are located and how the developments functionally relate with each other. Consequently, the need to ensure development is supported by the necessary facilities and services and are easily accessible by all relevant modes of travel such as walking, cycling and public transport is paramount. The basis for this has been established in the Strategic Objectives, sub-objectives and Area Action Plan Spatial Framework. The measures identified in these objectives will need to be delivered in order to achieve the overarching aim of sustainable development and as such, development proposals should identify how they positively contribute towards delivering the vision for North East Cambridge through achieving the objectives of the Plan.

The Spatial Framework is not a masterplan but rather a high-level strategic diagram which identifies key development requirements that will help inform and guide subsequent developer masterplans and future infrastructure projects which are brought forward within the Plan area. Policy 1 and the accompanying Spatial Framework seeks to ensure comprehensive delivery of the Area Action Plan area to fulfil the strategic objectives. The principal elements of the Spatial Framework have been derived from stakeholder engagement and evidence base documents. The Spatial Framework and supporting figures within this plan cover a range of strategic matters including open space provision, the location of the district's centres including community, cultural and education facilities, connectivity and other land uses across the plan area. All development proposals within the plan area should accord with the Spatial Framework, the policies of this plan and their supporting figures. In exceptional and justified circumstances, where a development proposal is contrary to the Spatial Framework, it should be clearly demonstrated that the proposal will work towards delivering the AAP Vision, Strategic and Sub Objectives as well as comply with Policy 23 to ensure that the development is coordinated alongside adjacent and wider development areas.

¹ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

In the areas identified in the land use plan (Figure 11), it is important that development provides a range of use including shops, community and cultural uses, homes and employment as part of horizontally or vertically mixed-use buildings. Similarly, the supporting figures within Chapter 7: Connectivity, identify how sustainable travel by walking, cycling and public transport will be improved across the plan area in a comprehensive and coherent way. They also set out how motorised vehicles will be managed to ensure pedestrians, cyclists and public transport are prioritised. The supporting figures within the Area Action Plan provide an illustrative representation of what is described within each of the relevant policies. Development proposals should therefore positively address these figures in combination with the relevant policies and overarching Spatial Framework.

The primary purpose of the Area Action Plan is to provide the necessary policy context for coordinating a large number of development proposals over multiple sites, along with investment in infrastructure, across the whole of North East Cambridge, over the life of the Plan, and across all partners involved. The Councils are committed to working with partners to secure the comprehensive redevelopment of the Area Action Plan area. The Area Action Plan also supports a range of cross-cutting aims of both Councils and contributes towards the overarching corporate objectives.

Evidence supporting this policy

- North East Cambridge Landscape Character & Visual Impact Appraisal (2020)
- North East Cambridge Heritage Impact Assessment (2021)
- North East Cambridge Townscape Assessment (2021)
- North East Cambridge Townscape Strategy (2021)
- North East Cambridge Transport Assessment (2019)
- Cultural Placemaking Strategy (2020)
- Innovation District Paper (2020)
- Greater Cambridge Employment Land and Economic Development Evidence Study (2020)
- North East Cambridge Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- North East Cambridge Strategy Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- North East Cambridge Stakeholder Design Workshops 1-6 – event records (2019-2020)

Monitoring indicators

- Through the monitoring indicators of policies 2 - 30

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station

4. Climate change, energy, water and biodiversity

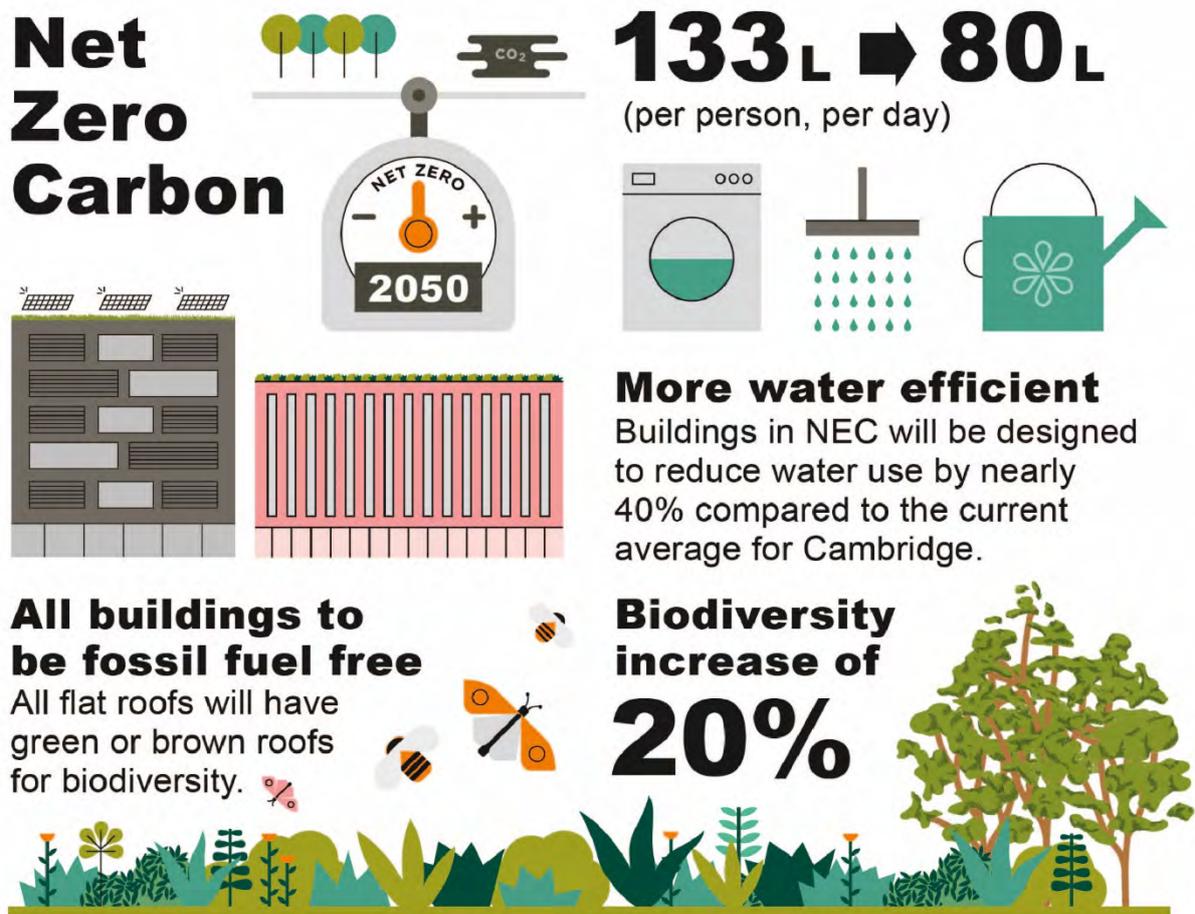


Figure 12: Infographic showing the Area Action Plan's approach to climate, water and biodiversity.

In May 2019, the UK government declared a climate emergency, and set a target for carbon emissions in the UK to reduce to net zero by 2050. Both Cambridge City and South Cambridgeshire District Councils also declared a climate emergency in 2019. The City Council's Climate Change Strategy 2021-26 shares a vision for Cambridge to be net zero carbon by 2030 and sets out six key objectives which include reducing emissions from its own buildings and vehicles, homes and buildings and transport, reducing consumption of resources, promoting sustainable food and supporting adaptation to the impacts of climate change. Achieving net zero carbon requires us to rethink all aspects of planning and placemaking; not just how buildings are designed and constructed, but also siting development where it will be well served by public transport, cycling and walking as well as renewable and low carbon energy.

Addressing the climate emergency is not just about carbon – it involves the sustainable use of all resources, and water is a particular local concern. Biodiversity is also a high priority, both at national and local levels. The North East Cambridge Area Action Plan therefore sets ambitious targets for net zero carbon buildings and driving placemaking and development to be a, low impact, biodiverse exemplar. This section sets out the policies that will ensure it has positive impacts on the environment, and is resilient and adaptable to the changing climate over its lifetime.

Policies in this section:

- Policy 2: Designing for the climate emergency
- Policy 3: Energy and associated infrastructure
- Policy 4a: Water efficiency
- Policy 4b: Water quality and ensuring supply
- Policy 4c: Flood Risk and Sustainable Drainage
- Policy 5: Biodiversity and Net Gain

4.1 Designing for the climate emergency

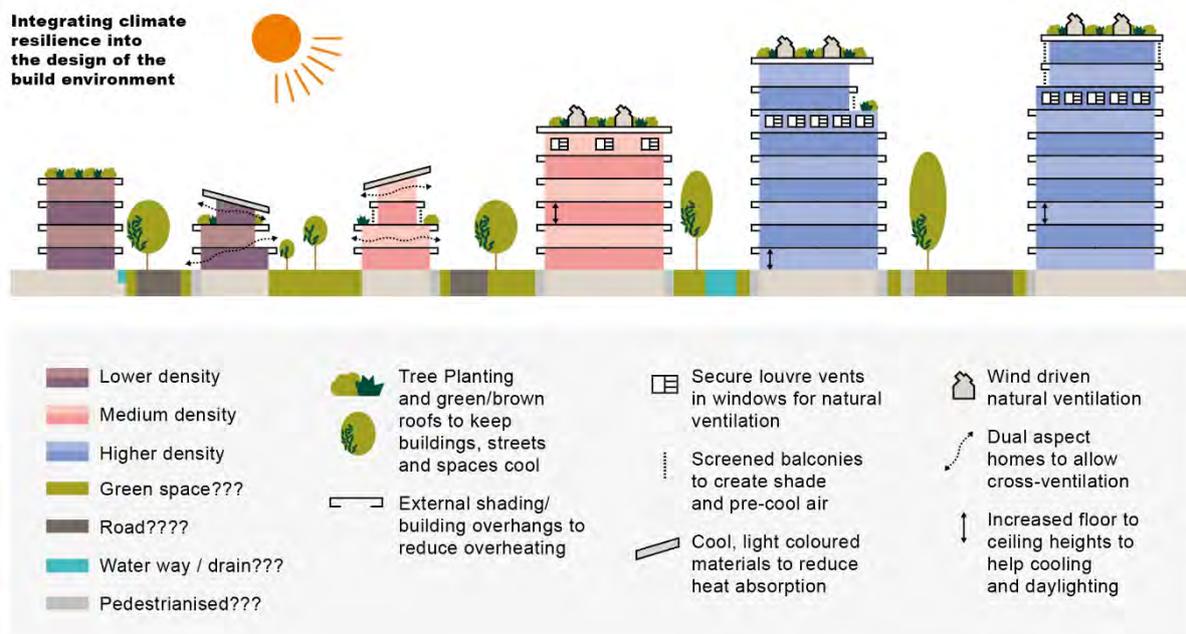


Figure 13: Design strategies for climate change adaptation and mitigation in North East Cambridge

This policy sets out the range of measures that should be an integral part of the design of all new development proposals, in order to ensure that it responds to the climate emergency. These measures will ensure that development in North East Cambridge addresses the twin challenges of climate change mitigation and adaptation, in a way that enhances the environmental and social sustainability of the development.

Policy 2: Designing for the climate emergency

The principles of sustainable design and construction must be clearly integrated into development proposals within North East Cambridge. All proposals shall be accompanied by a Sustainability Statement as part of the Design and Access Statement and an Energy Strategy, demonstrating how their proposal meets the following requirements:

a) Net zero carbon buildings

- I. All new development should achieve a specific space heating demand as follows:
 - All new dwellings should have a space heating demand of 15-20 kWh per meter squared per year
 - All non-domestic buildings should achieve a space heating demand of 15-20 kWh per meter squared per year
- II. All heating should be provided through low carbon fuels (not fossil fuels).
- III. No new developments should be connected to the gas grid.
- IV. Total Energy Use Intensity (EUI) targets are achieved as per building type (set out in kWh per m² per year), as follows:
 - All residential accommodation should achieve an EUI of no more than 35 kWh per m² per year.
 - Non-domestic buildings should achieve an EUI of no more than the following, where technically feasible, by building type:
 1. Offices: 55 kWh per m² per year
 2. Schools: 65 kWh per m² per year
 3. Retail: 55 kWh per m² per year

4. Leisure: 100 kWh per m² per year
 5. Research facility: 150 kWh per m² per year
 6. Higher education teaching facilities: 55 kWh per m² per year
 7. Light industrial uses: 110 kWh per m² per year
 8. GP surgery: 55 kWh per m² per year
 9. Hotel: 55 kWh per m² per year
- V. Proposals should generate at least the same amount of renewable energy (preferably on-plot) as they demand over the course of a year. This should include all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance. Where a development of multiple buildings is concerned, the renewable energy generation requirement should be calculated and demonstrated across the whole development so that buildings that are able to exceed the requirements do so in order to compensate for any buildings onsite that cannot meet the requirements.
- VI. Where it is demonstrated that a development is unable to fully meet the requirements set out above for renewable energy generation, a carbon offset payment will be required. This money will be used to invest in additional renewable energy.
- VII. All developments must demonstrate use of an assured performance method in order to ensure that the buildings' operational energy performance reflects design intentions and addresses the performance gap.

b) Adaptation to climate change

All Development, including infrastructure, must be climate-proofed to a range of climate risks, including flood risk (see Policy 4C and Policy 25: Environmental Protection), overheating and water availability. In order to minimise the risk of overheating, all development must apply the cooling hierarchy as follows:

- I. Reducing internal heat generation through energy-efficient design;
- II. Reducing the amount of heat entering a building in summer through measures such as orientation, natural shading from trees and other

vegetation, glare, fenestration, insulation, green roofs and cool materials. All flat roofs must contain an element of green roof provision;

- III. Managing heat within the building, e.g. through use of thermal mass and consideration of window sizes;
- IV. Passive ventilation;
- V. Mechanical ventilation;
- VI. Only then considering cooling systems (using low carbon options).

For residential development, initial overheating assessment should be undertaken early in the design process using the Good Homes Alliance Overheating Toolkit to ensure that mitigating the risk of overheating is an integral part of building design. Where required, detailed overheating analysis must be undertaken using the latest

CIBSE overheating standards (CIBSE TM52 and TM59 or successor documents) and include consideration of future climate scenarios using 2050 Prometheus weather data². Consideration shall be given to external environmental constraints such as noise and local air quality which will influence the design of certain approaches such as natural ventilation. The interdependence of provisions for acoustics / noise, indoor air quality (ventilation) and controlling overheating is an important consideration when designing a building to provide suitable indoor environmental quality (IEQ).

c) Water management

Refer to Policy 4a: Water efficiency, Policy 4b: Water quality and ensuring supply, and Policy 4c: Flood Risk and Sustainable Drainage.

d) Site waste management

Development must be designed to reduce construction waste, integrate the principles of Design for Deconstruction, and address the requirements of the RECAP Waste Management Design Guide or successor documents.

² <http://emps.exeter.ac.uk/engineering/research/cee/research/prometheus/>

Provision should also be made for innovative approaches to the storage and collection of waste post-construction which integrate waste management into the development and support high levels of recycling.

e) Use of materials

Residential developments of 150 homes or more and non-residential development of 1,000m² or more should calculate whole life carbon emissions through a nationally recognised Whole Life Carbon Assessment and demonstrate actions to reduce life-cycle carbon emissions and prioritise materials with low embodied carbon where practicable (for example engineered timber). Development must be designed to maximise resource efficiency and identify, source and use environmentally and socially responsible materials, giving consideration to circular economy principles and design for deconstruction, which should be set out in a Circular Economy Strategy.

Why we are doing this

Relevant objectives: 1

Development at North East Cambridge will take place over 25 years, and as such will take place alongside the UK's transition to a net zero carbon society by 2050, in line with the requirements of the Climate Change Act 2008. For this to be achieved, a holistic approach to sustainable development and reducing the environmental impact of development must be embedded within all development proposals from the outset. This almost always leads to a better design and lower lifetime costs, as options are greater at an early stage and there is more scope to identify options that achieve multiple aims. The proposed policy is based on the findings of our Net Zero Carbon study, and also builds upon the requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans. Further guidance on implementation will be provided in an updated Supplementary Planning Document.

Carbon reduction targets

With regards to standards for carbon reduction, footnote 48 of the NPPF requires planning policies to be in line with the objectives and provisions of the Climate Change Act 2008, which requires net zero carbon by 2050. For us to achieve this

legally binding target, urgent action is needed to address the carbon emissions associated with new development, and the planning system has a clear role to play in this, in line with the requirements of Section 182 of the Planning Act (2008). Government have confirmed, in their response to the [Future Homes Standards Consultation](#), that local planning authorities can continue to use Local Plans to set energy standards for new homes that go beyond Building Regulations.

Local Plans are required by planning and environmental legislation to contribute proactively to meeting national and international climate commitments, notably section 19(1A) of the Planning and Compulsory Purchase Act 2004 (PCPA). It is only by setting local carbon reduction targets by reference to wider national and international targets – and demonstrating proposed policies’ consistency with local targets – that it is possible to establish and track an area’s contribution to the mitigation of climate change (and for policies to be “designed to secure” that local land use and development mitigates climate change). In this sense, section 19(1A) makes emissions reduction a central, organising principle of plan-making.

Standards for sustainable design and construction

Sustainable design and construction is concerned with the implementation of sustainable development in individual sites and buildings. It takes account of the resources used in construction, and of the environmental, social and economic impacts of the construction process and how buildings are designed and used. While the choice of sustainability measures and how they are implemented may vary substantially between developments, the general principles of sustainable design and construction should be applied to all scales of development.

The standards set out above have been informed by our Net Zero Carbon evidence base and set out measures to reduce energy demand associated with new buildings before considering the role of renewable energy to meet the remaining energy demands of those buildings. In order to deliver net zero carbon buildings, these requirements consider all energy use in buildings, as well as the carbon associated with constructing buildings via the application of Whole Life Costing, using approaches such as the RICS Professional Statement: Whole life carbon assessment for the built environment, using BS 15978. The policy does not set requirements related to specific construction standards such as BREEAM or

Passivhaus, albeit the approach to reducing emissions set out in the policy is derived from the approach used to achieve Passivhaus. Developers may wish to utilise those standards to meet the Post Occupancy Evaluation elements of the policy. Wider policies contained within the AAP cover many of the other elements considered by construction standards such as BREEAM, such as policies related to water use and sustainable drainage, biodiversity and transport policies.

In addition to measures to reduce the carbon emissions associated with new development, the policy also sets requirements in relation to ensuring that new development is resilient to our changing climate, in line with our legal duty set out in the Planning Act. Even with the UK's net zero carbon target, our climate will still change as a result of past emissions. The key principle is to ensure that adaptability is designed into all new developments from the outset, so that residents and building occupiers do not have to rely on complex systems and technologies that are expensive to maintain. It is also important to look to measures beyond buildings themselves, seeking opportunities within the landscape setting of new developments for adaptation. This will often require a multidisciplinary approach to design in order to maximise benefits, recognising the role of all members of the design team in responding to climate change.

Sitting alongside the risks of flooding, heat in the built environment has been identified as one of the UK's top climate risks in the UK Climate Risk Assessment, and as such the policy seeks to address the issue of overheating through the application of the cooling hierarchy.

Site waste management

Effective on-site waste management is required at the demolition and construction phase of a development to ensure that the amount of waste generated is minimised. This can be achieved in various ways including the use of recycled and secondary materials, as well as treating waste, where practical and reasonable, to then be reused, recycled or processed to recover materials.

It is important that effective on-site management and collection of household and commercial waste is considered and addressed at the design stage of a development proposal. Within Greater Cambridge, there are currently a number of

innovative approaches to waste collection which include the HI-AB system (a large container sunk into the ground), a hydraulic system (a hydraulic powered platform on which a wheeled bin stands) as well as the ENVAC underground system which is successfully used across Europe and emerging in new higher density developments in London. Development proposals should refer to the most up to date Greater Cambridge Shared Waste policies on waste storage and collection and early engagement with the shared waste service is recommended.

Evidence supporting this policy

- Greater Cambridge Local Plan Net Zero Carbon Evidence Base (2021):
- North East Cambridge site wide energy and infrastructure study and energy masterplan (2021)

Topic Papers and other documents informing this policy

- Climate Change Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Waste Management and Collections Topic Paper (2021)

Monitoring indicators

- Percentage of permissions meeting the net zero carbon building requirements.

Policy links to the adopted Local Plans

Cambridge Local Plan 2018

- Policy 28: Carbon reduction, community energy networks, sustainable design and construction and water use

South Cambridgeshire Local Plan 2018

- Policy CC/1: Mitigation and adaptation to climate change
- Policy CC/3: Renewable and low carbon energy generation in new developments

- Policy CC/4: Water efficiency
- Policy CC/6: Construction methods

4.2 Low carbon energy and associated infrastructure

To deliver a low carbon city district, an integrated approach to identifying the energy needs of the development, the appropriate technologies and opportunities for decentralised energy, and the infrastructure required to support rapid decarbonisation is needed. This policy ensures that this approach is embedded at an early stage, via the development of a site-wide energy and infrastructure study and energy masterplan, to support carbon reduction targets for the site.

Policy 3: Energy and associated infrastructure

In order to facilitate decarbonisation and the necessary grid upgrades required to support development at NEC, as well as making best use of grid infrastructure, the following approach must be taken:

- a) Expansion of the Milton Primary Sub-Station.
- b) Energy Strategies accompanying all new development proposals shall include a feasibility assessment for a range of renewable energy technologies to achieve the energy standards set out in policy 2. This should include consideration of more efficient heat pumps systems such as water source and ground source heat pumps, as well as the feasibility of developing fifth generation heat networks as part of individual development proposals and the role of energy storage solutions.
- c) All proposals should optimise the design of roof spaces to maximise the space for solar generation giving consideration to other uses including other plant requirements and provision of green/brown roofs and roof terraces.
- d) In order to help reduce peak demands on the electricity grid, all new development must:
 - i. Incorporate smart meters for all residential units and all non-residential floorspace and make provision to enable battery storage;

- ii. Incorporate smart management of electric vehicle charge points within car barns in order to shift demand away from peak times and help to smooth demand profiles.

Why we are doing this

Relevant Objective: 1

To support the role that North East Cambridge has to play in delivering a low environmental impact city district, a grid capacity study and energy masterplan for the site has been developed. The key finding of this document is that to support the development of North East Cambridge, alongside meeting targets for net zero carbon development and supporting the electrification of transport, the electricity grid serving the area will require reinforcement. Initial work suggests that two new transformers will be required at the Milton Road primary sub-station. The report recommends ensuring that the Area Action Plan helps to facilitate an extension to the Milton Road primary sub-station in order to provide the necessary upgrades needed to support development.

Alongside grid reinforcement, the energy masterplan had considered the potential for a site wide approach to energy across North East Cambridge. Due to the requirements of policy 2, which seek to drive down energy demand across the site, this limits the potential for approaches such as a site wide district heat network. There may, however, be potential for smaller fifth generation heat networks to be developed as part of individual development proposals, linking a smaller number of buildings. An assessment of the feasibility of such networks as part of planning proposals is therefore included in this policy. In the context of policy 2, it will also be important that all schemes are designed to maximise roof space for solar generation, whilst also giving consideration to the location of other plant, such as air source heat pumps, alongside the use of roofs for amenity space. Provided that careful consideration is given to the design of such spaces early in the design process, it is feasible for roofs to accommodate a number of uses.

Alongside the provision of additional grid capacity, it is also important for the Area Action Plan to promote an approach that delivers the more efficient use of available

grid capacity, via the promotion of smart energy systems. The provision of smart meters and smart management is important element of this, which will help to reduce the costs associated with grid reinforcement and help to reduce peak energy demands on the electricity grid.

Evidence supporting this policy

- North East Cambridge Site wide energy and infrastructure study and energy masterplan (2021)
- Greater Cambridge Local Plan Net Zero Carbon Evidence Base (2021)
- North East Cambridge Infrastructure Delivery Study (2021)
- North East Cambridge Viability Study (2021)

Topic Papers and other documents informing this policy

- Climate Change Topic Paper (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2020)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan 2018

- Policy 28: Carbon reduction, community energy networks, sustainable design and construction and water use
- Policy 29: Renewable and low carbon energy generation
- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

South Cambridgeshire Local Plan 2018

- Policy CC/1: Mitigation and adaptation to climate change
- Policy CC/2: Renewable and low carbon energy generation

- Policy CC/3: Renewable and low carbon energy in new developments
- Policy TI/8: Infrastructure and new developments

4.3 Water

It is important that development at North East Cambridge responds to the climate emergency and local water resource issues through minimising water use as far as possible, ensuring that water and sewage infrastructure is adequate and maintains water quality in the area, and minimises flood risk now and in the future. The policies in this section set clear standards and expectations for development across all water related issues, including ensuring adequate water supply for all stages of development.

Policy 4a: Water efficiency

Proposals for new development shall make provision for the installation and management of measures for the efficient use of mains water, including consideration to rainwater harvesting and water recycling. Proposals for residential development must achieve mains water efficiency standards equivalent to 80 litres/person/day and non-residential development the maximum BREEAM credits for water use (Wat 01).

Policy 4b: Water quality and ensuring supply

Planning applications will be required to demonstrate that all proposed development will be served by an adequate supply of water that will not cause unacceptable environmental harm, that there is appropriate sewerage infrastructure, and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality. Where development is being phased, each phase must demonstrate sufficient water supply and waste water conveyance, treatment and discharge capacity. A planning condition or obligation may be secured to ensure all necessary works relating to water supply, quality and wastewater have been carried out prior to development being occupied.

All development proposals should include an assessment of the measures taken to protect and enhance water quality within the surrounding water environment,

including local surface water and groundwater, in particular, where there is known or potential land contamination; the proposal alters ground conditions; and in the consideration of the form(s) of sustainable drainage scheme to be incorporated.

Policy 4c: Flood Risk and Sustainable Drainage

Potential flood risk to the development

Proposals requiring a Site Specific Flood Risk Assessment (FRA), following the principles of the National Planning Policy Framework (2021), must demonstrate that the development, including any boundary treatment, will:

- a) be resistant and resilient to all relevant sources of flooding including surface water;
- b) be designed and positioned so that it does not increase flood risk elsewhere by either displacement of flood water or interruption of flood flow routes;
- c) wherever possible, reduce existing overall site flood risk; and
- d) provide a safe means of evacuation.

In addition, any development will only be supported where:

- e) floor levels are above the 1 in 100 year flood level plus an allowance for climate change from all sources of flooding and where appropriate and practicable also 300mm above adjacent highway levels.
- f) exceedance flood events either as a result of drainage system failure or return periods in excess of 1 in 100 year event are directed away from buildings.

Potential flood risk from the development

Development proposals will be required to demonstrate that:

- a) the peak rate of run-off over the lifetime of the development achieves greenfield run-off rates. If this cannot be technically achieved, then the limiting discharge should be 2 litres per second per hectare for all events up to and including the 100-year return period event, including an allowance for climate change;
- b) the development is designed so that the flooding of property in and adjacent to the development would not occur for a 1 in 100-year event, plus an

allowance for climate change and in the event of local drainage system failure;

- c) the discharge locations have the capacity to receive all foul and surface water flows from the development, including discharge by infiltration, into water bodies and sewers;
- d) there is a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime; and
- e) where reasonably practical, the destination of the discharge complies with the following priority order:
 - 1. Water reuse and rain water harvesting;
 - 2. To ground via infiltration (where reasonable and practical);
 - 3. To a water body; and lastly
 - 4. To a surface water sewer

Discharge to a foul water or combined sewer will be unacceptable.

Sustainable Drainage Systems

Development will be required to implement a Sustainable Drainage System (SuDS) guided by the Cambridgeshire Flood and Water Supplementary Planning Document (or successor documents). Development will be permitted provided that:

- a) surface water is managed close to its source and on the surface where reasonably practicable to do so;
- b) priority is given to the use of environmental improvements, with SuDS naturalised to enhance green and blue infrastructure;
- c) water is seen as a resource and is re-used where practicable, offsetting potable water demand, and that a water sensitive approach including impacts of climate change are considered in the design of the development;
- d) the features that manage surface water are commensurate with the design of the development in terms of size, form and materials and make an active contribution to placemaking;
- e) Surface water management features are multi-functional where possible;
- f) Any flat roof provides an element of green or brown roof;

- g) There is no discharge from the developed site for rainfall depths up to 5 mm of any rainfall event.

SuDS schemes will be discounted from formal open space calculations and within informal areas can only be included within the calculations if it can be demonstrated there is no detriment to the wider amenity, biodiversity or other key functions of the open space. The design of SuDS should take into account the possible presence of any buried archaeology and developers should undertake early discussions with Historic England and Cambridgeshire County Council's Historic Environment Team.

Why we are doing this

Relevant Objectives: 1, 4

Water efficiency and supply

North East Cambridge is located in one of the driest areas in the UK and has been identified as an area of serious water stress. The area has experienced lower than average rainfall over several years, leading to local concerns regarding environmental impact on watercourses, in particular chalk streams. Evidence has shown that existing abstraction is causing environmental problems. As a result, future development cannot be supplied with water by increased abstraction from the chalk aquifer, whether licenced or not, and must be met in other ways. A key issue identified in the Greater Cambridge Integrated Water Management Study (2021) is the need for new strategic water supply infrastructure to provide for longer term needs, and to protect the integrity of the chalk aquifer.

A Fens Reservoir was identified in Anglian Water's Water Resources Management Plan 2019 as a potential strategic water resource option. Similar winter storage options were explored by Cambridge Water. Given the challenges faced in the region, Anglian Water and Cambridge Water decided to accelerate the programme for a Fens Reservoir and made a joint submission for the development of the reservoir under the government's RAPID process in summer 2021.

As at Autumn 2021, Water Resources East is preparing its Water Management Plan for the region to cover the period to 2050. It is understood that this will include planning for significant new infrastructure including the new Fens Reservoir,

alongside other measures, to provide water supply that is designed to address both environmental and growth needs. However, on current timelines this will only be available to supply water from the mid 2030s.

Until such new strategic resources are delivered, there are short/medium term risks that ongoing growth will cause further deterioration to the chalk aquifer and habitats in the chalk streams which flow into Cambridge. The solutions could lie in measures such as sourcing more water from other locations that do not rely on the aquifer and seeking maximum efficiency in water use and further reducing wastage through leakage. This approach could have dual benefits in reducing pressures from existing development and meeting short/medium term risks until the mid 2030s.

Until more is known about the proposals for water supply that will be contained in the new regional Water Management Plan, there remains some uncertainty whether water supplies can be provided in a way that is sufficient for the early phases of North East Cambridge site to be delivered ahead of provision of the new reservoir. For this reason Policy 4b requires that any planning application will therefore need to demonstrate that there is sufficient water supply available to meet the demands generated by the development without putting additional pressure on the aquifer such as to give rise to environmental harm to the chalk streams and the River Cam in particular. It will not be sufficient to rely, in meeting this policy requirement, on the ability to statutorily requisition a supply from the water undertaker; evidence will be required to demonstrate that the anticipated water demand of the new development can be met without environmental harm that further abstraction from the aquifer will be likely to cause. However, once the new Water Management Plan for the region is completed, it is possible that this may provide the necessary evidence to meet the policy requirement. The local planning authority will consider the matter in relation to each planning application and the level of certainty that can be demonstrated at the time it is being determined.

In view of the early progress towards delivery of a new Fens Reservoir to provide additional strategic water supply, as well as the planned preparation of the WRE Water Management Plan, there is a reasonable prospect of delivery starting on the North East Cambridge site in the plan period to 2041 either on the trajectory contained in the plan, if suitable interim measures are identified, or on a delayed

trajectory with completions starting once the new reservoir is in place in the mid 2030s. Many of the potential solutions are outside the control of planning policy, but one way in which the plans can reduce the demand for water is by requiring high levels of water efficiency in all new developments. The Greater Cambridge Integrated Water Management Study (IWMS) has shown that 80 litres/person/day is achievable by making full use of water re-use measures on site including surface water and rainwater harvesting, and grey water recycling. The cost effectiveness improves with the scale of the project, and that a site-wide system is preferable to smaller installations.

Whilst this is a higher standard than the current optional building regulations standard, there is a strong case for greater water efficiency in Greater Cambridge. Increased standards of water efficiency for Greater Cambridge are also supported by Cambridge Water, Water Resources East, and the Environment Agency.

The [Shared regional principles for protecting, restoring and enhancing the environment in the Oxford-Cambridge Arc](#) are clear that they will encourage local partners to exceed minimum standards required by building regulations on issues such as water consumption, and that they will be working with Government on this issue.

Water quality

The maintenance and enhancement of water quality of both watercourses and groundwater within North East Cambridge is imperative. Not only can these be an important source for water supply, but they can also provide a valuable general amenity, biodiversity and recreational resource. The majority of North East Cambridge falls within a medium category for groundwater vulnerability. This means that the area could still easily transmit pollution to groundwater

The Environment Agency publication Policy and Practice for the Protection of Groundwater provides useful information and guidance on the risks to groundwater quality. It also explains the concepts of source and resource protection.

Any site which may be contaminated to some degree by virtue of its previous usage forms a potential risk to water quality. Developers should contact the Environment Agency at the earliest opportunity to discuss the need for historical information and

site investigations to determine the degree of contamination of both soil and groundwater.

The River Cam has been experiencing a very low flow rate, which is adversely impacting water quality in terms of nitrification, algal bloom, deoxygenation and greater siltation. The previous and current uses of the site indicate that ground contamination is likely to be an issue. Although this is not a flood risk issue, it could have an impact on the type of surface water management regime that should be utilised by any development proposal.

Adequate site investigations will need to be undertaken to determine the level of contamination, locations and level of risk. This will define appropriate surface water management solutions. Sustainable drainage systems (SuDS) can be used effectively in areas of contaminated land as they are not limited to infiltration devices. Features such as permeable paving, ponds, swales and rain gardens can be lined to prevent the mobilisation of contaminants and purification of diffuse pollution from the new developments can be attained through SuDS measures utilised close to the source of rainfall.

Flood risk

The general principle of assessing all forms of flood risk at every stage of development is a principle that is established within the National Planning Policy Framework and the National Planning Practice Guidance.

Flood risk is generally assessed against the type of flooding with fluvial (river), pluvial (surface water), groundwater, sewers and reservoirs being the main potential sources. Information on flood risk in Greater Cambridge is provided by the Greater Cambridge Strategic Flood Risk Assessment (2021), and the area has also been subject to an Area Flood Risk Assessment to accompany the AAP. As flood risk information is regularly updated, developers should consult the latest information available from the Environment Agency, the Lead Local Flood Authority or updates to the Strategic Flood Risk Assessment.

Development may increase the flood risk downstream unless an adequately designed surface water management scheme is incorporated into the proposals.

Redevelopment of older existing office and industrial sites within North East Cambridge offers the potential to significantly improve on-site drainage management and help to mitigate localised flooding.

Policy 4C seeks to minimise surface water runoff rates through the appropriate design and consideration to sustainable drainage in accordance with best practice.

SuDS have long been promoted by local authorities as a sustainable way of reducing run-off to greenfield rates, where workable. The Councils' preferred approach is to manage run-off through surface water attenuation, such as open swales which give an opportunity for flood attenuation by storing and slowly conveying runoff flow to downstream discharge points or infiltrating it into the ground, depending on soil and groundwater conditions, and can provide other benefits such as to biodiversity.

Evidence supporting this policy

- Greater Cambridge Integrated Water Management Study – Outline Water Cycle Study (2021)
- Greater Cambridge Strategic Flood Risk Assessment Level 1 (2021)
- North East Cambridge Area Action Plan Area Flood Risk Assessment (2019)
- North East Cambridge Area Action Plan Surface Water Attenuation Report (2019)

Topic Papers and other documents informing this policy

- Climate Change Topic Paper (2021)

Monitoring indicators

- Percentage of developments meeting water efficiency policy standards
- Percentage of permissions contrary to EA advice

Policy links to the adopted Local Plans

Cambridge Local Plan 2018

- Policy 28: Carbon reduction, community energy networks, sustainable design and construction and water use
- Policy 31: Integrated water management and the water cycle

South Cambridgeshire Local Plan 2018

- Policy CC/4: Water efficiency
- Policy CC/7: Water Quality
- Policy CC/8: Sustainable Drainage Systems

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire Flood and Water Supplementary Planning Policy Document (2016)
- Sustainable Design and Construction Supplementary Planning Document (2020)

4.4 Biodiversity

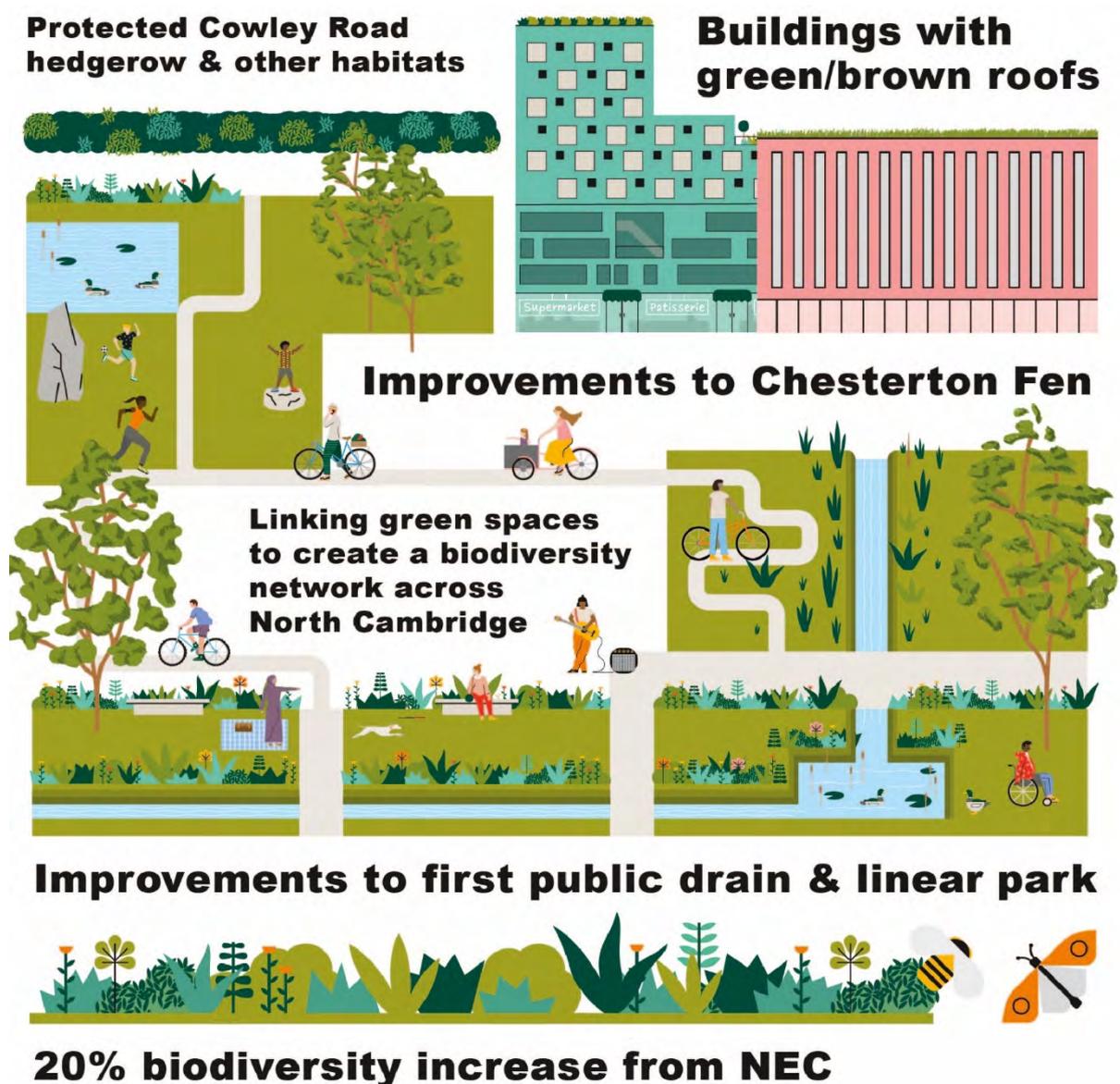


Figure 14: Infographic showing the principal elements of the biodiversity strategy for North East Cambridge

At a national and local level, biodiversity is a priority and emerging national legislation has set out that new development must achieve a minimum 10% 'net gain'. While the Area Action Plan area has no nationally or internationally designated biodiversity sites, it is close to a number of designated areas and there is also a locally designated Wildlife Site on Cowley Road. Development at North East Cambridge should protect and substantially enhance the network of green and blue habitats across the site itself and the wider area, including Chesterton Fen.

This policy sets out how new development will achieve biodiversity net gain and measurably improve the biodiversity network across the wider area.

Policy 5: Biodiversity and Net Gain

All new development is required to achieve a 20% net gain in biodiversity value.

The biodiversity net gain metric will be determined at the planning application stage and suitable planning obligations will need to be secured for the ongoing management and monitoring to ensure target habitat conditions are met. The creation of any new habitats should take into account the likely impact of climate change and be resilient to these effects.

Biodiversity net gain will be achieved through:

On-Site Biodiversity Protection and Enhancement

1. The protection, enhancement and recovery of the most valuable existing habitats and species present within a development site or adjoining it, and the creation of new complimentary habitats;
2. The provision of measurable improvements in the size, quality, diversity and relationship of habitats in and around North East Cambridge, to deliver a coherent and high-quality ecological network. In the design of new proposals, consideration should be given to the New Habitat Creation Recommendations in the policy justification below;
3. Securing appropriate habitat management and monitoring plans to restore existing habitats and establish and retain new features, through a S106 agreement;

Contribute to Wider Biodiversity Enhancements

4. Increasing opportunities for the movement and dispersal of species across North East Cambridge and into surrounding areas;
5. Delivering coordinated habitat and water quality improvements to the First Public Drain, including outside of the Area Action Plan area, and, Chesterton Fen;

and

6. Providing accessible information for members of the public on the habitats within North East Cambridge, their management and the species they support.

In exceptional and justified circumstances, development proposals that cannot achieve the full 20% biodiversity net gain requirement on-site, they should seek to provide the highest proportion of net gain on-site in the first instance (at least 10%) and any residual net gain should be delivered elsewhere within the Area Action Plan area and subsequently off-site as a last resort. Net gains to be achieved outside of the development site boundary will need to be secured through appropriate planning obligations.

In addition to the above, all development shall avoid having any adverse impact on the nature conservation value of:

- The First Public Drain and other existing watercourses and waterbodies;
- Local Nature Reserves including Bramblefields;
- City Wildlife Sites and Country Parks including Cowley Road Hedgerow,
- The River Cam County Wildlife Site,
- Any other areas of natural or semi-natural sites within or adjacent to North East Cambridge, and
- Any designated environmental or nature conservation sites and protected habitats

A Preliminary Ecological Appraisal should be undertaken to inform an Ecological Impact Assessment and Biodiversity Net Gain Assessment to ensure existing ecology is protected and enhanced.

Where an adverse impact on biodiversity is unavoidable then this shall be minimised as far as possible and appropriate measurable mitigation provided.

Mitigation of adverse impacts on biodiversity resources

Where mitigation is required to compensate for the reduction or loss of existing biodiversity resources then this shall be provided in liaison with the LPA and in

accordance with the objective of contributing to the creation of a coherent on-site and off-site, high quality ecological network. This is to be secured through:

7. Identified projects to be agreed with the LPA for on-site habitat provision/enhancement and management wherever practicable. Where this is not practicable to be delivered on-site, this should be followed by identified improvement projects to be agreed with the LPA to Chesterton Fen, followed by sites within the wider local area, and then other sites elsewhere within Greater Cambridge;
8. The maintenance and, where possible, enhancement of the ability of plants and animals including pollinating insects to move, migrate and genetically disperse across the city; and
9. The provision/enhancement of priority habitats identified at the national, Greater Cambridge or local level, having regard to the scarcity of that habitat within North East Cambridge.

Where mitigation is needed, an offsetting mechanism based on the Natural England biodiversity offsetting metric version 3.0 (or any future equivalent) will be used to calculate requirements. Temporary impacts to habitats, which can occur during ground works and construction, should seek to be mitigated through interim measures to promote biodiversity.

The amount of mitigation required will be determined having regard to:

10. The importance of the biodiversity resources that will be adversely affected, particularly in terms of whether they:
 - a. Include priority habitats identified at the national, Greater Cambridge or local levels; and/or
 - b. Are able to support protected or priority species
11. The range of biodiversity resources that will be adversely affected, with greater mitigation being required where a mosaic of habitats will be lost, or a large number of species affected;
12. The size and quality of biodiversity resources that will be adversely affected, and their function within wider ecological networks;

13. The impact of the development on the role and resilience of remaining biodiversity resources, for example in terms of the ability of individual species to maintain self-sustaining population levels and/or to adapt to climate change; and
14. Any other issues identified through ecological assessment of the site.

Why we are doing this

Relevant objectives: 1, 4

If development is to be genuinely sustainable then it will need to play a key role in protecting and enhancing Greater Cambridge's biodiversity resources. On-site biodiversity improvements will also be vital to enhancing the liveability and well-being of urban areas, and improving the connection of people to nature, particularly in higher density urban areas such as North East Cambridge.

Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better condition than beforehand. The Environment Bill (2021) sets out how the environment will need to be at the centre of policy making. In particular, it introduces a minimum 10% biodiversity net gain requirement for new development to ensure new developments enhance biodiversity and create new green spaces for local communities to enjoy. The National Planning Policy Framework encourages measurable net gains for biodiversity to be sought through the plan making process. South Cambridgeshire District Council Doubling Nature Strategy (2021), the draft Cambridge City Council Biodiversity Strategy 2021 – 2030, and the Oxford-Cambridge Arc Environment Principles (2021) all set out that new development should seek to deliver a minimum of 20% biodiversity net gain. Locally there is a clear aspiration that development should be providing a biodiversity net gain which is in excess of national targets.

The North East Cambridge Ecology Study (2020) has assessed the feasibility of delivering a biodiversity net gain at North East Cambridge and has recommended that the policy seeks a maximum provision on-site and specifies a minimum provision of 10% on site due to the likely difficulties of achieving a higher target for all development sites across the Area Action Plan area due to the higher density nature of the proposals. However, the Ecology Study does not rule out the possibility of

achieving a higher on-site biodiversity net gain and it will be dependent on a range of factors including the location, nature, size and form of the development proposal, the site's existing biodiversity value as well as the amount of open space provided across the Area Action Plan area.

The North East Cambridge Ecology Study (2020) identifies the existing on-site biodiversity assets including the wide range of existing species and habitats. The existing habitats including woodland, scrub, hedgerows, ephemeral perennial vegetation, watercourses and ponds and they support a number of species such as Common Frog, Smooth Newt, Viviparous Lizard, House Sparrow, Common Swift, Soprano Pipistrelle bat and Water Vole.

At both a national and local level it is clear that biodiversity is a key priority and an important component of sustainable development. The Area Action Plan seeks to respond to this by ensuring that the existing biodiversity species and habitats in North East Cambridge are protected and enhanced. This will be a challenge given the scale of change and development proposed. Therefore, all development in the Area Action Plan area will have a significant role to play in this, and the cumulative benefit of small-scale improvements in biodiversity resources should be maximised.

All development proposals should be informed by a Preliminary Ecology Appraisal which identifies site constraints, opportunities and further survey requirements. This should then inform both an Ecological Impact Assessment and Biodiversity Net Gain Assessment to ensure existing ecology and habitats are protected and enhanced. Development proposals are also encouraged to use the Natural Cambridgeshire Local Nature Partnership Developing with Nature Toolkit (www.naturalcambridgeshire.org.uk/resources/) to demonstrate how development will achieve a net biodiversity gain in an area which is recognised as a gateway to The Fens. Regard should also be had to the NEC Ecology Study and the Biodiversity Supplementary Planning Document (or successor documents) when preparing development proposals.

Achieving Biodiversity Net Gain

Development within North East Cambridge will be required to deliver a minimum 20% biodiversity net gain (using The Biodiversity Metric 3.0, as published by Natural

England (2019) or any future equivalent). To achieve the required net gain, biodiversity should be considered and designed into proposals from inception through a comprehensive landscape led design proposal. The following table sets out how a biodiversity net gain could be achieved, in part, through new habitat creation within higher density development proposals. These recommendations are specifically in relation to birds, bats and hedgehogs and further habitat enhancements are likely to be required within areas of open spaces, public realm and other communal areas.

New habitat creation recommendations

Species: Swift and House Sparrow

Requirement: A minimum of one swift box for every new building. These should be integrated boxes and installed in groups in suitable locations across the site. Provision of swift boxes across other structures, such as bridges, should also be considered

Species: Starling

Requirement: A minimum of one starling box in every ten buildings and located close to areas of open grassland, including amenity grassland and installed in groups in suitable locations across the site.

Species: Black Redstart

Requirement: A minimum of one Black Redstart box in every new ten buildings situated on or close to living roof habitats and installed in groups in suitable locations across the site.

Species: Grey Wagtail

Requirement: At least five Grey Wagtail boxes should be provided around waterways in sheltered positions and installed in groups in suitable locations across the site.

Species: Peregrine Falcons

Requirement: On buildings greater than 20m, provision for Peregrine Falcons should be considered

Species: Bats

Requirement: Integrated bat features for crevice dwelling bats should be installed at a density of at least one for every two buildings. Features for bats which roost in roof voids, or require internal flight areas, should be installed at one for every 25 buildings.

Species: Hedgehogs

Requirement: Improve hedgehog permeability across development parcels.

The Spatial Framework for North East Cambridge offers the most significant opportunity to enhance on site biodiversity resources and provide a network of habitats, which includes a number of new or enhanced infrastructure features including the linear park, local and neighbourhood green spaces and the First Public Drain. The provision of extensive areas of biodiverse living roofs are necessary to replace the existing open mosaic habitats which are of significant value within the North East Cambridge area, particularly around the railway sidings and at the Waste Water Treatment Plant. These roofs can also provide vital greening in dense urban areas such as North East Cambridge.

It will be important to ensure that habitats and species both on and off-site are resilient to disturbance from human activity, including recreation, predation by pets, noise and light pollution. New buildings, in particular taller buildings, should have design features to avoid bird collision and minimise light pollution at night to avoid disturbance to bat migration patterns. Native plant species should be used wherever possible to promote biodiversity. Where non-native species are used, these should have demonstrable biodiversity value. The interrelationship between North East Cambridge and the Fens provides the opportunity for biodiversity enhancements and future development to have a strong identity, excellent resources management as well as link into innovation and learning. This reflects the work being undertaken through the Fen Biosphere Project by Cambridgeshire ACRE.

Mitigation of adverse impacts on biodiversity resources

There are no nationally or internationally designated biodiversity sites within the Area Action Plan area but a City Wildlife Site is located on Cowley Road, Milton Country Park is to the north of the AAP area and Bramblefields Local Nature Reserve borders to the south. Within the wider surrounding area, there are a number of European and local designated biodiversity sites including Devil's Dyke and Fenland SACs and Wicken Fen Ramsar. The North East Cambridge Habitats Regulation Assessment has identified that impacts from air pollution, recreation and water quantity and quality could result in 'likely significant effects' on these habitats and therefore development proposals should be considered against the relevant policies in the AAP which seek to mitigate these potential impacts.

Adverse environmental effects predicted prior to construction should be mitigated or prevented through a construction environmental management plan (CEMP) based on the latest British Standards.

Off-site mitigation

In justified circumstances, where biodiversity net gain cannot be achieved in full on site, land to the east of North East Cambridge known as Chesterton Fen, should be the focus for off-site biodiversity enhancements. This area is currently made up of species poor, open grassland situated between North East Cambridge and the River Cam. Through the provision of improved pedestrian and cycle access over the railway line into Chesterton Fen, there is an opportunity to create a new Local Nature Reserve in this area containing wetland characteristics and fenland habitats such as open water, wet grasslands, reedbeds and the restoration of drainage ditches. This would need to be carefully considered alongside the need to provide public amenity space to balance public recreation with habitat enhancements. A habitat creation project at Chesterton Fen should be developed to provide significant opportunities for biodiversity and people and funded by development within North East Cambridge through appropriate planning obligations.

Opportunities to enhance the biodiversity value of other sites adjacent to North East Cambridge and more widely across North Cambridge should also be explored as part of creating a comprehensive and diverse biodiversity network in and around this

area. The Greater Cambridge Green Infrastructure Opportunity Mapping report (2021), identifies that there is also the potential for a new strategic green space to the north of Cambridge which would link to existing green infrastructure networks, address existing deficiencies in this wider area and provide a new asset that would reduce recreational pressure on existing open spaces.

Evidence supporting this policy

- North East Cambridge Ecology Study (Biodiversity Assessment) (2020)

Typologies and Development Capacity Assessment (2021)

- Greater Cambridge Green Infrastructure Opportunity Mapping Recommendations report (2021)
- Topic Papers and other documents informing this policy
- Health Facilities and Wellbeing Topic Paper (2021)

Monitoring indicators

- Percentage of permissions that set out how they will achieve 20% biodiversity net gain

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 59: Designing landscape and the public realm
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats

South Cambridgeshire Local Plan

- Policy NH/4: Biodiversity
- Policy NH/6: Green Infrastructure

Other Council/County strategy and policy and other supporting guidance

- South Cambridgeshire Biodiversity Supplementary Planning Document (2009)

- Draft Greater Cambridge Biodiversity Supplementary Planning Document (2021)

5. Design and built character



Figure 15: Illustration showing the placemaking vision for North East Cambridge

North East Cambridge will be a bustling new city district, well-integrated with surrounding communities and with a unique sense of place, taking cues for its urban form from the character of Cambridge. To achieve this requires the imaginative and holistic design of buildings, streets and spaces with trees, play space, public art and

landscape fully integrated into them. This should create a genuine mix of uses in buildings and across neighbourhoods, that creates a vibrant community and intensity of activity at key places in the district, whilst allowing for quieter and more restful places in others. The new district should feel like part of Cambridge – a place that future generations will be proud of.

Creating healthy, inclusive, high quality places with well-designed buildings, streets, spaces and landscape, will encourage cohesive communities to develop which will successfully integrate into their surroundings and relate well to them. Public and private spaces will be attractive and well-managed, be clearly defined in terms of ownership, have good natural surveillance, and reduce crime and the fear of crime along with antisocial behaviour. This will have a positive impact on the perceived safety and well-being of those living, working, and visiting North East Cambridge. Buildings adjacent to public spaces will engage these spaces through their layout, orientation, and ground floor uses that activate these spaces.

This section includes the following policies:

- Policy 6a: Distinctive design for North East Cambridge
- Policy 6b: Design of mixed-use buildings
- Policy 7: Creating high quality streets, spaces and landscape
- Policy 8: Open spaces for recreation and sport
- Policy 9: Density, heights, scale and massing
- Policy 10a: North East Cambridge Centres
- Policy 10b: District Centre
- Policy 10c: Science Park Local Centre
- Policy 10d: Station Approach
- Policy 10e: Cowley Road and Greenway Local Centres
- Policy 11: Housing design standards

5.1 Distinctive design for North East Cambridge

North East Cambridge should build on the legacy of Cambridge's distinctive heritage and characterful new developments which contribute to the unique identity of the city. The design of genuinely mixed-use buildings, streets and open spaces must

come together to create a place that is distinctive, and which is enduring, adaptable and functional. This policy sets out the expectations for the design of buildings and spaces in North East Cambridge, and the clear benchmark for quality that is expected.

Policy 6a: Distinctive design for North East Cambridge

Development at North East Cambridge will create distinctive, high-quality design and architecture that contributes positively to Cambridge's heritage, townscape and landscape qualities. Applications will need to demonstrate how development proposals have understood the unique characteristics of Cambridge, and have successfully resolved the particular challenges of securing this through higher density development. Proposals must:

- a. Provide a comprehensive design approach that achieves the successful integration of buildings, the routes and spaces between buildings, topography and landscape;
- b. Create buildings, streets and spaces that will have a positive impact on their setting in terms of location on the site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views;
- c. Ensure that the design and location of any infrastructure or mitigation measures (such as bridges, under passes and noise barriers) considers integration into the Area Action Plan area and addresses landscape, heritage, ecology and visual impacts;
- d. Ensure that buildings are orientated to provide good natural surveillance and create active edges onto public space by locating appropriate uses, frequent entrances and windows into habitable rooms at ground floor level, to create activity and visual interest along the street;
- e. Create clearly defined public and private amenity spaces that are designed to be inclusive, usable, safe and enjoyable, and are designed to remove the threat or perceived threat of crime and improve community safety;
- f. Use high quality and well detailed materials for buildings, streets and spaces and other landscaped areas;

- g. Create buildings and spaces that will contribute to creating a diverse, fine grain and human scale streetscape; and
- h. Ensure that functional design elements (refuse storage, bicycle parking, etc.) are resolved in well-designed and successfully integrated ways.

All major development proposals should align with the principles set out in the Cambridgeshire Quality Charter for Growth and engage with the Cambridgeshire Quality Panel at the pre-application stage.

All development proposals should provide a balanced approach between security and the design of maximising fire safety in alignment with the most up to date Fire Regulations.

Policy 6b: Design of mixed-use buildings

The design and layout of vertically and horizontally mixed-use development proposals must:

- a. Ensure that future adaptation and flexibility is considered in the design and construction of new buildings, encouraging reuse and conversion of building space over time;
- b. Avoid mixing incompatible uses that could impact on amenity of residents and occupiers in the same or adjacent buildings
- c. Ensure that the form, architectural design and layout clearly resolve the intended uses within buildings;
- d. Ensure uses can function effectively and residents can live without disturbance through well-resolved layout, access (including separate internal access arrangements, where required, for the different uses), servicing and delivery arrangements; and
- e. Maximise opportunities to create active ground floor uses to diversify and activate streets and spaces.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

North East Cambridge will create a new city district for Cambridge that includes a significant number of new homes with the facilities and other infrastructure needed to support them, alongside intensification of business and industrial uses. A design-led approach to placemaking is needed to maximise the opportunities of the site, and to successfully integrate it into the surrounding existing residential and business areas to create a cohesive community.

Well-planned buildings, streets and spaces are fundamental to the creation of high-quality development at North East Cambridge. Paragraph 126 of The NPPF (July 2021) sets out the Government's policy position on planning expectations with regards good design 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Given the projected build-out time at North East Cambridge, it is important that a clear set of design policies is put in place to ensure that the new district adds to the positive qualities associated with Cambridge as a city, and develops a coherent sense of identity with shared design values embedded in every phase.

This requires a holistic approach to be taken to the design of buildings, streets and landscape to ensure that these elements integrate well with each other to create a place that is distinctive, and which is enduring, adaptable and functional. The NPPF identifies that that local planning authorities 'should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code' (paragraph 128). Accordingly, the Council will lead on the production of a site wide design code for the North East Cambridge area that will require input from the various landowners and their design teams. The Design Code will be adopted as a Supplementary Planning Document (SPD). It is intended to encourage design innovation whilst ensuring that together all future developments across North East Cambridge contribute to a coherent sense of place, rich and subtle in variation. Paragraph 133 of The NPPF (2021) identifies that Local Planning Authorities should make sure that they have access to and make appropriate use of design advice and review arrangements. Accordingly, proposals will be expected to

align with the principles identified in the Cambridgeshire Quality Charter for Growth and be reviewed by the Cambridgeshire Quality Panel.

Understanding that development needs to be at a human scale is important in defining the kind of place the North East Cambridge should be. Well-articulated roof forms and fine grain plot-based architecture will be needed to provide flexibility of forms, accommodate a variety of uses and users and create a visually rich, more human scale and welcoming place.

Creating high quality places with well-designed buildings, streets and spaces will encourage more cohesive communities that reduce crime and the fear of crime along with antisocial behaviour. Public and private spaces should be clearly defined in terms of ownership, have good natural surveillance and be well managed. Such an approach will have a positive impact on the safety and well-being of those working, living and visiting the North East Cambridge. The creation of gated developments that limit social cohesion and integration will not be supported. Other aspects such as the appropriateness of materials and finishes, including their long-term resilience, attractiveness and ease of ongoing maintenance, will determine how attractive, well-used and successful places will be in the future.

Mixed use development

Mixed use development will strengthen the character of North East Cambridge and help make most efficient use of the land available, while supporting a varied range of businesses. They require creative approaches to the design, delivery, construction and future management to ensure the successful integration of uses.

Embedding mixed and compatible uses within individual buildings, ensuring that they incorporate flexibility and consider future reuse and adaptation, along with diversifying blocks will help to create a place that can sustainably change over time and which promotes activity beyond the traditional 9 to 5. It also means that more intensive use can be made of some facilities with 'extended use' models employed to allow community, creative and cultural uses. The mixing of uses can happen both horizontally (floor by floor) and vertically (adjacent buildings) as well as utilising flexible forms to allow change of activities throughout the day.

Higher density development creates challenges in how different uses can operate in close proximity to each other within buildings, adjacent plots or blocks. Innovative forms of building will be needed to make the best use of the land available and development proposals will need to demonstrate that the future amenity of residents, occupiers and other sensitive uses or spaces can be safeguarded (see Policy 23: Comprehensive and Coordinated Development and policy 25: Environmental Protection).

Evidence supporting this policy

- North East Cambridge Landscape Character & Visual Assessment (2020)
- North East Cambridge Transport Assessment (2020)
- Cultural Placemaking Strategy (2020)
- New Housing Developments and the Built Environment Joint Strategic Needs Assessment (2010)
- Greater Cambridge Creative Business and Cultural Production Workspace Study (2021)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Anti-Poverty and Inequality Topic Paper (2021)
- Community Safety Topic Paper (2021)
- North East Cambridge Stakeholder Design Workshops 1-6 – event records 2019-2020)

Monitoring Indicators

- Number of schemes reviewed by Greater Cambridge Design Review Panel

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of major Change

- Policy 34: Light pollution control
- Policy 35: Protection of human health and quality of life from noise and vibration
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 40: Development and expansion of business space
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline of Cambridge
- Appendix F: Tall Buildings and the Skyline
- Policy 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Appendix I: Open Spaces and Recreation Standards
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development

South Cambridgeshire Local Plan

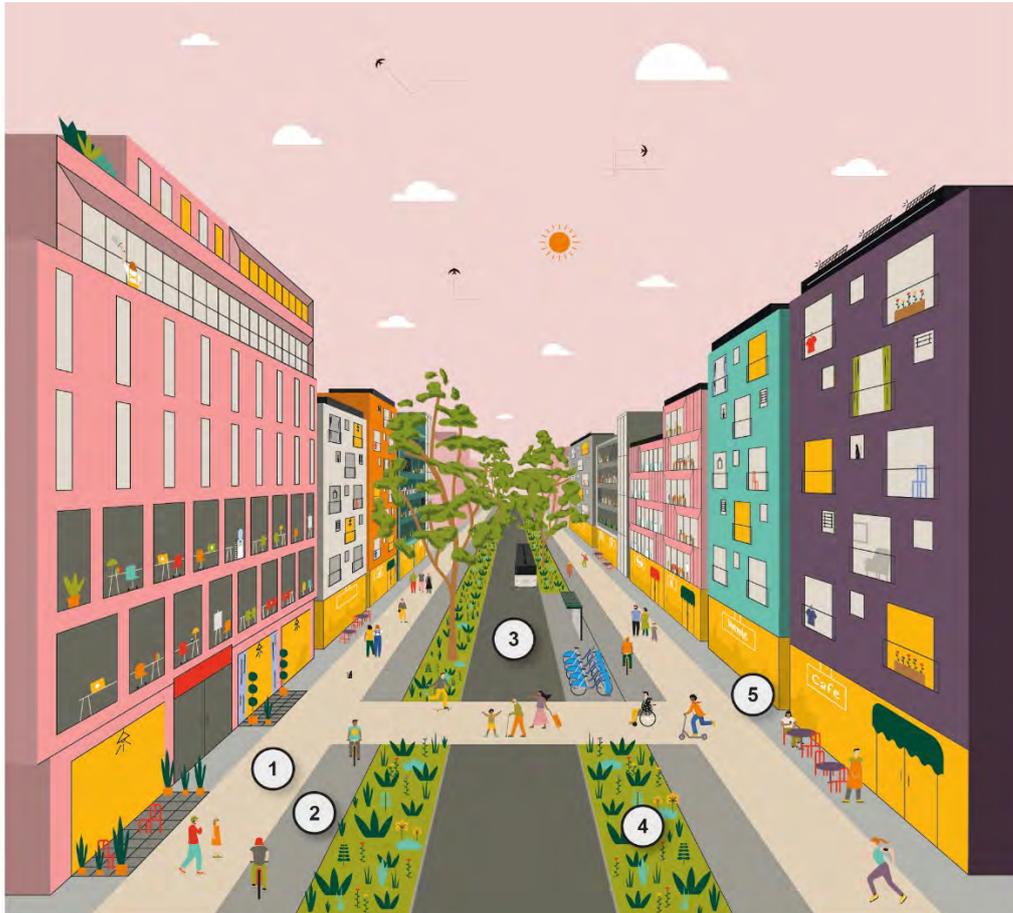
- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity
- NH/5: Sites of Biodiversity or Geological Importance
- NH/6: Green Infrastructure
- NH/8: Mitigating the Impact of Development in and adjoining the Green Belt
- NH/14: Heritage Assets
- H/8: Housing Density

- H/12: Residential Space Standards
- H/18: Working at Home
- SC/1: Allocation for Open Space
- TI/1: Chesterton Rail Station and Interchange
- TI/4: Rail Freight and Interchanges
- TI/6: Cambridge Airport Public Safety Zone
- TI/8: Infrastructure and New Developments
- TI/9: education facilities

Other Council/County strategy and policy and other supporting guidance

- Putting Health into Place, NHS Healthy New Town Principles (2019)
- Cambridgeshire Quality Charter

5.2 Legible streets and spaces



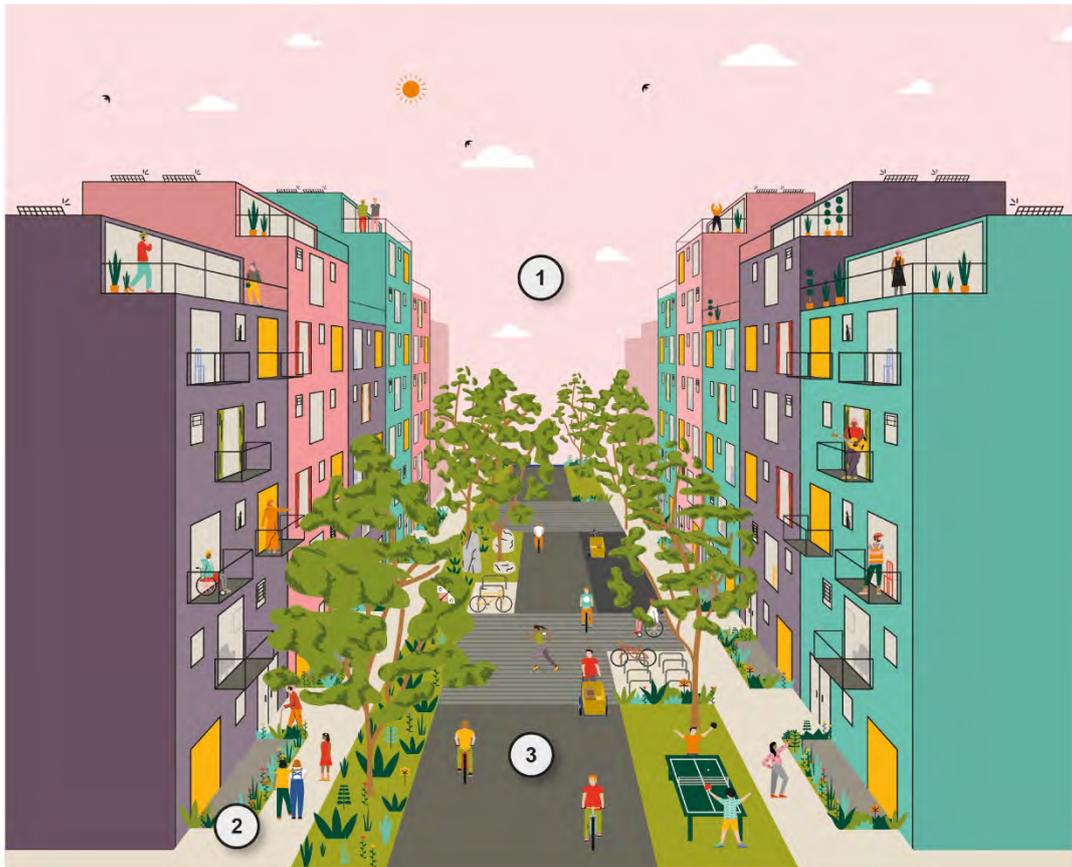
KEY

- | | | |
|---|--|--|
| 1 4m wide footway | 3 3.5m wide soft landscaped strip including 'forest scale' trees and sustainable urban drainage swales | 5 Minimum 2m public realm outside footway, where ground floor activities can spill out |
| 2 2.5m wide (minimum) segregated cycle path | | |
| 3 6.5m wide carriageway with a design speed below 20mph | | |

Figure 16: Illustration of proposed design features for primary streets

The streets and open spaces within North East Cambridge will be the most enduring elements of the new city district. They will provide the structure for the area's layout, encouraging walking and cycling, and creating a vibrant, safe and healthy environment that nurtures community life. This policy ensures that new streets are designed as inclusive, public, welcoming and active spaces which are rich in biodiversity and resilient to climate change. In addition, new streets should also form part of a legible and functional movement network that prioritises pedestrians,

cyclists and other non-motorised users of all abilities.



KEY

- 1 Minimum 21m distance between building frontage
- 2 2m wide footway

- 3 Street design incorporates informal seating, planting, doorstep play areas, cycle and disabled parking, drop-off areas and accommodates vehicle access with a design speed below 20mph in a 'Woonerf' approach

Figure 17: Illustration of proposed design features for secondary streets in high density areas



KEY

- | | |
|--|---|
| <p>1 Minimum 21m distance between building frontage</p> <p>2 3m wide terrace gardens in front of ground floor homes</p> <p>3 2m wide footway</p> | <p>4 Street design incorporates informal seating, planting, doorstep play areas, cycle and disabled parking, drop-off areas and accommodates vehicle access with a design speed below 20mph in a 'woonerf' approach</p> |
|--|---|

Figure 18: Illustration of proposed design features for secondary streets in medium density areas

Policy 7: Creating high quality streets, spaces and landscape

Streets and spaces shall be designed to provide a safe, walkable district, with high quality and well-connected pedestrian, cycle and public transport routes that support healthy, active lifestyles whilst effectively allowing servicing and deliveries and as well as managing access by private motor vehicles. To achieve this, the primary and secondary streets and key public spaces must conform to the strategic layout for key pedestrian and cycle routes described in Policy 19: Safeguarding for Public

Transport Policy 16: Sustainable Connectivity , the street hierarchy described in Policy 21: Street hierarchy and the principles shown in Figure 17.

All development proposals within North East Cambridge should demonstrate how they will contribute towards the creation of high quality, inclusive and attractive streets and spaces that will:

- a. Be designed with active routes with good natural surveillance, incorporating Secured by Design principles, as an integral part of new development proposals and coordinated with adjacent sites and phases;
- b. Ensure the design of streets and other movement routes prioritises pedestrian and cycle movements, including the specific needs of disabled people, and relate to the character and intended function of spaces and surrounding buildings (see Land Use Plan (Figure 11) and supporting diagrams within Policy 10a-e);
- c. Create high quality connections to seamlessly link North East Cambridge with its surroundings and into existing established areas as shown on the Spatial Framework and described in Policy 17: Connecting to the wider network
- d. Understand microclimate and other environmental considerations and ensure that these are factored into design proposals so that public, communal and private spaces receive good sunlight throughout the year, shading from trees and vegetation on active travel routes, and have good air quality and low ambient noise levels;
- e. Take a coordinated approach to the design and siting of high-quality street furniture, boundary treatments, lighting, signage, trees and well-integrated public art which uses materials that are easily maintained;
- f. Accommodate trees and other planting of suitable species that are appropriate to the scale of adjacent buildings and public realm to ensure that adequate space and planting conditions are provided above and below ground for them to mature and flourish. A comprehensive planting, maintenance and management plan that shall be submitted in support of major development proposals;
- g. Ensure that trees and other planting are considered as an integral part of development proposals and relate well to the wider setting of the area and take account of the Cambridge Tree Strategy (or successor);

- h. Integrate Sustainable Drainage Systems (SuDS) as part of a comprehensive site-wide approach; and
- i. Ensure that the design of streets and spaces is inclusive and accessible, considering the needs of all users.

Why we are doing this

Relevant objectives: 1, 2, 4, 5

Cambridge, like many historic cities is characterised by a compact form that allows easy movement as a pedestrian or cyclist. This inherent character should underpin the approach to creating a new city district at North East Cambridge centred around walking and cycling to create a 'walkable neighbourhood' and capitalising on high quality public transport options underpinned by a comprehensive open and green space network creating a healthy and inclusive place.

The policy seeks to secure healthy, inclusive and safe streets and open spaces in accordance with paragraph 92 of the NPPF (2021) and best practice including guidance Manual for Streets (2007), Local Transport Note 1/20 (2020) and Public Health England's Healthy High Streets: Good Place-making in an urban setting (2018). In accordance with achieving the 'principles of inclusive design' streets within North East Cambridge are to have a significant 'place' as well as 'movement' function.

The quality of streets and spaces links with other policies in the Area Action Plan which together combine to clearly set out expectations for the quality of future development. An integrated approach to design is needed to help make the best use of the land available and to effectively respond to the challenges of creating a high-density new city district. For streets and spaces, this includes provision of informal and formal doorstep play spaces, high quality landscaping and surface water management which is integrated into the public realm achieving valued amenity and biodiversity enhancement.

With respect to its movement function, a street user hierarchy places pedestrians at the top followed by cyclists, public transport users, specialist service vehicles (emergency, services, waste etc.) with other motor traffic coming last, including car

sharing and electric vehicles. This approach will ensure that the needs of people rather than motorised vehicles are considered and accommodated from an early stage in the design of a development proposal.

Beyond the immediacy of North East Cambridge, the connections formed physically and socially with the surrounding existing neighbourhoods and at a city and wider level will also be crucial to the sustainability of the area and the achievement of an inclusive district.

Landscape design and trees

High quality landscape proposals will be required as part of developments, ranging from housing, retail, commercial, industrial and mixed-use schemes. High quality landscape design can create usable spaces for occupier amenity as well as being functional - in respect of SuDS, microclimate and providing an attractive setting for buildings. Landscaping also plays a significant role in establishing an area's character, integration of a development into that character as well as mitigating the impact of development from sensitive heritage and landscape features. Landscaping proposals will be especially important within prominent locations, such as along street frontages, transport interchanges, and other public spaces.

While the details required for a landscape scheme will vary according to the type and location of a development, landscaping should be included as an integral part of the development proposal at an early stage. Careful consideration should be given to the existing character of a site, and how any features such as surface treatments, furniture, lighting, public art, boundary treatments and other structures are to be appropriately used and how planting and trees may mature over time. Poorly designed landscape schemes can compromise amenity, environmental value and use. Leaving insufficient space for trees to grow can lead to the blocking of natural sunlight, issues of overhanging, subsidence and damage to foundations, resulting in subsequent applications for tree removal.

The tree population of Cambridge and the wider Greater Cambridge area makes a significant contribution to the city's character, appearance and setting. Trees are fundamental to the management of temperatures, storm water, and the provision of cleaner air. They provide an essential habitat for wildlife and promote wellbeing,

providing opportunities for relaxation, exercise and meditation. Post construction and occupation, the management and protection of trees is a constant challenge and therefore a Planting, Maintenance and Management Plan will be required for major development proposals to set out an approach to address this.

Deciduous trees provide shade to buildings, helping to manage solar gain when needed in summer months. Trees, broadleaf and deciduous, also contribute to reducing 'heat islands' whereby the temperatures of built-up areas are significantly higher than areas outside them. Trees add biodiversity value to areas and as such provide habitats for many species. This policy will contribute towards achieving on-site biodiversity net gain as required by Policy 5.

The North East Cambridge area has relatively low tree canopy coverage when compared with surrounding areas, making it essential to ensure any new development retains trees of value and makes provision from the outset for the planting of new trees of appropriate species and size so as to ensure a sustainable increase in overall canopy cover. There are some localised areas of extensive tree coverage which will require further site investigation including along the First Public Drain and around Chesterton Sidings.

Cambridge City Council has a 'Cambridge City Tree Strategy 2016-2026 to protect, enhance and manage trees in the City. In the absence of a similar strategy for South Cambridgeshire, it is considered appropriate that the approach identified for the City will be used to inform all development proposals coming forward in the NEC AAP area.

The Council will seek to make provision for the protection of trees of value by serving TPOs on existing trees and those to be planted as part of new development.

Evidence supporting this policy

- North East Cambridge Landscape Character & Visual Assessment (2020)
- North East Cambridge Transport Assessment (2019)
- Cultural Placemaking Strategy (2020)
- Innovation District Paper (2019)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Community Safety Topic Paper (2021)
- Health and Well Being Topic Paper (2021)
- Climate Change, Energy and Sustainable Design and Construction Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- North East Cambridge Stakeholder Design Workshops 1-6 – event records 2019-2020)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of major Change
- Policy 35: Protection of human health and quality of life from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 40: Development and expansion of business space
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline of Cambridge
- Appendix F: Tall Buildings and the Skyline
- Policy 65: Visual pollution
- Policy 67: Protection of open space

- Policy 68: Open space and recreation provision through new development
- Appendix I: Open Spaces and Recreation Standards
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development

South Cambridgeshire Local Plan

- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity
- NH/5: Sites of Biodiversity or Geological Importance
- NH/6: Green Infrastructure
- Policy NH/7: Ancient Woodlands and Veteran Trees,
- NH/8: Mitigating the Impact of Development in and adjoining the Green Belt
- NH/14: Heritage Assets
- H/8: Housing Density
- H/12: Residential Space Standards
- H/18: Working at Home
- Policy HQ/1: Design Principles
- SC/1: Allocation for Open Space
- TI/1: Chesterton Rail Station and Interchange
- TI/4: Rail Freight and Interchanges
- TI/6: Cambridge Airport Public Safety Zone
- TI/8: Infrastructure and New Developments
- TI/9: Education Facilities

Other Council/County strategy and policy and other supporting guidance

- Cambridge City Wide Tree Strategy 2016-2026 (approved 2015)
- South Cambridgeshire Trees and development sites Supplementary Planning Document (2009)

- Manual for Streets (2007)
- NHS 'Putting Health into Place (2019)'
- Public Health England Healthy High Streets: good place making in an urban setting (2018)
- Draft Making Space for People Supplementary Planning Document (2019)

5.3 Open spaces

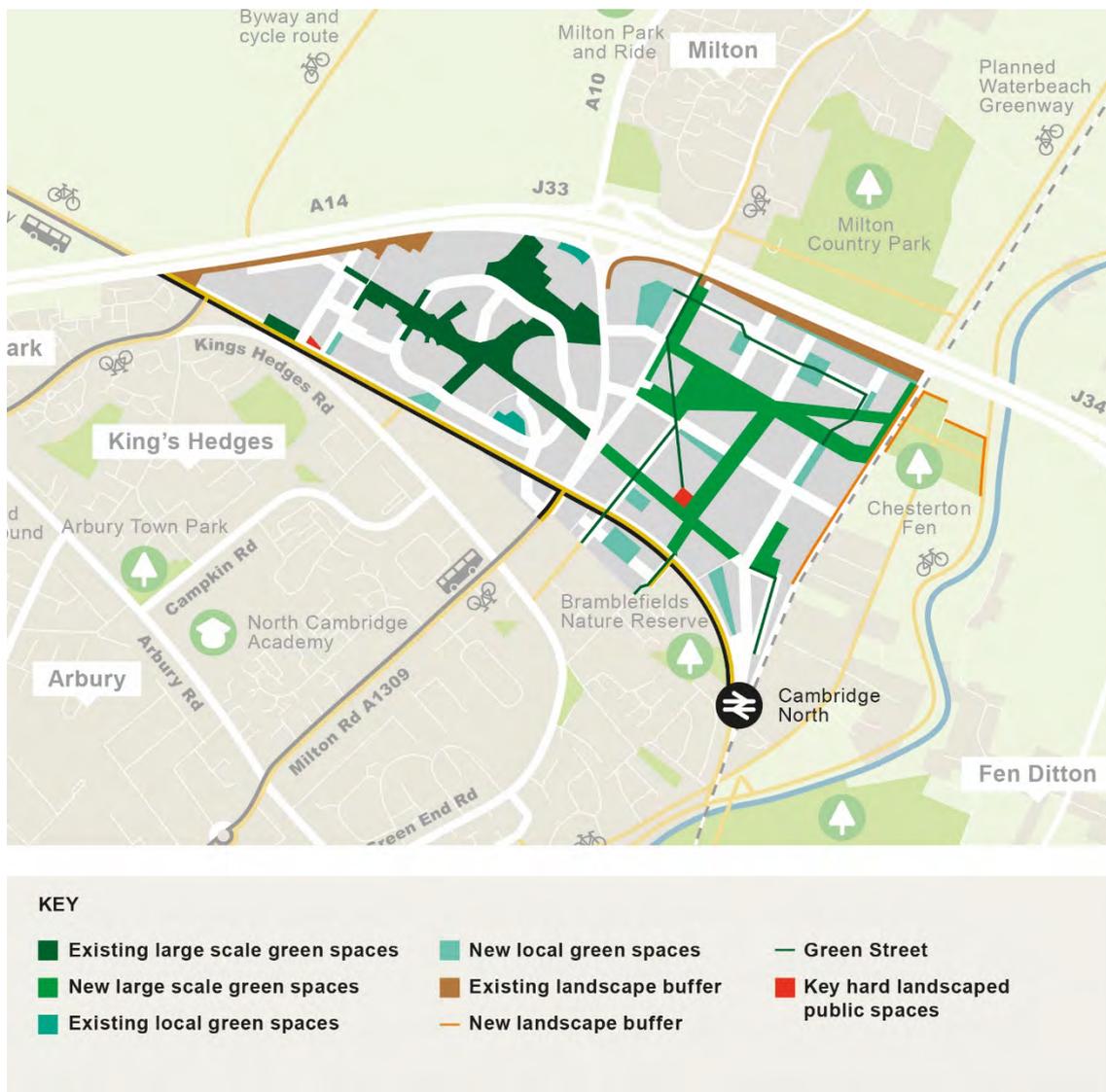


Figure 19: Open space network to be created by the Area Action Plan

Open space, green infrastructure, sports and recreation areas and facilities are highly valued by local people and play a key role in the landscape setting and local identity of Greater Cambridge. There are several green open spaces adjacent to the

Area Action Plan area, as well as important mature landscaped spaces within it, such as within Cambridge Science Park. This policy sets out how we will create a functional and beautiful open space network, including improving existing open spaces and making the most of assets such as the First Public Drain.

Policy 8: Open spaces for recreation and sport

North East Cambridge open space requirements

Development proposals must make provision for new or enhanced open space and recreation sites, which meet the health and wellbeing needs of existing and future users of the area. The successful integration of open space into a proposed development must be considered early in the design process through a masterplan led process considering the relationship with the wider Area Action Plan area.

Delivery and Maintenance

Where any form of new open space is proposed, the Councils will enter into a Section 106 agreement with the developer to deliver the open space and to secure it in perpetuity, including appropriate arrangements for its future management and maintenance.

Quantitative

Provision will be made in accordance with Cambridge City local standards of provision of all relevant types of open space (see Cambridge Local Plan 2018, Appendix I or any future replacement) and the Councils' open space and sports strategies, where applicable.

It is expected that all informal open and children's play space requirements will be met within the Area Action Plan area as identified on the Spatial Framework. Table x below sets out the informal open space and children's play space requirement (based on the Cambridge Local Plan standards (2018)) to be met within each of the development areas shown at Figure x.

Provision of outdoor sports facilities will be met through a combination of on-site provision, and funding towards new or improved off-site facilities. This will help meet

the sporting needs of the site and the wider area to be delivered in the most efficient and effective manner.

For any development where open space provision cannot be met in full on-site, funding will be sought towards quantitative and qualitative off-site improvements which will be secured through a planning obligation. Similarly, a new pedestrian/cycle bridge over the railway should be provided to improve recreational access to the River Cam and wider countryside as part of the wider green infrastructure network and have a positive impact on health and well-being.

Opportunities to provide food growing spaces for residents on-site are also expected and should be delivered in innovative ways that are easily accessible to residents and the wider community. Development proposals should demonstrate how opportunities for food growing have been considered and incorporated into the design of both buildings and their surrounding public realm and open spaces.

NEC Landowner Parcel	Minimum net additional informal open space (hectares)	Minimum net additional provision for children and teenagers play space (hectares)
Chesterton Sidings	3.25	0.74
Cowley Road Ind Estate	0.95	0.22
Anglian Water / Cambridge City Council site	15.31	3.46
St Johns Innovation Park	0	0
Merlin Place	0.05	0
Cambridge Business Park	1.40	0.31

Nuffield Road Industrial Estate	1.17	0.26
Trinity Hall Farm Industrial Estate	0	0
Milton Road Car Garages	0.19	0.05
Cambridge Science Park	0.22	0
Cambridge Regional College	0	0
Net additional informal open space and children's play space provision	22.54	5.04

The table above is based on the housing provision identified in Policy 13a: Housing and the assumed housing mix set out in Appendix 1. Any development proposals which diverge from these figures will need to consider their implications for open space provision. Proposals for individual land parcels will need to demonstrate how they support delivery of North East Cambridge open space network identified in Figure 20 and the Spatial Framework.

For open space requirements, where there are deficiencies in certain types of open space provision in the area surrounding a proposed development, the Councils will seek to prioritise those open spaces deficient in the area.

Qualitative

The Councils will require all open spaces to be:

- High quality
- Low maintenance
- Water efficient and climate change resilient

- Publicly accessible with a multi-use functionality
- Accessible and usable throughout the year to ensure unrestricted access for new and existing residents and visitors to the area.

These spaces may include innovative forms and layouts allowing for a variety of activities that promote health and well-being. Proposals will need to demonstrate how existing and new open spaces within North East Cambridge connect to form a coherent and legible network with further connections to open spaces within and beyond the Area Action Plan area.

Protection of existing open space

There will be a presumption against any development proposals that result in the loss of a sport, open space, recreation or play facility except where it can be demonstrated that there is an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development or provided off-site with enhanced accessibility by foot and cycle.

The Councils will only consider the reconfiguration of existing open spaces where the space is re-provided on-site to an equal size, and where this will achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space.

For the purpose of environmental amenity and landscaping, the linear planting and open space along North East Cambridge's boundary formed with the A14 and roadside noise barrier, railway line and Cambridge Guided Busway will be protected from development.

Ancillary development on open space

Proposals for ancillary development on open space within North East Cambridge will be supported where:

- a) It is necessary to/or would facilitate the proper functioning of the open space;
- b) Is appropriate in scale;
- c) It would contribute positively to the use and quality of the open space.

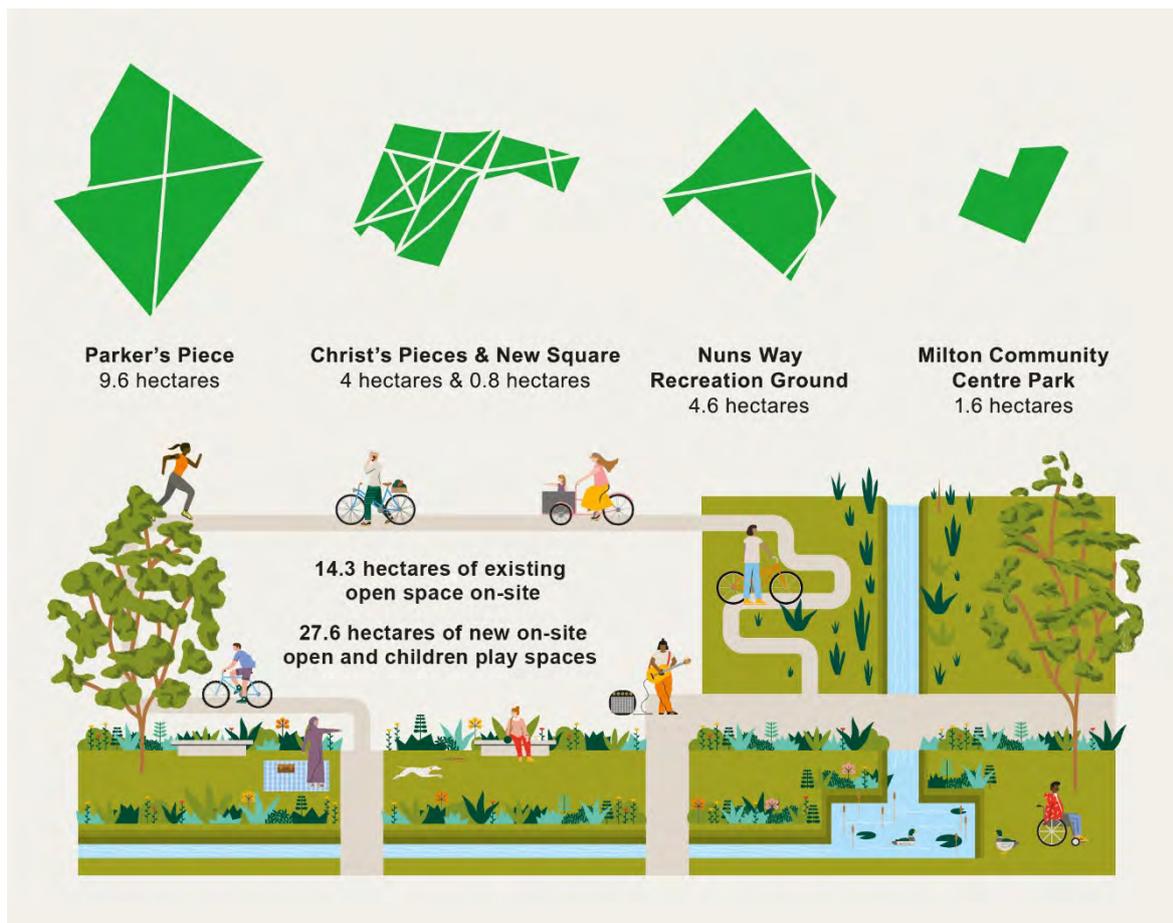


Figure 20: Scale comparison of existing open spaces in Cambridge, and the major proposed new open spaces within North East Cambridge

Why we are doing this

Relevant objectives: 1, 2, 4, 5

An essential part of the character of Cambridge stems from its many green spaces, trees and other landscape features, including the River Cam. These not only play an important role in promoting both active and passive sport and recreational activities but also provide valuable amenity space and support for biodiversity.

Open space, green infrastructure, sports and recreation areas and facilities are highly valued by local people and play a key role in the landscape setting and local identity of Greater Cambridge. They also provide important habitats for wildlife and allow people to have daily encounters with the natural environment including through sensory attractions. Open spaces not only help support the health, social and

cultural well-being of local communities but also help support strategies to mitigate the adverse effects of climate change.

All new development should make provision for new or enhanced open space and recreation sites/facilities on-site. The successful integration of open space into a proposed development should be considered early in the design process as part of a placemaking led approach, including the provision of footpaths, running trails and cycle routes.

North East Cambridge straddles two local planning authorities each currently with their own open space standards for new residential development. These are based upon each area's general characteristics and needs; standards in South Cambridgeshire reflect its rural nature while those in Cambridge relate to its more urban environment. Reflecting the location and urban environment of North East Cambridge the current adopted open space standards detailed in the Cambridge Local Plan 2018 have been applied.

Development proposals which are required to contribute towards the open space provision must provide this in accordance with the North East Cambridge Spatial Framework and Figure 21 to ensure that open space is provided in a coordinated and comprehensive form which forms parts of a coherent green network.

Responding to issues raised during consultation on the draft plan, the spatial framework was amended to including larger amounts of onsite open space. Informal open space and children's play standards are met in full. This will ensure that all new homes at North East Cambridge will be within a 5 minute walk of an open space. And whilst not formally part of planning standards, the open space network and provision will also be in line with the Accessible Natural Greenspace Standard (ANGSt) developed by Natural England, where all homes will also be within 300m of an open space of at least 2ha in size.

Provision of formal sports will be met through a combination of onsite provision, and funding towards new or improved off site facilities. This will help the sporting needs of the site and the wider area to be delivered in the most efficient and effective manner. Due to the potential for flooding, the Chesterton Fen area will not be considered as part of any calculation for formal recreational or sports provision.

Specific off-site contributions will be sought towards a new pedestrian/cycle bridge over the railway to improve recreational access to the River Cam and wider countryside as part of the wider green infrastructure network.

The provision of informal open space and children's play space can be successfully integrated into the development and associated public realm through a variety of ways such as door-step play spaces, pocket parks, trim trails and walking and running routes. The North East Cambridge Open Space Topic Paper (2021) and Typology Study and Development Capacity Assessment (2021) provides further examples of how these features can be successfully integrated into public spaces and located at key pedestrian and cycling intersections. Provision should also respond to the wider context around North East Cambridge. It is also essential that any existing open space deficiencies in neighbouring residential areas, such as equipped children play spaces (as set out in part in the Cambridge's Outdoor Play Investment Strategy) are identified. These could provide opportunities for new off-site provision in order to meet the need of both new and existing communities.

Existing facilities within North East Cambridge and the wider local area, including Cambridge Science Park and in North East Cambridge and nearby at North Cambridge Academy, play a large role in providing open space, sport and recreation provision for existing residents and businesses employees. and Cambridge Regional College. These are an important element to the overall sport and recreation mix in North East Cambridge and however, opportunities to extend or make these existing facilities publicly available at certain times of the day and week will add capacity to sports provision within the area and negate, at least in part, the need to make similar services available elsewhere.

Access to food growing opportunities is an important component of living within higher density neighbourhoods where the provision of traditional allotment pitches can be challenging to deliver or where access to existing allotments is difficult due to high demand. The type of development proposed for North East Cambridge presents the opportunity to deliver innovative forms of food growing opportunities including on private balconies, within communal spaces such as internal courtyards and rooftops within development blocks and within public spaces such as parks and the wider public realm. Whilst these forms of food growing do not replicate a traditional

allotment pitch, they do allow people to grow their own food, connect with the natural environment and offer wider health and well-being benefits. They can also help foster a sense of community and therefore can form an important part of the meanwhile uses (see Policy 28) that come forward ahead or alongside of development at North East Cambridge.

Open spaces will need to be high quality, inclusive, low maintenance, climate change resilient and multi-functional to maximise their utility value, as well as being both available and functional throughout the year, this will include consideration of drainage (see policy 4c: Flood Risk and Sustainable Drainage), and shading (see policy 7: creating high quality streets, spaces and landscape).

Open spaces should contain such facilities and equipment as appropriate to the functions and purposes of the open space being provided. Spaces should also allow for a range of 'occasional' events that will help support community activities and sporting events. The provision of small scale ancillary facilities that are appropriate to and support the functions, uses and enjoyment of the open space will be supported. Where the open space accommodates a number of user groups, the provision of shared facilities can overcome the need for several smaller buildings thereby making more efficient use of both land and buildings. The sharing of facilities can also encourage greater community involvement including community volunteering initiatives with tool sheds and other shared facilities. The siting of ancillary facilities needs to be carefully planned to ensure these do not detract from the character of the space, are detrimental to its functions, or give rise to any conflicts with other uses of the open space or surrounding uses.

North East Cambridge will take a number of decades to fully build out, and over this time open space, sport and recreation provision within Greater Cambridge will change. The councils will continue to update their sport and recreation strategies and evidence over this period, and planning applications should have regard to the latest information available.

The requirements for the different types of open space should be applied in a cumulative way. However, the Council may seek variations in the composition of the open space in order to secure the best outcome for the development and the

surrounding area, in particular on smaller, more constrained sites where it is not physically possible to deliver several different types of open spaces on-site.

Planning obligations (section 106 agreements) or conditions will be applied to ensure the delivery of on and off-site provision is linked and effectively phased to the delivery of new homes. Arrangements for effective on-going maintenance of open space and facilities will also be required.

Evidence supporting this policy

- Greater Cambridge Green Infrastructure Opportunity Mapping Recommendations report (2021)
- Ecology Study (Biodiversity Study) (2020)
- Habitat Regulations Assessment (2021)
- Cultural Placemaking Strategy (2020)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Open Space Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring indicators

- Amount of new open spaces permitted (hectares)

Policy links to adopted Local Plans

Cambridge Local Plan

- Policy 15 - Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 59 - Designing landscape and the public realm
- Policy 67 - Protection of open space
- Policy 68 - Open space and recreation provision through new development
- Policy 73 - Community, sports and leisure facilities

South Cambridgeshire Local Plan

- Policy SS/4 - Cambridge Northern Fringe East and Cambridge North railway
- Station
- Policy NH/6 - Green Infrastructure
- Policy SC/2 - Health Impact Assessment
- Policy SC/8 - Protection of Existing Recreation Areas, Allotments and Community Orchards

5.4 Density, heights, scale and massing

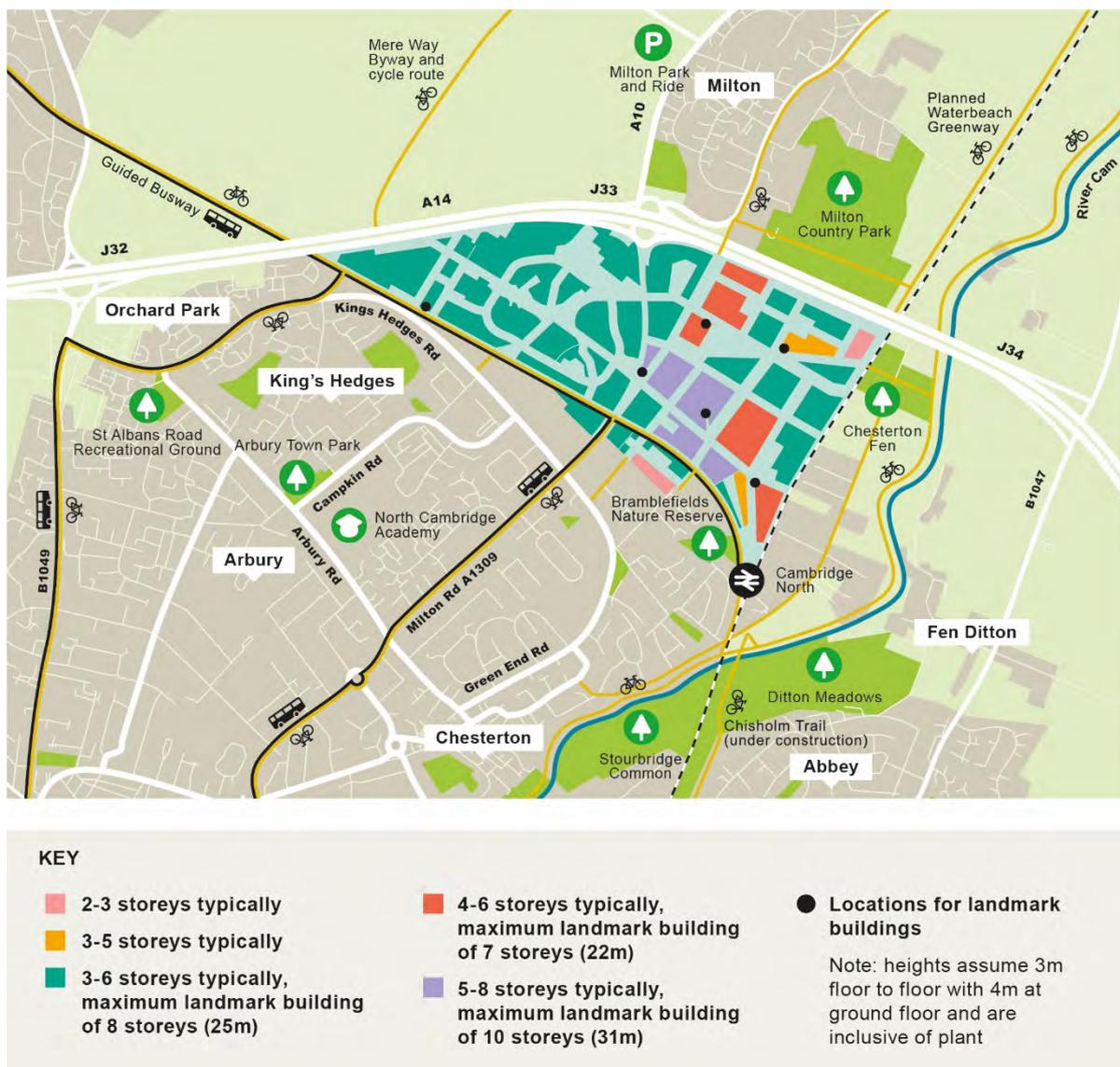


Figure 21: Building heights considered suitable for North East Cambridge

North East Cambridge should be a place which enables people to live, work and relax within walking distance of everything they need. Building to a higher density means land can be used more efficiently and it makes community services, shops and other facilities more viable. The Councils have undertaken evidence which shows that it is possible to build taller in some parts of the area without a negative impact on the historic environment, local townscape and wider landscape. This policy sets out expected building heights and densities across the area and how the scale and massing (shape) of buildings should consider its impact on the local and wider context.

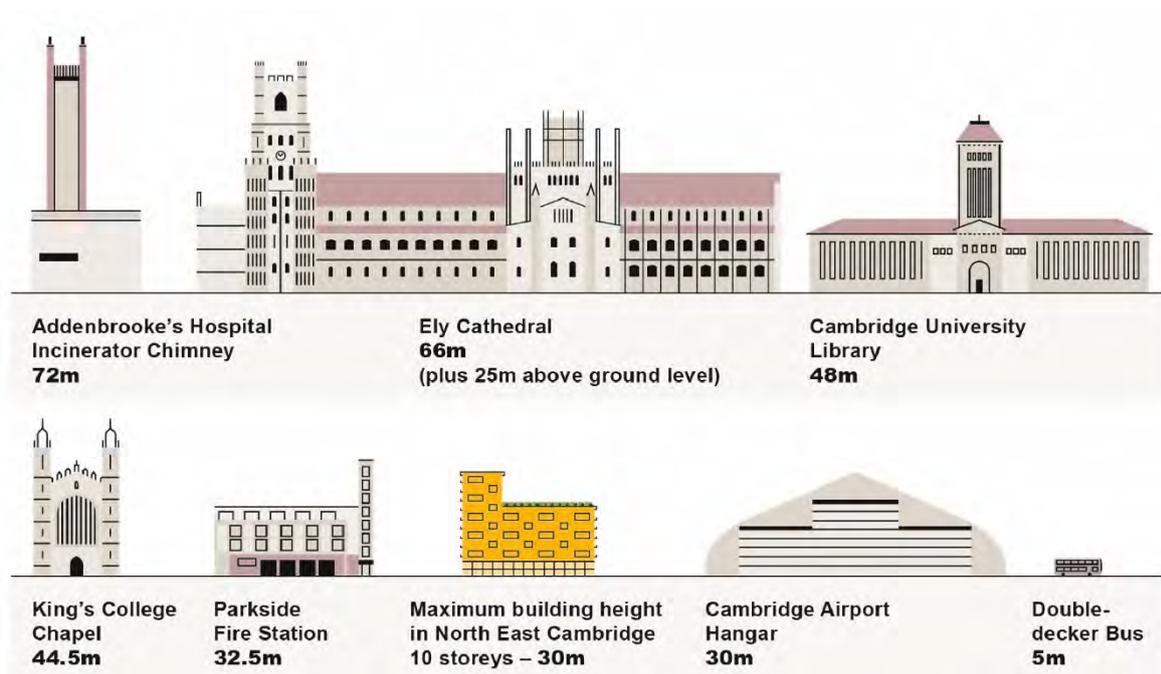


Figure 22: Comparison of proposed building heights within North East Cambridge, and existing taller buildings in the area.

Policy 9: Density, heights, scale and massing

Development proposals should be of an appropriate height, scale and massing in order to create distinctive high-quality buildings which make a positive contribution to the existing and emerging context when considered from immediate, mid-range and long-range views. Taller buildings, and those in prominent locations, should respond appropriately and sensitively to the local setting, add to the attractiveness and

interest of the skyline and landscape, and be responsive to the historic wider setting of the City and related heritage assets.

Development proposals should adhere to the maximum building heights identified on Figure 22. The identified heights allow for localised increases in height in specific locations across North East Cambridge to help define key centres of activity within the area and help with wayfinding. Any proposals that seek to create tall buildings (as defined below) by virtue of overall height or massing or a combination of will need to follow the assessment criteria and process identified in the Cambridge Local Plan (2018) Appendix F or successor.

Where applicable, the net residential development densities shown on Figure 24 should be used to inform schemes coming forward. Broadly, densities will increase around highly accessible parts of the Area Action Plan area, such as the District Centre, through the intensification of appropriate uses and well-designed building forms.

All proposals will be assessed against Appendix F of the Cambridge Local Plan (or successor) as well as the following criteria:

- a) Location, setting and context – applicants will need to assess the impact of their development proposals on the historic environment (heritage assets or other sensitive receptors), key views and landscape setting as well as existing and emerging townscape at North East Cambridge and its surroundings. Development proposals must clearly demonstrate that they do not negatively impact on the character of Cambridge, as a city of spires and towers emerging above the established tree line.
- b) Exemplary design – using scaled drawings, sections, accurate visual representations and models, applicants will need to demonstrate that the scale, massing, architectural quality, detailing and materials of proposals create elegant and well-proportioned buildings that create well-articulated, finer grain and human scale development forms. In the case of taller structures, proposals should also ensure good separation between adjacent buildings, to create well-articulated additions to the Cambridge skyline.

- c) Amenity and microclimate – applicants will need to demonstrate that there are no adverse impacts created by their proposals, including cumulative impacts, on neighbouring buildings and open spaces in terms of the diversion of wind, overlooking or overshadowing, glare and that there is adequate sunlight and daylight within and around the proposals.
- d) Public realm – applicants will need to show how the space around buildings will be detailed, including how a human scale is created at street level.
- e) Airport Safeguarding Assessment - where required, this assessment will be needed to understand the implications of buildings over 15m) on the operational requirements of Cambridge Airport.

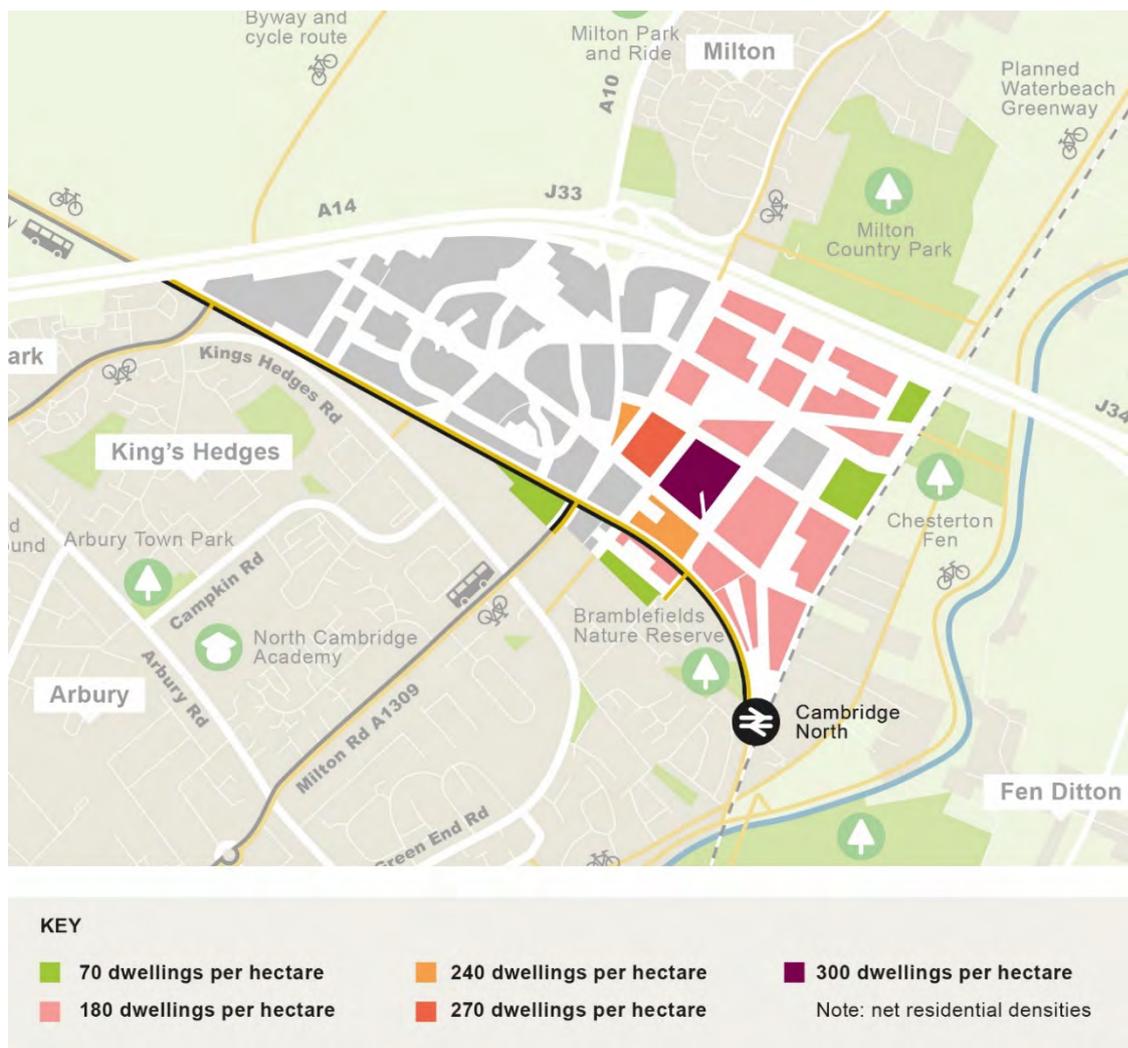


Figure 23: Residential densities considered suitable for North East Cambridge

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

North East Cambridge presents the opportunity to create a self-sustaining new city district that can accommodate a significant number of new homes and jobs, alongside open spaces, retail, leisure and other activities. The densities promoted through the Plan reflect the area's accessibility to Cambridge North Station, the guided busway and planned public transport enhancements as well as ensuring efficient use is made of brownfield land within Cambridge. Nevertheless, the councils recognise that a balance needs to be struck between safeguarding the setting of Cambridge, key approaches to the city and historic core and providing sufficient development potential to create a strong a vibrant district.

Therefore, the Area Action Plan takes a managed approach to density and building heights. With respect to building heights, these have been tested through a Landscape Character and Visual Impact Appraisal (2020), Heritage Impact Assessment (2021) and Townscape Assessment (2021). These studies have informed a Townscape Strategy (2021) that draws together the recommendations and conclusions to help define an approach to building heights.

These assessments have tested building heights across the Area Action Plan area and concluded that there is capacity to accommodate some taller buildings in the District Centre without causing harm to the setting of Cambridge, its Historic core, the wider Fen landscape or other nearby heritage assets including backdrops, and important local views, prospects and panoramas. The North East Cambridge Spatial Framework and Figure 22 set out the maximum building heights at North East Cambridge based on these assessments as well as the councils wider placemaking aspirations for the area. Development proposals which exceed the building heights identified in Figure 22 will generally not be supported.

The approach to building heights across North East Cambridge, whilst taller than the prevailing local context, is typical of the range of heights being brought forward on other development sites in and around Cambridge. The policy wording identifies the need for elegant and well-proportioned buildings that create well-articulated, finer grain and human scale development forms which reflects the prevailing character of

central Cambridge. The prevailing building height of development in the city is currently between 2 and 5 storeys with other taller structures in prominent locations. In the Cambridge context, a tall building is broadly defined as ‘any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form’. This approach is derived from Historic England guidance note 4, that identifies how ‘what might be considered a tall building will vary according to the nature of the local area. Applied to a North East Cambridge context, taller buildings are defined as anything in excess of five residential storeys (15m). Such proposals require closer scrutiny to ensure any adverse effects (visual, functional or environmental) are avoided and beneficial impacts (placemaking) are realised.

Taller buildings at North East Cambridge can help people navigate through this new city district by providing reference points and emphasising the hierarchy of place. At North East Cambridge, the taller buildings are located within the District Centre whilst Landmark Buildings are at important street intersections. Taller and landmark buildings that are of exemplary architectural quality, in the right locations, can make a positive contribution to Cambridge’s townscape, and many tall buildings, both historic and more modern editions, have become a valued part of the city’s identity. Landmark buildings also need to stand out through their exceptional architectural approach and quality, not only through their greater height. In exceptional circumstances and demonstrated where justified, a landmark building may exhibit an increased massing and/or a different material palette than the current or emerging prevailing character.

Nevertheless, taller buildings can have detrimental visual, functional and environmental impacts if they are inappropriately located and/or of poor-quality design. Therefore, taller buildings within North East Cambridge will need to be carefully managed as set out in Policy 9.

In the case of taller buildings, proposals will need to ensure good separation between adjacent buildings, to create well-articulated additions to the Cambridge skyline where taller buildings read as incidents and where each considers its impact on the immediate and wider context. Proposals for taller buildings or buildings of increased scale and massing, will need to demonstrate that they do not harm the amenity of their surroundings, the setting of the City and the wider landscape

character. Site specific landscape and heritage assessments should include the key viewpoints identified within the North East Cambridge Heritage Impact Assessment and Landscape Character and Visual Impact Assessment. The North East Cambridge area lies approximately 2.5 miles (4kms) north east of the historic core of Cambridge and so the impact on the Historic Core needs to be considered in terms of the potential to impact on the setting of the City from approach routes and from the various vantage points that allows the historic core in relation to the outlying areas to be understood.

Figure 21 is based on an assumed floor to floor height for residential use of 3m and overall indicated heights are inclusive of plant and lift overruns. It is expected that ground floors will be 4m floor to floor to accommodate non-residential uses. While the plan shows typical height ranges, lower forms will also be acceptable and it is expected that a design led approach will be taken to achieve a human scale, plot-based approach to development.

Density, scale and massing

Densities can form part of a plan-led approach to managing future growth, including making optimal use of a site such as North East Cambridge which is well connected by public transport and will have good access to new services and facilities.

The size of the North East Cambridge area means that a managed approach to scale, massing and the location of buildings is needed to help safeguard the setting of the City. A clear strategy is set out within the Area Action Plan area to tie in with a placemaking led approach that requires high quality streets and spaces along with great architecture. To help create human scaled streets and places, finer grain, plot-based architecture is needed that in turn will create a greater variety of architectural responses and help to deliver a well-articulated skyline. Larger format commercial and R&D buildings create inherent challenges in trying to reconcile the required flexible floorplates with the need to avoid bulky building forms. The use of setbacks, integration of flues and promoting mixed use building forms are all ways in which scale and massing can be successfully managed whilst accommodating flexibility of floorplate.

The density of development will play a significant role in determining the kind of place created. It helps to define the character of development through the urban form, building types utilised and the quality of open spaces and streets that form the structure of urban places.

In line with NPPF (2021) Paragraph 141 and the MHCLG National Design Guide (2019), which advocate the uplifting of density ‘in city and town centres and other locations well served by public transport’, development at North East Cambridge will be expected to make efficient and effective use of brownfield land available to achieve a critical mass of population required to create a self-supporting new city district that internalises trips and takes advantage of existing and planned public transport that provides good accessibility on foot and by bicycle.

The Area Action Plan will facilitate the delivery of a compact, higher density new city district that maximises walking and cycling connectivity and will deliver a radically different form of development based on density and mixed-use, high-quality design that responds to the established character of Cambridge.

A range of development typologies and densities have been considered within the Typology and Development Capacity Study that have informed the understanding of site capacity and how different land uses can be compatible and land efficient. Buildings will need to be innovative to provide a range of uses to deliver an appropriately dense predominantly mid-rise, attractive street based new city district in accordance with Figure 24.

North East Cambridge falls within the Cambridge Airport Safeguarding Zone and therefore where taller buildings are proposed may have implications on the airport's operational requirements. Development proposals over 15m AOD will be required to prepare an Airport Safeguarding Assessment to demonstrate that it will not impact on Cambridge Airport in terms of aircraft and airport operational safety.

Evidence supporting this policy

- North East Cambridge Landscape Character & Visual Appraisal (2020)
- Innovation District Paper (2019)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- North East Cambridge Stakeholder Design Workshops 1-6 – event records (2019-2020)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of major Change
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 40: Development and expansion of business space
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline of Cambridge
- Appendix F: Tall Buildings and the Skyline
- Policy 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Appendix I: Open Spaces and Recreation Standards
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development

South Cambridgeshire Local Plan

- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity
- NH/5: Sites of Biodiversity or Geological Importance
- NH/6: Green Infrastructure
- NH/8: Mitigating the Impact of Development in and adjoining the Green Belt
- NH/14: Heritage Assets
- H/8: Housing Density
- H/12: Residential Space Standards
- H/18: Working at Home
- SC/1: Allocation for Open Space
- TI/1: Chesterton Rail Station and Interchange
- TI/4: Rail Freight and Interchanges
- TI/6: Cambridge Airport Public Safety Zone
- TI/8: Infrastructure and New Developments
- TI/9: Education Facilities

5.5 North East Cambridge Centres



Figure 24: Location of new centres in North East Cambridge

Five new centres for community services, retail, leisure and cultural activity will be created within the North East Cambridge Area Action Plan area: District Centre, Science Park local centre, Station Approach local centre, Cowley Road local centre and Greenway local centre. This section sets out the mix of uses that are envisaged in each centre, and principles for their design. It is also illustrated how this could be achieved in practice to make lively, welcoming and characterful places for people living, working and visiting this new city district.

Policy 10a: North East Cambridge Centres

The centres within North East Cambridge must be designed to create multi-functional, vibrant activity hubs that supports community development and encourages a diversity of people to interact and dwell. Proposals must be designed to create safe and active public spaces which meet the needs of all parts of the community.

Development proposals within the identified centres (see Policy 10b to 10e) will be permitted where they are in accordance with the other policies of the Area Action Plan and address the following criteria.

- A mix of residential and employment (Class E(g)) uses should be provided above ground floor level, in accordance with Policy 12a: Business and Policy 13a: Housing;
- The provision of a range of retail units, varying in size between 50m² and 150m² gross which will serve the day to day needs of people living and working in this area, in accordance with Policy 15: Shops and local services;
- Community and cultural facilities such as community centres, indoor and rooftop sports and leisure, health facilities, libraries and multi-use cultural venues should be provided within the identified centres as part of mixed-use buildings to make efficient use of land.
- Development should create a well-designed, high quality and inclusive public realm, providing spaces for movement, interaction, circulation, seating and biodiversity to enable public life to thrive. Streets and spaces should be designed to be multi-user, multi-generational, flexible, adaptable and climate change resilient.
- The storage of waste and recyclable materials, bicycles and utilities infrastructure for residential and commercial uses should be integrated into the design of buildings to avoid having a negative effect on the public realm.
- Proportionate on-site measures to support the creation, protection, enhancement and management of local biodiversity and Green Infrastructure and to bring people closer to nature;
- Due to the built-up nature of the centres, surface water flooding should be mitigated in the design of the development and public realm;
- Servicing should be accommodated 'on street'.



Figure 25: Illustration of the design vision for the District Centre

Policy 10b: District Centre

A new District Centre should be provided in accordance with the Spatial Framework to provide the following:

Current / previous land use

- Safeguarded Waste Transfer Station
- Golf Driving Range
- Former Park and Ride facility
- Office buildings

Acceptable land uses

- Residential (see Policy 13a)
- Employment (see Policy 12a)
- Town Centre uses (see Policy 15)
- Community and cultural including primary school and Sport and Leisure (see Policy 14)
- Health facilities (see Policy 14)

Indicative Development Capacity

Residential units (Class C2 and C3)	Employment (Class E(g))	Retail (Class E(a) and Class E(b))	Community and Cultural Uses (Class E(d), Class E(e) and Class E(f), F1, F2)
c. 800 units	c. 20,000m ²	7,800m ²	7,100m ² (plus primary school)

Ownership

- North – Cambridge City Council
- South – The Crown Estate

Phasing

2025-2030	2030-2035	2035-2040	Beyond Plan period
-	X	X	X

Development Requirements

Key enabling moves required to facilitate development include:

- The relocation of the Waste Transfer Station, in accordance with Policy 26 and the Cambridgeshire and Peterborough Minerals and Waste Local Plan and Policies Map, for developments which contain sensitive uses; and
- The closure of the Golf Driving range, and its relocation if required in accordance with paragraph 99 of the NPPF (2021).

Appropriate uses

- A mix of retail, community, indoor and rooftop sports and leisure, health, cultural and education provision to support the day to day needs of people living and working within and adjacent to North East Cambridge;
- Employment and residential development above ground floor level;
- Open space and amenity provision as part of the First Public Drain, District Square and Linear Park.

Design requirements

- Development should improve the arrival experience to the District Centre from the surrounding areas;
- Due to the District Centre falling within multiple ownerships, proposals will be required to reflect the grain, scale and form of development on both sides to create a coherent and legible place;
- The First Public Drain is a key asset that should be protected and enhanced as a biodiversity corridor and safe amenity space which is integrated into the District Centre. An Arboricultural Survey and Biodiversity Action Plan will be needed to demonstrate how enhancements to this corridor will protect the most valuable trees, habitats and other natural assets while also delivering a biodiversity net gain in accordance with Policy 5: Biodiversity Net Gain;
- The public realm within the District Centre should provide spaces which are available for everyone to enjoy all year round, during the day and evening and that are safe. These spaces should invite people to spend time there to help foster social interaction and a vibrant community;
- A new District Square should be created at the intersection of the District Centre, diagonal link and Linear Park. The design of the District Square should have regard to Policy 7: Legible Streets and Space, and:
 - a) Be of a size and layout appropriate to accommodate public gatherings, informal and formal uses and larger one-off events.
 - b) Support use by a range of creative local businesses through the provision of flexible space for market stalls to operate;
 - c) Is activated by a mix of surrounding uses to create a distinctive and vibrant urban space throughout the day;

- d) Comprehensively address management issues at the design stage such as providing appropriate space for market and other event storage within adjacent public buildings or facilities;
- e) Provide the necessary infrastructure to support a range of activities including electricity for pitches and designated loading and unloading spaces; and
- f) Be designed to complement rather than conflict with the neighbouring uses in terms of quality of life / amenity issues such as noise, odour and servicing.



Figure 26: Illustration of the design vision for the Science Park Local Centre

Policy 10c: Science Park Local Centre

A new Local Centre should be provided in accordance with the Spatial Framework to include the following:

Current / previous land use

- Vacant land – extant planning permission for office building

Acceptable land uses

- Residential (see Policy 13a)
- Employment (see Policy 12a)
- Town Centre uses including retail (see Policy 15)
- Community and cultural (see Policy 14)
- Delivery and consolidation Hub (see Policy 12b and Policy 20)
- Car Barn (see Policy 22)

Indicative Development Capacity

Residential units (Class C2 and C3)	Employment (Class E(g))	Retail (Class E(a) and Class E(b))	Community and Cultural Uses (Class E(d), Class E(e) and Class E(f), F1, F2)
0	c. 3,500m ² Delivery and consolidation Hub: 1,150m ² (Class B8)	1,200m ²	150m ²

Ownership

- Trinity College

Phasing

2025-2030	2030-2035	2035-2040	Beyond Plan period
-	-	x	-

Development Requirements

Appropriate uses

- Retail and community floorspace appropriate to the role and size of the Local Centre with residential and/or employment floorspace above ground floor level;
- A delivery and consolidation hub to be located within the Local Centre to consolidate last mile deliveries in accordance with Policy 20.

Design requirements

- Development should improve the arrival experience to the Local Centre and Cambridge Science Park from Cambridge Regional College, the Cambridgeshire Guided Busway and the surrounding areas;
- Provide an open space of high amenity and biodiversity quality to the east of the Local Centre which is available for public use;
- New public spaces should be designed to encourage street activity and opportunities for people to dwell within the Local Centre;
- Development should address King's Hedges Road/Cambridgeshire Guided Busway through active frontages where possible and by bringing the building line forward to create a strong urban character;
- Enhance the junction with the Cambridgeshire Guided Busway and King's Hedges Road through significant public realm improvements including tree planting and pedestrian and cycling crossings whilst minimising opportunities for people to visit the Local Centre by private vehicle to ensure consistency with the NEC AAP Trip Budget and to create a safe and comfortable environment for pedestrians and cyclists. Proposals should be designed to encourage the through movement of people from the Guided Busway bus stop to Cambridge Regional College. These improvements would need to be carried out in partnership between the Greater Cambridge Partnership, Cambridgeshire County Council, Cambridge Science Park and Cambridge Regional College.



Figure 27: Illustration of the design vision for Station Approach local centre

Policy 10d: Station Approach

A new Local Centre should be provided in accordance with the Spatial Framework to include the following:

Current/previous land use

- Railway car park
- Former railway sidings
- Vacant land

Acceptable land uses

- Residential (see Policy 13a)
- Employment (see Policy 12a)
- Town Centre uses including retail (see Policy 15)
- Community and Cultural Uses (see Policy 14)
- Car Barn (see Policy 22)

Indicative Development Capacity

Residential units (Class C2 and C3)	Employment (Class E(g))	Retail (Class E(a) and Class E(b))	Community and Cultural Uses (Class E(d), Class E(e) and Class E(f), F1, F2)
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c. 500 units	c. 12,000m ²	1,200m ²	150m ²
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Ownership

Chesterton Partnership (Formed of Network Rail / DB Cargo / Brookgate)

Phasing

2025-2030	2030-2035	2035-2040	Beyond Plan period
x	x	-	-

Development Requirements

- Appropriate uses
- Retail and community floorspace appropriate to the role and size of the Local Centre with employment floorspace and residential above ground floor level.
- Car barn to consolidate existing Cambridge North Station car parking.

Design Requirements

- The existing station car park should be re-provided in a more efficient multi-storey car barn as part of a mixed-use development proposal;
- Development should improve the arrival experience from Cambridge North Station including from the adjacent residential community of North Chesterton;
- Development should mitigate adverse impacts on residential amenity and public open spaces from the adjacent railway line, station, Cambridgeshire Guided Busway and any future transport interchange;
- This area contains land with potential high biodiversity value, therefore a detailed ecological assessment should be undertaken to identify the biodiversity value present and recommend a strategy for minimising loss and maximising biodiversity gain (see Policy 5: Biodiversity and Net Gain)
- Safeguard land to accommodate a transport interchange adjacent to Cambridge North Station to facilitate a seamless transfer between sustainable

modes and allow for bus standing (in accordance with Policy 19: Safeguarding for Public Transport);

- Station Approach should provide attractive, safe and generous pedestrian and cycling provision linking the Waterbeach Greenway and the Chisholm Trail;
- The Local Centre should provide legible and adequate linkages to adjacent areas of open space;
- The public realm should offer opportunities for people to dwell and interact; and
- Due to wider landscape, heritage and townscape sensitivities, major development in this location should be informed by a Landscape Visual Impact Assessment, Heritage Impact Assessment and a Townscape Assessment/Appraisal.



Figure 28: Illustration of the design vision for Cowley Road local centre



Figure 29: Illustration of the design vision for Greenway local centre

Policy 10e: Cowley Road and Greenway Local Centres

A new Local Centre should be provided in accordance with the Spatial Framework to include the following:

Current/previous land use

- St Johns Innovation Park (Offices/R&D)
- Anglian Water Waste Water Treatment Plant

Acceptable land uses

- Residential (see Policy 13a)
- Employment (see Policy 12a)
- Town Centre uses including retail (see Policy 15)
- Primary Schools (see Policy 14)

Indicative Development Capacity

Residential units (Class C2 and C3)	Employment (Class E(g))	Retail (Class E(a) and Class E(b))	Community and Cultural Use (Class E(d), Class E(e) and Class E(f), F1, F2)
Cowley Road Local Centre: c. 300 units	c. 7,000m ²	1,200m ²	500m ² (plus primary school)
Greenway Local Centre: c. 400 units	0m ²	1,200m ²	500m ² (plus safeguarded site for a primary school)

Ownership

West of Cowley Road: St Johns College

East of Cowley Road: Anglian Water

Phasing

2025-2030	2030-2035	2035-2040	Beyond Plan period
-	x	x	x

Development Requirements

Appropriate uses:

- A Primary School at Cowley Road Local Centre and land safeguarded for a Primary School at Greenway Local Centre (if required) to form the anchor of the two Local Centres as part of mixed use and integrated developments;
- Retail and community floorspace appropriate to the role and size of the Local Centres with residential above ground floor level as well as commercial floorspace above Cowley Road Local Centre;

Overarching design requirements

- Development will be required to mitigate adverse impacts on residential amenity, education facilities and public open spaces from sources of environmental pollution including the A14, railway line and Milton Road;

- To allow for easy movement through the centres, circulation space should be provided outside of the schools;
- Opportunities for schools to be delivered as part of mixed-use buildings/developments should be explored.

Design requirements: Cowley Road Local Centre

- The Cowley Road Hedgerow, a City Wildlife Site, should be protected and enhanced as part of development and public realm proposals;
- Enhanced public realm should be created at the intersection of the Cowley Road Local Centre, the diagonal link and new connection to Cambridge Science Park;
- Development should address the public realm and open spaces along Cowley Road and by moving the building line closer to the street to introduce a new urban character.

Design requirements: Greenway Local Centre

- Greenway Local Centre should have an active and positive outlook onto the adjacent Strategic Open Space, which should form an integral part of the character and design of the Local Centre.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

There are a number of overarching principles which will apply to all development proposals within each of the proposed North East Cambridge centres, as well as bespoke requirements and design guidance applicable to specific centres across the new city district. These policies set out how these new centres will create vibrant, multi-functional, community spaces for new and existing residents, workers, visitors and students.

The centres should be thought of as more than just transport or movement corridors. They should be considered and planned as the foundation for public life, public health, for social and cultural exchange and for the promotion of sustainable and liveable lifestyles. A multi-user and multi-generational approach to their design,

programme and management will create the conditions for public life to thrive throughout the day and evening. This should include opportunities to dwell, meet family and friends, play, and exercise.

District Centre

The North East Cambridge District Centre will be the focus of this new city district. It will provide a mix of land uses that will support the day to day needs of the people living, working and visiting North East Cambridge and the adjacent neighbourhoods. The District Centre will contain residential units in the form of apartments, some of which should sit above business floorspace. Ground floors will be activated through retail, business, community, health and cultural uses.

The District Centre will also prioritise pedestrians and cyclists, with limited and well managed servicing and delivery vehicle access. Located between the primary access route towards Cambridge North railway station and the Cambridgeshire Guided Busway the district centre will be easily accessible by public transport.

The District Centre will be the key link between Cambridge North Station and Cambridge Science Park in terms of land use and activity. It will provide a significant amount of retail floorspace comprising of a mixture of 'town centre uses' including comparison and convenience shopping as well as food and beverage. The retail offer in the District Centre will encourage independent retailers as much as possible, although high street chains could be accommodated within smaller units as typically found on local high streets. Larger retail stores, including supermarkets, will not be supported to reflect the finer grain urban character established in the AAP as well as to ensure a mixed and diverse retail offer as set out in Policy 15: Shops and Local Services.

The area will also be the community, health and cultural hub for the area, the location for much of the community spaces, venues and events space. Outdoor community events should be primarily located within the new District Square which lies at the intersection between key local and strategic pedestrian and cycle routes. This new District Square will also be anchored by a new primary school and community and cultural uses.

The First Public Drain is a key biodiversity asset of the site and will need to be enhanced and integrated within the new District Centre. Development either side of the watercourse should identify opportunities to enhance the First Public Drain's natural features and biodiversity assets, help to foster a unique sense of place, and maximise the amenity benefits of the watercourse for users and occupiers of adjacent buildings. Policy 23: Comprehensive and Coordinated Development sets out how this is expected to be delivered between different landowners.

The District Centre will be the heart of this new community and the streets and public spaces should be designed around the needs of all, from the young to the old, residents, workers and visitors. Buildings should have a positive relationship with the street and open spaces to create a place where public life can thrive. Servicing areas and building equipment will need to be carefully designed in and managed from an early stage to minimise any inactive building frontages.

Beyond the District Centre, a new pedestrian and cycling bridge will connect over Milton Road to Cambridge Science Park. There will need to be a strong visual relationship between the district centre and the new bridge to create a seamless link that is well used by people and helps bring the two sides of Milton Road together as part of this new city district. The structure will be an integral part of the site's identity and it is therefore important that the bridge is of high architectural quality. The Council will support an innovative, site specific and bespoke design.

Taking inspiration from Cambridge's Market Square, the District Square should be the centre point of the District Centre. It will need to be designed and managed to accommodate a variety of functions and events to take place on a regular basis, from informal community events to public markets. The design of the square will therefore need to consider utility provision, service arrangements as well as the necessary amenities to support a well-functioning, active and multiuser space.

Due to the existing operational requirements and impact on future uses, the Waste Transfer Station will be required to relocate in order to facilitate development of the District Centre. This would need to be in accordance with Policy 26: Aggregates and waste sites. The existing Golf Driving Range will also be required close to bring forward the District Centre and this process would need to be in accordance with paragraph 99 of the NPPF (2021).

Science Park Local Centre

The Cambridge Science Park Local Centre is positioned at the southwestern corner of Cambridge Science Park and is adjacent to Cambridge Regional College and King's Hedges Road. The site has good existing accessibility to the Cambridgeshire Guided Busway and by foot and cycle to the adjacent residential areas of Kings Hedges, Arbury and Orchard Park.

Development in this location should address King's Hedges Road to create a welcoming entrance into Cambridge Science Park. The provision of community and cultural space and retail units delivered as part of an employment led mixed-use development will also serve local residents, employees and students in this area.

To further enhance this entrance into Cambridge Science Park, there is an opportunity to create a new public open space to the east of the local centre which can form part of both the local amenity offer in this part of Cambridge Science Park but also connect into the wider green network. This space should be accessible and welcoming to all and encourage social interaction. This open space will also assist in this local centre achieving biodiversity and water management requirements.

The creation of this new centre provides the opportunity to enhance the existing junction of Cambridge Regional College and King's Hedges Road which will further improve the areas accessibility by foot and cycle from the surrounding residential areas. It will be important that the redesign of this junction promotes sustainable travel options through improvements to walking and cycling crossings, public realm and bus stop facilities. On-street car parking should be avoided to minimise any potential impacts on the NEC AAP Trip Budget and antisocial opportunistic car parking should be designed out as much as possible.

A small delivery and consolidation hub (see Policy 20: Last Mile Deliveries) has been identified for this site to facilitate last mile deliveries for Cambridge Regional College and Cambridge Science Park and potentially some of the wider North East Cambridge area.

Station Approach

Station Approach will be a key transition place between Cambridge North Station and the District Centre. It will therefore be crucial that development is planned in a comprehensive manner to ensure that key issues such as land uses, active frontages and street activity are addressed whilst delivering well designed streets, spaces, and wayfinding to create a place that is easy to navigate.

This area is identified for mixed-use development, primarily comprising of business space and apartments brought forward alongside ground floor retail provision and some community and cultural uses. Development in this area will need to respond to the constraints of the nearby railway, station and transport interchange in order to protect residential amenity.

Redevelopment of the long-stay Cambridge North station surface car park will need to ensure that this car parking is re-provided as part of a mixed-use development to maximise the efficient use of land. There should not be an uplift in car parking provision to serve the station and the exact amount of re-provision will need to consider, future improvements to accessibility, by walking, cycling and public transport, as well as the wider constraints on highway capacity. The current primary access route along the east-west section of Cowley Road to Cambridge North Station will be realigned further north as to avoid HGV, bus and other vehicle movements through the District Centre (see Chapter 5 and Area Action Plan Spatial Framework).

The area around the bend in Cowley Road, known as 'The Knuckle', is a key point along the district spine and development in this location should be of exceptional design quality which aids legibility along this key route. Nevertheless, the Landscape Character Visual Impact Appraisal, Heritage Impact Assessment and Townscape Strategy notes that development in this area will be highly visible from the sensitive wider Fen landscape and from the River Cam, as set out in Policy 9, and therefore a landmark building in this location should comply with Figure 10 and Figure 21.

Cowley Road and Greenway Local Centres

The two Local Centres are positioned on the intersection of a number of key pedestrian and cycling routes within the North East Cambridge area. Both centres

are to be anchored by new primary school provision , as well as a number of small retail units and community/cultural facilities that will serve the day to day needs of people living and working locally. The Cowley Road Local Centre would also contain some commercial floorspace that would front Cowley Road and compliment the adjacent St Johns Innovation Park.

The Cowley Road Local Centre also extends into St John’s Innovation Park, where a small amount of ancillary retail space would extend the local centre over Cowley Road and form part of the new underpass link to Cambridge Science Park.

Evidence supporting this policy

- North East Cambridge Landscape Character and Visual Impact Appraisal (2020)
- Innovation District Paper (2019)
- North East Cambridge Ecology Study (2020)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Community Safety Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- North East Cambridge Stakeholder Design Workshops 1-6 – event records 2019-2020)

Monitoring indicators

- Development in line with spatial framework

Policy links to adopted Local Plans

Cambridge Local Plan 2018

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of major Change
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 40: Development and expansion of business space

- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 59: Designing landscape and the public realm
- Policy 60: Tall buildings and the skyline of Cambridge
- Appendix F: Tall Buildings and the Skyline
- Policy 65: Visual pollution
- Policy 67: Protection of open space
- Policy 68: Open space and recreation provision through new development
- Appendix I: Open Spaces and Recreation Standards
- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 71: Trees
- Policy 80: Supporting sustainable access to development

South Cambridgeshire Local Plan

- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity
- NH/5: Sites of Biodiversity or Geological Importance
- NH/6: Green Infrastructure
- H/8: Housing Density
- SC/1: Allocation for Open Space
- TI/1: Chesterton Rail Station and Interchange
- TI/4: Rail Freight and Interchanges
- TI/6: Cambridge Airport Public Safety Zone
- TI/8: Infrastructure and New Developments
- TI/9: Education Facilities

5.6 Housing design standards

New homes should be great places to live which meet the changing needs of their residents over time. Good internal spaces, and private outdoor spaces, are fundamental for wellbeing and health, and help to ensure that development creates liveable places that help foster stable, neighbourly communities. This policy sets out the space standards that we require both internally and externally and layout considerations, to create high quality, higher density housing in North East Cambridge.

Policy 11: Housing design standards

All residential development proposals, including those for Built to Rent and other forms of residential accommodation, are required to meet, as a minimum, the [Government's Technical Housing Standards \(March 2015\)](#) (or any future equivalent) as well as:

- a) Ensure that a minimum of 5m² of usable private outdoor space is provided for a 1-2 person (bedspace) dwelling and an extra 1m² is provided for each additional person (bedspace). This can be provided as private amenity spaces in the form of balconies, terraces, roof terraces, gardens or winter gardens (having regard to Policy 7: Creating high quality streets, spaces and landscape). A minimum usable depth of 1500mm and minimum usable width of 3000mm must be provided for all balconies and other private external spaces to ensure adequate circulation space. Private outdoor space must be designed to provide good outlook, orientation and privacy, receive good sunlight, and be of practical shape and utility;
- b) The layout and siting achieves a good relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook;
- c) Maximise the provision of dual aspect dwellings and avoid the provision of single aspect north facing dwellings or those that have a poor outlook, or experience high levels of noise pollution or would be at high risk of overheating due to orientation;

- d) In flatted developments, ensure the arrangement of rooms secures the separation of bedrooms and other habitable rooms between homes within the building and between neighbouring uses, having regard to the adequacy of any measures to prevent noise transference;
- e) Ensure that all habitable rooms receive good natural daylight and sunlight. All homes should provide for direct sunlight to enter at least one habitable room for part of the day and living areas and kitchen/dining spaces should preferably receive direct sunlight. Communal areas within flatted developments should be configured to maximise the amount of natural daylight and ventilation they receive;
- f) 5% of all new homes should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings' (i.e. will be designed to be either wheelchair accessible at the point of completion or easily adaptable to meet the needs of residents who are wheelchair users), and all remaining homes should meet Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings'.

Why are we doing this

Relevant objectives: 3, 4

Along with the other policies of the Area Action Plan that establish an expectation for high quality design, residential development within North East Cambridge is expected to achieve a satisfactory standard of accommodation (having regard to circulation, storage spaces, room size and shape), high levels of amenity, and contribute positively to their surroundings. Potential issues with respect to conflicts between units within the same block or adjacent dwellings should be well thought through and resolved at the design stage through the appropriate consideration of siting, layout, internal configuration, and other forms of mitigation where necessary. Environmental factors that affect usability of buildings and spaces such as daylight, sunlight and shade, noise, odour and other types of pollution need to be assessed as part of a 'design led' approach as set out in Policy 25: Environmental Protection. Amenity, privacy and other development factors will also need to be considered and mitigated to avoid significant harmful effects on residents. Well-designed private and communal amenity spaces in the form of balconies, terraces and winter gardens

along with more conventional gardens will allow people access to outside space as well as offer opportunities for food growing.

Ensuring that new homes are well lit through natural daylight and sunlight is an important design requirement. The amount of daylight and sunlight received has a significant effect on the general amenity of dwellings, the mental health of occupants, the appearance and enjoyment of private and communal open spaces, and the energy efficiency of all buildings and therefore proposals should seek to maximise the amount of daylight and sunlight entering into a habitable room. Well-designed buildings should also allow for internal communal areas to be naturally lit and ventilated. When designing for well-lit new homes, careful consideration should be given to adjacent balconies which can significantly reduce light entering windows below them.

Population projections for Greater Cambridge anticipate that there will be a significant increase in the over 65s with mobility problems by 2040. It is therefore important that all new homes are designed to be accessible and adaptable to ensure that they are future-proofed and can accommodate changes in residents personal circumstances over time. This allows for people to stay within their homes for longer, which helps create a socially diverse, inclusive and stable community, and also reduces demand for purpose-built specialist accommodation.

There is also a need for homes suitable for wheelchair users in Greater Cambridge, and this means that some dwellings at North East Cambridge should be specifically designed to meet the needs of wheelchair users. The Building Regulations M4(3) standard for wheelchair user dwellings distinguishes between (a) 'wheelchair adaptable homes' – a home that can be easily adapted to meet the needs of residents who are wheelchair users and (b) 'wheelchair accessible homes' – a home that is designed to be wheelchair accessible at the point of completion. Following national planning guidance, 'wheelchair accessible homes' (M4(3)(b)) will only be sought on those dwellings where the local authorities are responsible for allocating or nominating a person to live in that dwelling. For all other dwellings being provided to meet this requirement, 'wheelchair adaptable homes' (M4(3)(a)) will be sought.

Evidence supporting this policy

[Greater Cambridge Housing Strategy 2019-2023 and Annexes](#)

Topic Papers and other documents informing this policy

- Housing Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring indicators

- Percentage of wheelchair accessible homes

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 52: Protecting garden land and the subdivision of existing dwelling plots
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings

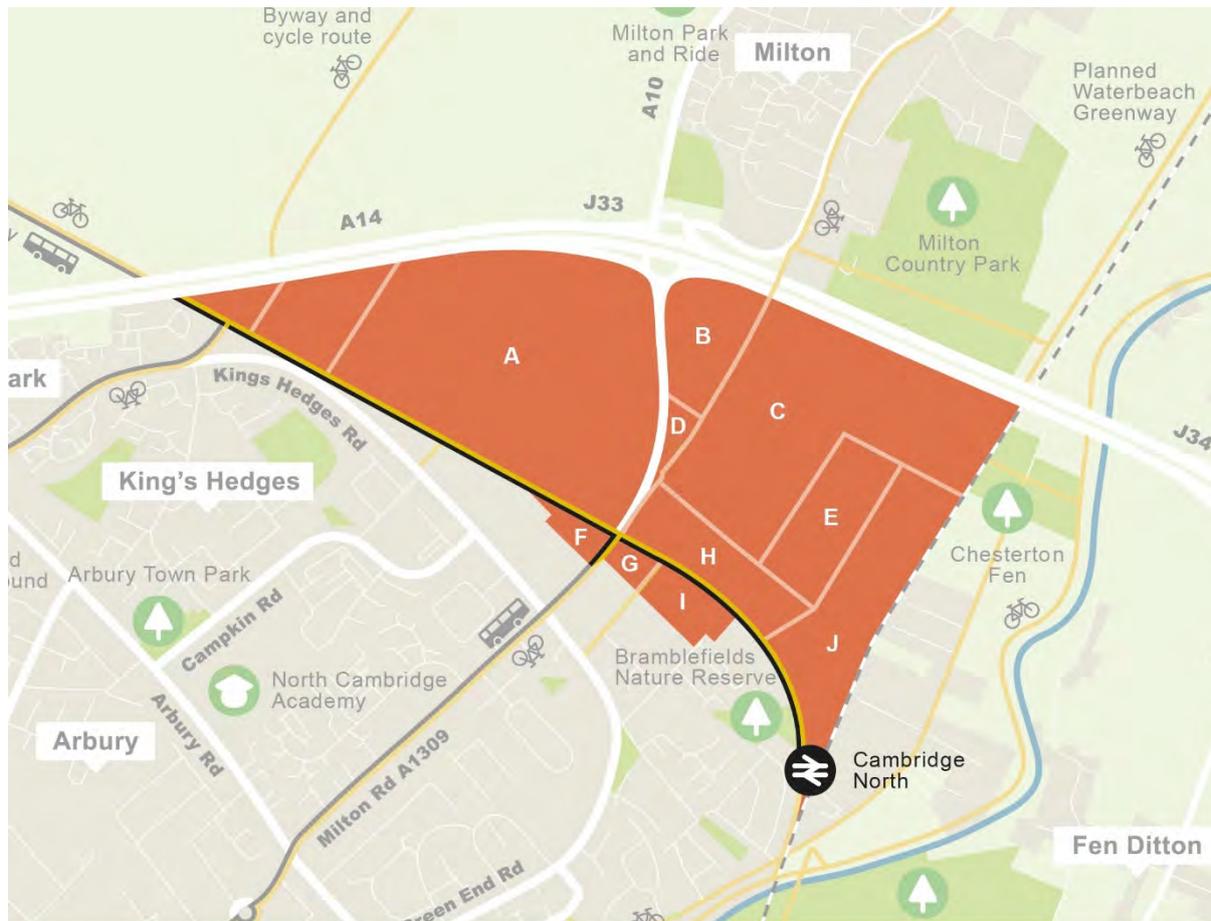
South Cambridgeshire Local Plan

- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- HQ/1: Design Principles
- H/8: Housing Density
- H/9: Housing Mix
- SC/4: Meeting Community Needs

Other Council/County strategy and policy and other supporting guidance

- Department for Communities and Local Government (2015) - standard Technical housing standards – nationally described space standard
- Ministry of Housing, Communities & Local Government (2015) - Approved Document M: access to and use of buildings, volume 1: dwellings
- Ministry of Housing, Communities & Local Government (2016) - Corrections to Approved Document M 2015 edition with 2016 amendments, volume 1: dwellings

6. Jobs, homes and services



KEY

A Cambridge Science Park
60,000m² new business space,
1,150m² new logistics hub,
1,400m² new shops and
community facilities

B St John's Innovation Park
30,000m² new business space,
200m² new shops

**C Anglian Water/
Cambridge City Council site**
5,500 new homes,
23,500m² new business space,
13,600m² new shops, local services,
community, indoor sport and
cultural facilities,
2 Primary schools and land
safeguarded for 1 additional primary
school if needed

D Merlin Place
125 new homes

**E Cambridge Commercial Park/
Cowley Road Industrial Estate**
450 new homes,
19,000m² re-provided industrial,
storage and distribution space
(B2 and B8),
5,000m² re-provided business
floorspace

F Milton Road Garage site
75 new homes,
Partial retention of existing
commercial floorspace

G Trinity Hall Farm Industrial Estate
1,500m² new business space

H Cambridge Business Park
500 new homes,
50,000m² new business space,
4,500m² new shops, community
and cultural facilities

**I Nuffield Road
Industrial Estate**
450 new homes

J Chesterton Sidings
1,250 new homes,
23,500m² new business space,
4,200m² re-provided industrial,
storage and distribution space
(B2 and B8),
1,400m² new shops and
community facilities

Figure 30: Map graphic showing broad locations and quantities of business space, homes and other land uses envisaged for North East Cambridge

North East Cambridge is a strategically important economic driver for Greater Cambridge and further afield, and there is a huge demand for more business space and homes as a result. The Councils want to ensure that new growth is good growth – bringing genuinely affordable homes and workspace; space for a range of businesses and industries that create jobs for local people; and the public spaces, community services and cultural facilities that are needed.

This section sets out the amount and types of development that we propose, and how this will be distributed across the area. Mixed use development is at the core of this, and we have developed the Area Action Plan so that business, industry, homes and other uses can successfully coexist alongside, above and below each other to make best use of land.

This section includes the following policies:

Jobs

- Policy 12a: Business
- Policy 12b: Industry, storage and distribution

Homes

- Policy 13a: Housing
- Policy 13b: Affordable housing
- Policy 13c: Build to Rent
- Policy 13d: Housing for local workers
- Policy 13e: Custom
- Policy 13f: Short term/corporate lets and visitor accommodation

6.1 Jobs

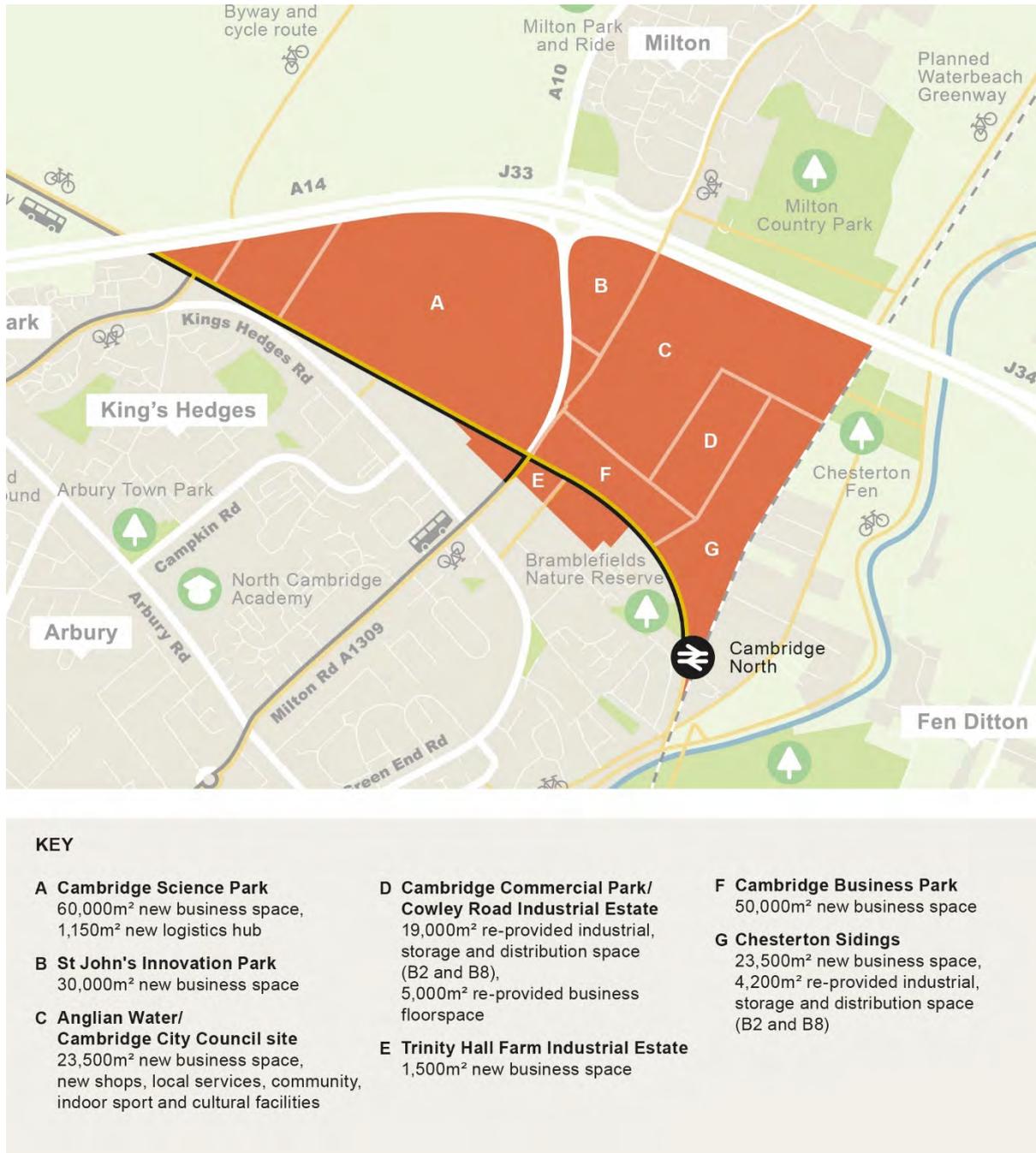


Figure 31: Map graphic showing broad locations and quantum of employment space envisaged for North East Cambridge

North East Cambridge already plays a significant economic role locally and nationally. With its easy access to a skilled workforce and its transport links via walking, cycling, public transport, road and air, the area is an attractive business location, and we would like this to continue. Industry is a key component of Greater

Cambridge's economy and North East Cambridge is also a strategic site in this regard given its proximity to the city centre as well as strategic highway and railway network.

We are planning for a range of spaces supporting jobs across all forms of business and industry, and our studies show that this could create up to 15,000 new jobs in the area. We believe there is space to intensify the existing employment parks, which are relatively low-density and car-dominated, as well as creating new workspace on the east side of Milton Road. We also want the current amount of industrial floorspace to be retained and consolidated within Cowley Road Industrial Estate and around the existing Aggregates Yard, and this will be achieved through using land more efficiently, reducing vehicle movements and provide better quality, more flexible buildings.

Policy 12a: Business

Proposals which create new employment floorspace and promote increased jobs and job densities in the Area Action Plan area will be supported where they are consistent with the other policies of the Area Action Plan and adopted Local Development Plan.

Development proposals will be required to demonstrate how they will support:

- Intensification of business Class E(g) floorspace (gross internal area) on site and the introduction of higher density development that increases employment opportunities;
- Opportunities for start-up and small and medium-sized enterprises;
- A mix of new high quality and flexible workspace to facilitate new business formation and growth of existing businesses seeking 'move on' space;
- Flexible and adaptable buildings that can respond to future business needs;
- Innovation and collaboration through the provision of co-working spaces;
- Affordable workspace;
- Quality public realm and physical environment which is publicly accessible;
- The increased use of sustainable modes of travel and reduction in private car use in accordance with the Trip Budget (see Policy 19: Safeguarding for

Public Transport Policy 16: Sustainable Connectivity and Policy 22: Managing motorised vehicles); and

- A mix of uses including housing, retail and/or community and cultural uses, unless such a mix would demonstrably conflict with the other policies of this plan (including Policy 25: Environmental Protection).

Specifically, by land parcel:

- a. Anglian Water/Cambridge City Council site: This area will be transformed into a residential led mixed-use area which will include an element of new business floorspace primarily located within and in close proximity to the District Centre and Cowley Road Local Centre.
- b. Cambridge Business Park: This area will undergo significant change through the introduction of an employment led mixed-use development. This will be achieved through the intensification of business floorspace brought forward alongside retail, community and cultural uses and new homes.
- c. Cambridge Science Park: The principal source of business space development in North East Cambridge will be the intensification of employment floorspace within this area. This will include the redevelopment of existing under-utilised premises including associated car parks and the introduction of other supporting uses.
- d. Chesterton Sidings: New business space will be created in this area alongside homes and other employment, retail and community floorspace to create a mixed-use area, based around Cambridge North Station and the Station Approach Local Centre. This area will be a key gateway to both the site and wider area.
- e. Cowley Road Industrial Estate: Business space in this location should form part of the long-term replacement of employment business floorspace from Nuffield Road Industrial Estate to support industrial uses in this area. Redevelopment in this area should also not result in the net loss of business floorspace from Cowley Road Industrial Estate.
- f. Nuffield Road Industrial Estate: In order to minimise the number of commuter and commercial delivery trips along Nuffield Road, this area is identified for

residential uses only (see Policy 13a). Therefore, proposals for new business floorspace within this area will not be supported. Proposals for the loss of business floorspace in this area will need to firstly demonstrate that equivalent floorspace be re-provided within Cowley Road Industrial Estate in the first instance and secondly within the wider Area Action Plan area if this is not feasible.

- g. St Johns Innovation Park: This area will be redeveloped to support existing and future business needs through business intensification. This will include the redevelopment of existing under-utilised premises including associated car parks and the introduction of other supporting uses.
- h. Trinity Hall Farm Industrial Estate: There are opportunities in this area for a small uplift in business floorspace through the comprehensive redevelopment of the site. This will need to consider how the site sits in relation to the Area Action Plan Spatial Framework as well as existing and future adjacent land uses.
- i. All other areas: Additional business floorspace in all other areas will generally not be supported unless the site can be brought forward as part of a mixed-use residential led scheme and will not have an adverse impact on the trip budget (see Policy 19: Safeguarding for Public Transport Policy 16: Sustainable Connectivity and Policy 22: Managing motorised vehicles).

The Area Action Plan makes provision for up to 188,500m² net additional business (Class E(g)) floorspace in accordance with the distribution set out in the table below. These will need to be considered alongside the other policies of the Area Action Plan, Spatial Framework and other supporting diagrams as well as the adopted local development plans. Particular reference is drawn to Policy 22: Managing motorised vehicles , to ensure that future business development does not compromise the trip budget for the area and Policy 25: Environmental Protection.

Development parcel	Additional commercial floorspace (Class E(g))
Anglian Water / Cambridge City Council site	Up to 23,500m ²

Cambridge Business Park	Up to 50,000m ²
Cambridge Science Park	Up to 60,000m ²
Chesterton Sidings	Up to 23,500m ²
Cowley Road Industrial Estate	Re-provision of existing amount of commercial floorspace within Cowley Road and from Nuffield Road Industrial Estates
Nuffield Road Industrial Estate	None. Existing amount of commercial floorspace should be re-provided to Cowley Road Industrial Estate
St Johns Innovation Park	Up to 30,000m ²
Trinity Hall Farm Industrial Estate	Up to 1,500m ²
Total	Up to 188,500m ²

Proposals which exceed these figures will need to be justified in terms of the Greater Cambridge Employment Land and Economic Development Evidence Study (2020) (through an Employment Impact Assessment) and any impact on the AAP trip budget, Area Action Plan wide infrastructure and whether the character, role and function of an area could be compromised.

Policy 12b: Industry, storage and distribution

Development should ensure there is no net loss of B2 (general industrial) and B8 (storage or distribution) floorspace within the North East Cambridge Area Action Plan area. Proposals for redevelopment of existing industrial floorspace (B2/B8) are required to re-provide the equivalent amount of floorspace (Gross Internal Area) within the plan area in line with the 'Industrial Development Areas' set out below. Whilst the AAP does not provide any protection for existing occupiers, the Councils

as corporate bodies will look to work with affected occupiers to help identify suitable alternative sites either within the NEC area or elsewhere.

Industrial Development Areas

The following areas are expected to accommodate industrial intensification providing for:

B2 – General Industrial (minimum floorspace – Gross Internal Area)

- Cowley Road Industrial Estate (11,500 m²)
- Chesterton Sidings (700 m²)

B8 – Storage and distribution (minimum floorspace – Gross Internal Area)

- Cowley Road Industrial Estate (7,500 m²)
- Chesterton Sidings (3,500 m²)

Small delivery and consolidation hubs that are under 1,500 m², will be supported outside of the identified industrial areas provided they are in accordance with Policy 20: Last mile deliveries and Policy 25: Environmental Protection.

To support this, development proposals:

- a) within Cowley Road Industrial Estate should, as a minimum, retain the equivalent amount of existing industrial (B2 and B8) floorspace on site and, where feasible, intensify the industrial use of sites
- b) within Nuffield Road Industrial Estate should re-provide the equivalent amount of industrial (B2 and B8) floorspace existing on site (Gross Internal Area) to Cowley Road Industrial Estate through the redevelopment of existing plots and / or through new development at land at the northern end of Chesterton Sidings adjacent to the Cambridge North East Aggregates Railheads (as shown in Figure 11)
- c) Should relocate the existing bus depot on Cowley Road to an off-site location to facilitate the proposed redevelopment of Cowley Road Industrial Estate.

Principles for industrial development

Developments should:

- Ensure that industrial floorspace is flexible and adaptable to meet current and future business needs;
- Ensure that industrial development proposals are designed to mitigate any environmental impacts in accordance with Policy 25: Environmental Protection and Policy 26: Aggregates and waste sites;
- Where over 1,000 m² net additional floorspace, provide 10% of the new floorspace to be affordable industrial workspace, subject to scheme viability. This should be secured for a minimum of 30 years at rents that are appropriate to the viability of the business;
- Ensure that design and siting of development provides an appropriate mitigation buffer around the Aggregates Railheads and relocated Waste Transfer Station to create satisfactory levels of amenity for adjacent uses and spaces.

Consolidation and mixed use

- Where industrial uses are provided or retained, developments should proactively intensify B2 and B8 uses through more efficient use of land than the existing industrial premises within North East Cambridge. Intensification can be achieved by:
 - Horizontal or vertical extensions;
 - Infill development;
 - Comprehensive development of existing sites;
 - achieving higher plot ratios (a minimum of 65%);
 - the development of mezzanines;
 - the introduction of flexible units;
- multi-storey proposals for mixed-use development schemes through vertical stacking that include other uses including employment and residential uses.

Why we are doing this

Relevant objectives: 3, 5

North East Cambridge already plays a significant economic role locally and nationally. The city's future economic prosperity, and its contribution to the economic growth of Greater Cambridge, will be dependent on how successfully it can take advantage of its international reputation as a high technology and innovation cluster. Nevertheless, it is crucial that this is done in a careful and sensitive way, so that short term economic growth does not undermine the quality and character of the city and the wider area, and the quality of life for its citizens.

The amount of employment floorspace identified for North East Cambridge has the potential to provide a significant increase in the number of new jobs in the area to meet future business needs. The adopted Local Plans support economic development in this location as well as the councils' latest employment land review. The Greater Cambridge Employment Land and Economic Development Evidence Study November 2020, considers that the North East Cambridge Area Action Plan is important in providing employment floorspace and job growth in Cambridge as a whole. This is to be achieved within North East Cambridge through the intensification of existing, under-utilised employment sites and through mixed use development. The amount of employment floorspace set out within the policies will support economic growth in this area beyond the Plan period, and will be supported by the necessary district wide social, cultural and physical infrastructure including high quality communications via the latest generation of high-speed broadband.

As well as ensuring a sufficient supply of affordable business space, affordable workspaces can support sectors that have cultural or social value such as artists, designer-makers, charities, voluntary and community organisations and social enterprises for which low-cost space can be important.

For Greater Cambridge, the creative sector has been identified as a sector that has a significant economic role in the area and a role in supporting wider community well-being, for example through place-making. However, it has also been identified as having a particular need for affordable space which could fall within business or industrial types of employment

Whilst it is important to bring forward jobs across North East Cambridge, evidence demonstrates that office development currently draws more traffic into the North East Cambridge area than any other form of development. Therefore, the amount of additional employment floorspace and its distribution across the site, set out in this policy, has been carefully considered against the need to create a more balanced mix of uses and wider community at North East Cambridge as well as the requirements set out in Policy 22: Managing motorised vehicles.

Business space (Class E(g))

The area currently contains several employment parks, including Cambridge Science Park, St Johns Innovation Park and Cambridge Business Park. These sites contain high quality office and Research and Development (R&D) premises which include a combination of successful businesses and start-up companies. There are a number of smaller business premises located within Trinity Hall Farm, Cowley Road and Nuffield Road Industrial Estates. Planning permission has also been granted for a new business development adjacent to Cambridge North Station.

Cambridge Science Park and St Johns Innovation Park benefit from an excellent location adjacent to strategic transport infrastructure and close links to the University of Cambridge and associated Colleges. However, there are opportunities to maximise their potential, including increasing the scale and range of activities within them. In particular, the area has further potential to support business start-ups and small and medium-sized enterprises (SMEs) looking to capitalise on the high-quality research undertaken by the university and colleges as well as the established businesses already in this area. There are also opportunities to build a relationship between these employment parks and Cambridge Regional College. This would support the underlying principles of innovation districts and the interrelationship between education, industry and innovation.

Cambridge Business Park is a successful and economically thriving business location. It is a key location within the Area Action Plan area, and currently forms a barrier between the existing communities in East Chesterton and the proposed District Centre. In order to respond to business needs over the plan period, there are landowner and council aspirations to redevelop the site as an employment led mixed-use area that will also form part of the District Centre.

Within areas to the north of Cowley Road, new jobs will support the continued growth of North East Cambridge, and strengthen other key sectors such as business, financial, professional services and creative industries. There is also evidence that SMEs in this area are planning for growth, but most cite space availability and/or affordability as a key constraint in achieving this aspiration. Therefore in these areas, new business floorspace should provide a diverse range of jobs and business opportunities including spaces to support SMEs which are vital to both this new city district and the wider local economy. These include co-working, start-up and grow-on spaces as well as serviced offices located within existing office buildings or new mixed-use developments. The existing business floorspace at Nuffield Road and Cowley Road Industrial Estates should be re-provided as part of the comprehensive redevelopment of Cowley Road Industrial Estate to support the proposed industrial (B2 and B8) uses within this area as well as support a mix of uses in a more intensified format. Due to affordability issues for business space within this area and wider Greater Cambridge, an element of affordable workspace is required, including for example to support the incubation of SMEs and creative businesses. New space, including grow on spaces, will also support business growth in this area whilst new jobs created in this area are retained locally.

The level of business floorspace provision provided for through the Area Action Plan recognises the role and function of the Greater Cambridge Local Plan in allocating employment growth spatially across Greater Cambridge. Proposals which seek to exceed the business floorspace allocations for sites within North East Cambridge therefore could have potentially unacceptable consequences on economic growth expected in other locations and will need to be justified through robust evidence having regard to supply and demand across the Local Plan area.

Industry (B2/B8)

Industrial uses in North East Cambridge are currently clustered at Cowley Road and Nuffield Road Industrial Estates. There is around 12,750m² of storage and distribution (B8) across these two sites and 14,770m² of general industrial (B2) uses. The unit sizes are typically smaller compared to more rural sites in South Cambridgeshire, with 71% of units being smaller than 500m², around 12% being between 500-1,000m², and 17% between 1,000-5,000m². There is a very low

industrial vacancy in North East Cambridge, highlighting the demand for industrial use in this area.

Retaining industrial uses is key to the functioning of the local economy. The Greater Cambridge Employment Land and Economic Needs Study (November 2020) identifies that Cambridge has lost around 35% of its industrial floorspace over the past 20 years. Given the importance of industrial uses to both the needs of the Greater Cambridge's economy and local jobs, the Area Action Plan seeks to protect industrial floorspace. Consolidation of industrial uses provides opportunities to increase the number of new homes within North East Cambridge without reducing the level of industrial floorspace currently on site.

Of the two existing industrial estates (Nuffield Road and Cowley Road), Cowley Road has been identified as the most appropriate location to consolidate industrial uses. Expanding the current Nuffield Road industrial estate would not complement North East Cambridge's aims for good growth as there is increased potential for conflict between industrial uses and the neighbouring existing residential areas, in particular the mixing of residential and industrial traffic on Nuffield Road as well as around Shirley Community Primary School. The location of Cowley Road Industrial Estate means that new development in this area can minimise conflict between industrial traffic and residential areas (see Policy 21: Street hierarchy), provide a suitable industrial buffer to the Aggregates Railheads and also serve neighbouring residential areas through the enhanced pedestrian and cycle routes identified on the Spatial Framework.

The existing bus depot on Cowley Road will need to be relocated off-site to achieve comprehensive redevelopment of this area. The existing bus depot is an inefficient use of land due to the low density nature of the site and is positioned within a central location within the industrial area. The trips generated to serve the wider Cambridge area are also not compatible with the trip budget required to enable delivery of regeneration of North East Cambridge. Additionally, the number of buses anticipated to serve the city and wider area is expected to double over the next decade. The existing Cowley Road depot does not have the capacity to accommodate this number of additional buses and relocation presents the opportunity to find a long term solution to this issue via the Local Transport and Connectivity Plan and Bus

Strategy being prepared by the Cambridgeshire and Peterborough Combined Authority and the Cambridge City Access Project being prepared by the Greater Cambridge Partnership. The continued operation of the bus depot in the interim period will trial opportunities to electrify the bus fleet.

The quantum for industrial floorspace are minimums. Site capacity testing undertaken by the councils set out within the Typologies Study and Development Capacity Assessment (2021) shows the Cowley Road Industrial Estate and the northern portion of Chesterton Sidings could accommodate up to 60,000m² of gross industrial floorspace. Proposals which exceed the floorspace amounts specified in the Policy will generally be supported where it can be demonstrated they meet local industrial floorspace needs or secures an appropriate buffer around the Aggregates Yard and the relocated Waste Transfer Station. Proposals will need to be designed and laid out to meet the operational needs of industrial use, to manage movement within the trip budget in accordance with Policy 22: Managing Motorised Vehicles and address any amenity and health impacts as required by Policy 26: Aggregates and waste sites.

The Mixed-Use Development Paper (2020) highlights that industrial development at North East Cambridge is both feasible and deliverable using a higher plot ratio, potentially up to 65% (the ratio of a building's total floor area, as a proportion of the total plot upon which it is built). In order to accommodate the amount of industrial floorspace identified in the policy, development proposals significantly lower than a 65% plot ratio will need to demonstrate that they will not compromise the delivery of the overall floorspace identified in the policy. Intensification also seeks to increase servicing efficiency to minimise trips and the impact on the transport network. All developments must demonstrate how their operational impacts will comply with the trip budget (see Policy 22: Managing motorised vehicles).

Mixed use development is intended to maximise the potential for North East Cambridge to deliver housing and industrial floorspace simultaneously. Developers should therefore consider the potential to relocate businesses in creative, space-efficient development forms which could include vertical stacking and include residential dwellings above, where shown on the Land Use Plan (see figure 11). Some occupiers may be better suited to consolidation depending on their

requirements, for example, a group of businesses all operating as trade counters, could be better suited to sharing certain services compared to others.

A key consideration for industrial proposals including within mixed-use development is that it meets high design quality by contributing to the public realm and minimising impact on residential and public amenity. Developments will also be required to demonstrate that operational vibration, noise, air quality, odour and other emissions do not have unacceptable adverse impacts on neighbouring uses, as set out in Policy 25: Environmental Protection and Policy 26: Aggregates and waste sites.

Whilst affordability in Greater Cambridge is most acute for residential uses, it also affects other uses including industrial floorspace. Following the continued decrease of industrial premises within Cambridge over the past 20 years, vacancy levels are very low and there is continued strong demand for industrial sites in close proximity to the city. This has continued to push industrial rents up and is a constraint for companies seeking to establish, grow or remain in this area. The policy requires 10% of new industrial floorspace in schemes over 1,000 m² to be at an affordable rate. The rent per square foot/meter or per workstation that would be considered affordable will vary according to a range of factors such as location, type, quality etc, and the level of discount to be applied will therefore need to be secured on a proposal-by-proposal basis, having regard to overall scheme viability.

Where workspace has been specified as affordable, the Councils Economic Development Teams will work with developers to agree the appropriate terms of affordability. If on-site provision is not possible, a financial contributions for equivalent off-site provision will be sought. Affordable industrial workspace and / or a financial contribution will be secured through a legal agreement between the developer and the local planning authority.

The re-provision of industrial floorspace may result in some occupants being relocated off site. A Relocation Assistance Strategy will be formulated by the Councils to support existing in situ businesses.

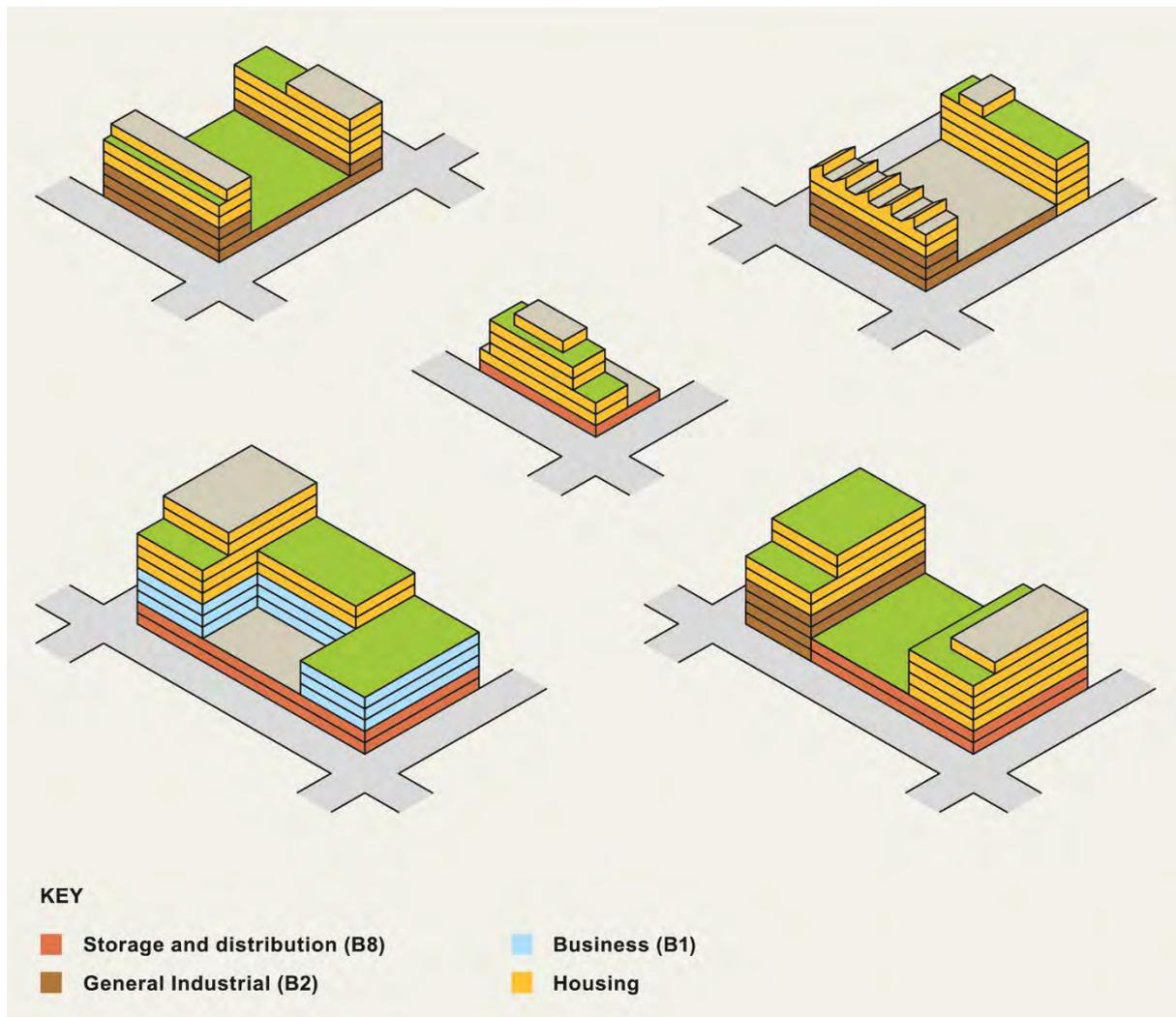


Figure 32: Examples of industrial mixed-use building typologies

Evidence supporting this policy

- Economic Development Evidence Study (2020)
- Innovation Districts Paper (2019)
- Mixed Use Development: Overcoming barriers to delivery at North East Cambridge (2020)
- Greater Cambridge Creative Business and Cultural Production Workspace Study (2021)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Employment Topic Paper (2021)

- Smart Infrastructure Topic Paper: Digital Infrastructure (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Skills, Training and Employment Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring indicators

- Availability of industrial land measured through no overall net loss of industrial and warehouse floorspace (B2 and B8).
- Amount of new employment floorspace permitted and completed by type (gross and net)

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 2: Spatial strategy for the location of employment development
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 33: Contaminated land
- Policy 34: Light pollution control
- Policy 35: Protection of human health and quality of life from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones
- Policy 40: Development and expansion of business space
- Policy 41: Protection of business space
- Policy 42: Connecting new developments to digital infrastructure

South Cambridgeshire Local Plan

- Policy E/9: Promotion of Clusters Policy
- Policy E/11: Large Scale Warehousing and Distribution Centres Policy
- Policy E/12: New Employment Development in Villages New Employment Development on the Edges of Villages Policy
- E/14: Loss of Employment Land to Non-Employment Uses Policy

- E/15: Established Employment Areas
- S/5: Provision of New Jobs and Homes
- SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- E/1: New Employment Provision near Cambridge – Cambridge Science Park
- E/9: Promotion of Cluster
- E/10: Shared Social Spaces in Employment Areas

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Industrial Strategy (2019)
- Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (2020)

6.2 Homes

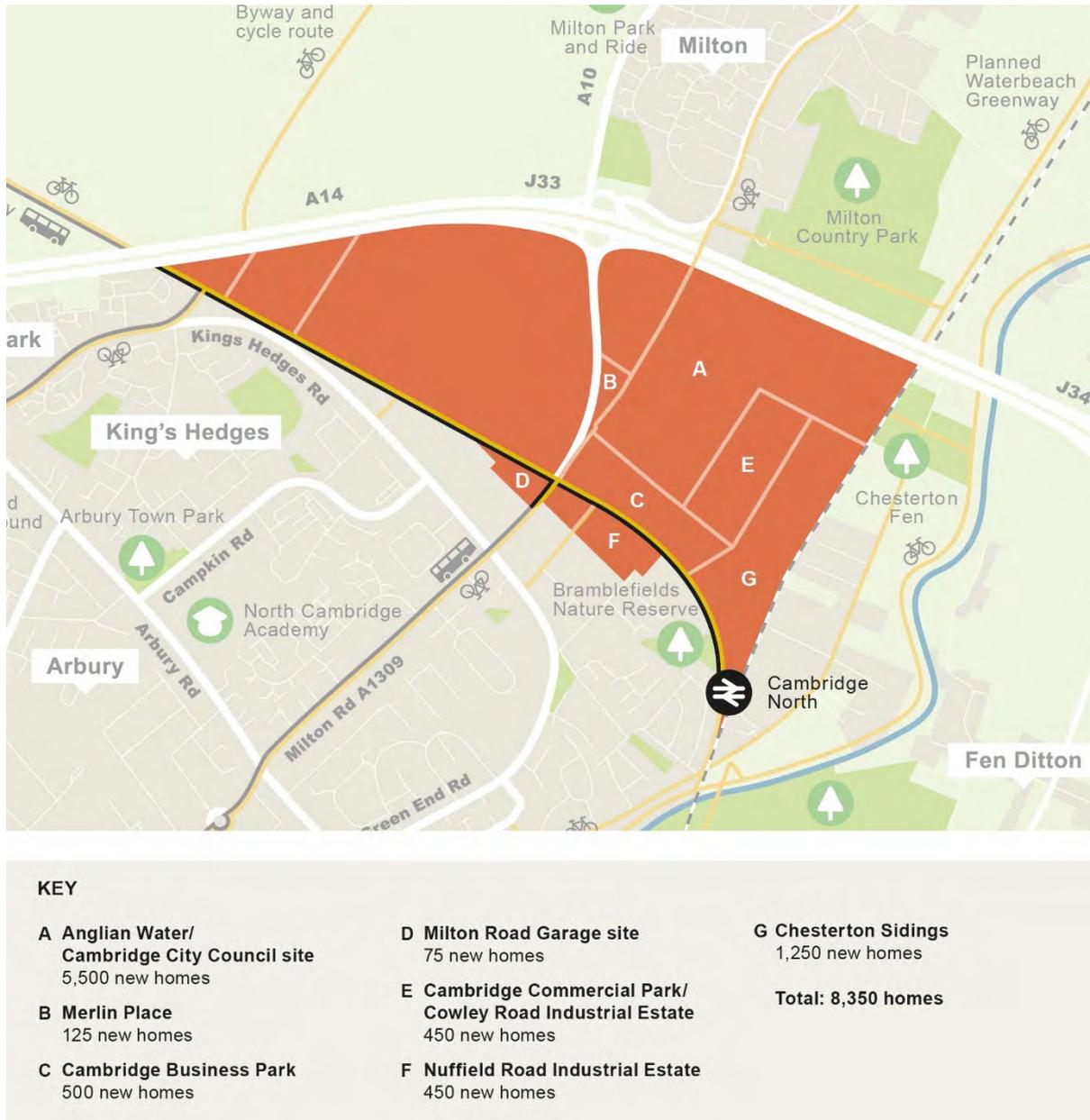


Figure 33: Map graphic showing broad locations and quantities of new homes envisaged in North East Cambridge

There is significant housing demand in Greater Cambridge due to a range of factors including affordability issues, population growth and the area's strong local economy and its sub-regional significance. Within this context the key strand of sustainable development is securing mixed communities that are inclusive to everyone and appropriately mixed in terms of demographics, household types and tenures. Through mixed use development, we want to see the Area Action Plan area

developed so that it provides households with a genuine range of housing that meets our forecast needs – enabling people who work in the area to live locally, reducing the need to commute or own a car, and ensuring we create mixed balanced communities.

Policy 13a: Housing Provision

The Area Action Plan makes provision for approximately 8,350 dwellings. In accordance with the Area Action Plan Spatial Framework and the Land Use Figure (Figure 11), the distribution and indicative capacity of new housing is as set out in the table below.

Development Parcel	Homes (net additional dwellings)
Anglian Water / Cambridge City Council site	5,500
Cambridge Business Park	500
Cambridge Science Park	0
Chesterton Sidings	1,250
Cowley Road Industrial Estate	450
Merlin Place	125
Milton Road Garage Site	75
Nuffield Road Industrial Estate	450
St Johns Innovation Park	0
Trinity Hall Farm Industrial Estate	0
Cambridge Regional College	0
Total	8,350

The number of homes granted planning permission on each of the development parcels may be higher or lower than the indicative capacity set out in the table above. This should be determined by a design-led approach while taking account of all relevant policies within the Area Action Plan and adopted local development plan, in particular, Policy 22: Managing motorised vehicles to ensure that future development does not compromise the trip budget for the area, and Policy 23: Comprehensive and Coordinated Development to ensure that the necessary infrastructure across the Area Action Plan area can be secured.

Proposals that secure an appropriate mix of housing on site and contribute to the creation of inclusive, mixed and balanced communities will be supported. All proposals for residential development will need to have regard to:

- a) the latest evidence on housing need as set out in the [Greater Cambridge Housing Strategy 2019-2023 and Annexes](#) (or any future updates), the Housing Needs of Specific Groups study (2021), or any other evidence of housing need published or endorsed by the Councils.
- b) Delivering high quality higher density homes (see Policy 9: Density, heights, scale and massing and Policy 11: Housing design standards) that contain a balanced mix of type, size, tenure and affordability, including family sized accommodation (2+ bedroom);
- c) Ensuring all homes of different types and tenures are integrated with each other and tenures are visually indistinguishable from one another;
- d) Delivering 40% of all new homes as affordable housing (see Policy 13b: Affordable housing and Policy 27: Planning Contributions);
- e) Ensuring that appropriate provision is made in suitable locations for a broad range of specialist housing reflecting local needs, such as accommodation for older people, disabled people, or other groups needing specialist housing.

Policy 13b: Affordable housing

The Area Action Plan requires at least 40% of all new homes within the area to be delivered as affordable housing. To achieve this, all housing developments that

provide 10 or more dwellings should deliver genuinely affordable housing that meets the following requirements:

- a) Within the affordable housing secured, the following proportions of each affordable housing tenure should be provided:
 - i. 25% First Homes,
 - ii. 55% affordable rent homes,
 - iii. 5% social rent homes, and
 - iv. 15% shared ownership homes or other forms of affordable home ownership as appropriate.

Affordable Private Rent homes should be provided within Build to Rent developments, as set out in Policy 13c: Build to Rent.

Variations to the above affordable housing tenure proportions will need to be agreed with the Councils' Housing Services, having regard to such matters as site specific circumstances, affordable housing demand on the Councils' housing registers, existing housing mix in the surrounding area, affordability and viability.

- b) The homes are affordable in the context of local rent levels, house prices and local incomes, having regard to the [Greater Cambridge Housing Strategy Annexe 11: Setting of Affordable Rents](#) (2021) or a successor document, and in terms of living costs having regard to their location and design as set out in Policy 16: Sustainable Connectivity and Policy 3: Energy and associated infrastructure;
- c) The size and type of any affordable housing to be informed by the latest evidence of needs (see Policy 13a: Housing), including the need identified on the Councils' housing registers and in other relevant data published or endorsed by the Councils;
- d) The layout of affordable housing provision should be well integrated and distributed across the site in groups of affordable homes and not be confined to less prominent parts of the site as a whole or any individual location, in accordance with the guidance provided in the [Greater Cambridge Housing Strategy Annexe 10: Clustering and Distribution of Affordable Housing](#) (2021) or a successor document, and

- e) Be provided on site to create a mixed and balanced community, unless off-site provision or an appropriate financial contribution in lieu can be robustly justified.

Where an applicant raises concerns with the financial viability of a proposed scheme the onus will be on them to demonstrate particular site circumstances to justify the need for a viability assessment, in line with paragraph 58 of the NPPF (2021).

Policy 13c: Build to Rent

Build to Rent should be provided in a balanced way across North East Cambridge without it being the dominant typology of homes in any location, to ensure that specific areas contain mixed housing types and tenures, in line with Policy 1: A comprehensive approach at North East Cambridge and Policy 13a: Housing. To achieve this schemes that prioritise the distribution of Build to Rent across developments will be preferred. No more than 10% of the total homes permitted across the Area Action Plan area as identified in Policy 13a: Housing should be Build to Rent.

Any Build to Rent developments should meet the requirements as set out in the [Greater Cambridge Housing Strategy Annex 9: Build to Rent](#) (2021) (or successor documents), and comply with the following:

- a) individual schemes to be under common ownership and management control for the long term, with both the Affordable Private Rent homes and the market Build to Rent homes under the same management;
- b) dwellings to be retained as Build to Rent under a covenant for at least 15 years with a clawback mechanism and compensation mechanism if the covenant is broken;
- c) include a minimum of 20% Affordable Private Rent homes (which will form part of the overall 40% affordable housing requirement across the Area Action Plan area) and these shall be maintained as affordable in perpetuity;
- d) the Affordable Private Rent homes must have a minimum rent discount of 20% compared to equivalent local private rent homes, inclusive of service

charges and taking into account up to date evidence on local rent levels and incomes;

- e) the Affordable Private Rent homes to be evenly distributed throughout the development and reflect the overall mix of unit sizes being delivered through the Build to Rent provision;
- f) ensure all units are self-contained and as new homes they must meet the accessibility and internal and external space standards set out in Policy 11: Housing design standards;
- g) offer rent certainty for the period of the tenancy. Any rent review provisions are to be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked;
- h) offer tenancies of three years or more for all tenants who want them, and break clauses for tenants, which would allow a tenant to end the tenancy with a month's notice any time after the first six months;
- i) have on-site management. This does not necessarily mean full-time dedicated on-site staff, but all schemes need to have systems for prompt resolution of issues and some daily on-site presence; and
- j) ensure providers have a complaints procedure in place.

The Section 106 Agreement should establish rent setting, review, monitoring, and clawback arrangements as well as the eligibility criteria for the Affordable Private Rent.

Policy 13d: Housing for local workers

Due to the significant affordability challenges for many local workers that serve the residents and businesses of Greater Cambridge, it is expected that an element of the affordable housing provided within the North East Cambridge Area Action Plan area will be targeted to meet local worker need.

Development proposals for purpose built Private Rented Sector homes, such as Build to Rent, which are offered to employers within and adjacent to North East Cambridge on a block-lease basis will be supported. These schemes still need to meet the requirements of Policy 13a: Housing, Policy 13b: Affordable housing and Policy 13c: Build to Rent.

Policy 13e: Self and custom build housing

On residential developments of 20 dwellings or more, 5% of all new homes should be brought forward as self or custom build homes.

Given the high-density nature of North East Cambridge, it is expected that these self or custom build homes will be provided as custom finish units in the form of houses or apartments built to a shell finish where occupiers determine the final layout and internal finish. This could include the location of internal walls, doors and fittings.

All self and custom build homes need to meet the accessibility and space standards set out in Policy 11: Housing design standards.

Where self or custom build unit(s) have been made available and appropriately marketed for at least 12 months and have not been sold, the unit(s) may be built out without the custom finish requirement.

Applicants should clearly set out how the need for self and custom build homes has been considered and addressed within their development proposals.

Community led self or custom build projects will be permitted where the community has formed an organisation as required by the national self and custom build legislation and their proposed development is compliant with the policies within the Area Action Plan.

Policy 13f: Short term/corporate lets and visitor accommodation

New visitor accommodation

Proposals for new purpose-built visitor accommodation will be supported subject to:

- a) there being a proven need for visitor accommodation to serve the area;
- b) the development will not result in the loss of existing housing;
- c) it being located in a district or local centres or within a business or science park;
- d) the accommodation provided should be of high-quality with wheelchair accessible units/rooms and communal spaces;

- e) Proposals should minimise need to travel by private vehicle and should promote sustainable modes of transport.

Serviced apartments, if approved, will be conditioned so that they cannot be used for permanent residential use.

Conversion of existing visitor accommodation to residential use

Where planning permission is required, proposals to change purpose-built serviced apartment units (excluding apart-hotels) to residential use will only be supported in circumstances where the whole block of units are converted and not sub-divided, including the application of the relevant housing policies and relevant affordable housing provision.

Conversion of existing residential uses to visitor accommodation

Proposals to change residential units or land in residential use to visitor accommodation will only be supported in exceptional circumstances where it can be proven that the conversion will:

- a) not adversely affect residential amenity and sense of security;
- b) not adversely affect the local area's character or community cohesion either individually or cumulatively;
- c) for proposals involving the whole block of units, include a service management plan, agreed by the local planning authority and conditioned as appropriate which will cover all planning related aspects of the use of the site that will facilitate and minimise planning enforcement of the site

Why we are doing this

Relevant Objective: 1, 2, 3, 4, 5

The adopted Local Plans for Cambridge City and South Cambridgeshire District Councils identify the need for 33,500 new homes across Greater Cambridge between 2011 and 2031. Both plans identify North East Cambridge as a key location for future growth, with the total amount to be determined through the preparation of

this Area Action Plan. However, the delivery of housing within this area is not included within the housing supply that the Councils are relying upon to achieve the housing requirements in the adopted Local Plans. The Greater Cambridge Local Plan: First Proposals (2021) identifies the new homes at North East Cambridge as being an important contribution towards meeting the preferred housing requirement for the new Greater Cambridge Local Plan.

Higher density mixed-use development at North East Cambridge will make efficient use of previously developed brownfield land and maximise the benefits to the local area (see Policy 9: Density, heights, scale and massing). Comprehensive development within the Area Action Plan area will ensure that development will make a significant contribution towards meeting the housing needs of the community.

Development at North East Cambridge should provide a range of housing sizes, types and tenures to meet local housing need for potential residents including single person households, families, older people, people who require specialist housing and people wishing to customise their own homes at the construction stage. Such provision will help support housing diversity and sustainable growth across Greater Cambridge. Proposals promoting mono-tenure development are not likely to be supported.

Our evidence has identified a need for new specialist housing within Greater Cambridge, and therefore it is expected that North East Cambridge, alongside other sites across Cambridge and South Cambridgeshire, will contribute towards delivering specialist housing schemes to meet this need. Those in need of specialist housing are not a homogeneous group and therefore new developments will need to provide a broad range of specialist housing reflecting both local needs and the nature and design of North East Cambridge. Specialist housing, including accommodation for older persons and disabled people, should be located within close walking distance to local facilities and services.

It is recognised that housing needs may change during the long build out of North East Cambridge. Therefore, residential development proposals should respond to the latest evidence on housing need published or endorsed by the Councils. Early involvement of the Greater Cambridge Shared Planning Service, the Councils' Housing Services, Registered Providers, and Cambridgeshire County Council in site

discussions and design is strongly encouraged, in order to ensure that the housing, particularly affordable housing and specialist housing, provided will meet relevant standards, respond to the latest evidence of need, and achieve planning and site management requirements.

The Councils, along with other neighbouring local authorities, have commissioned an Accommodation Needs Assessment of Gypsies, Travellers, Travelling Showmen and Bargee Travellers and other Caravan and Houseboat Dwellers in the Cambridge Sub-Region Housing Market Area. The coronavirus pandemic has delayed the completion of the face-to-face survey elements of this assessment, such that it is not expected until the end of 2021. Low density housing, such as accommodation for Gypsy and Travellers, Travelling Showpeople, and those who choose to reside in caravans, is unlikely to optimise the development potential of North East Cambridge. It is therefore not consistent with the National Planning Policy Framework which requires development to make efficient use of land, in particular brownfield sites in close proximity to public transport hubs.

Affordable housing

Greater Cambridge is an expensive place to live. High demand and limited supply, combined with a strong local economy, contribute to the high cost of renting or owning a home in the area. Housing options for households on low and medium incomes are limited and make many of these households reliant on social or affordable rents or other forms of affordable housing. As identified in the Greater Cambridge Housing Strategy 2019-2023, 'affordable rent' (up to 80% of market rents) is unaffordable to many, especially those on low incomes. There is also a growing 'affordability gap' where middle income households are being squeezed out of the market; with limited housing options for low cost home ownership or within the private rented sector. The demand for housing for these groups far outstrips the current supply.

The provision of genuinely affordable housing is a priority for both Councils. All residents in Greater Cambridge should be able to access affordable housing that meets their needs to ensure that the area can meet its housing needs in a sustainable way and to address poverty and inequality. In order to support this

objective at least 40% of all new homes delivered at North East Cambridge will be required to be provided as affordable housing. The policy seeks to maximise the supply of new affordable housing without constraining overall housing delivery, and this has been demonstrated to be deliverable at North East Cambridge through whole plan viability testing.

The policy seeks an affordable housing tenure mix that will deliver homes to meet a wide range of housing needs and create a mixed and balanced community, therefore providing for different households and household incomes. A high proportion of social and affordable rent homes are sought to recognise that Cambridge and South Cambridgeshire are [areas of high affordability pressure](#). Other affordable housing tenures, such as First Homes, shared ownership, and other affordable home ownership products, are sought to provide opportunities for households who would struggle to buy or rent on the open market.

Affordable Housing Allocations and Local Lettings Plans will be secured through a legal agreement to achieve the delivery of mixed and balanced communities and where appropriate will be used to prioritise housing such as for local workers or for specific groups of people.

This policy recognises that for homes to be ‘genuinely’ affordable, tenure and rent levels alone do not achieve affordability, and as such this policy is intended to be considered alongside those that contribute to the living costs associated with the location and design of someone’s home. Homes that are highly energy efficient (see Policy 3: Energy and associated infrastructure) can lead to reduced utility costs, making homes more affordable to live in, and homes located near employment centres, active travel facilities and public transport links (see Policy 16: Sustainable Connectivity) reduce the cost of living for households, particularly benefiting those on lower to middle incomes.

Build to Rent

As part of the plan making process, the National Planning Policy Framework requires local planning authorities to take into account the need for a range of housing types and tenures in their area including provisions for those who wish to rent. In Greater Cambridge, there is significant rental demand to live in Cambridge and our evidence

shows that North East Cambridge provides an opportunity for Build to Rent developments to meet some of this demand. Build to Rent schemes will provide housing choice within North East Cambridge, as well as contributing to increasing local housing supply and accelerating delivery on individual sites.

The policy seeks to manage the number and clustering of Build to Rent schemes across the Area Action Plan area. North East Cambridge is anticipated to deliver approximately 8,350 homes and therefore the cap of 10% as set out in Policy 13c: Build to Rent will limit Build to Rent homes to around 835 homes. This cap will ensure that across the Area Action Plan area together all new development can make provision for the necessary social and physical infrastructure, meet the requirement for at least 40% affordable housing, and not undermine the placemaking principles of creating balanced and mixed communities.

Build to Rent developments at North East Cambridge will need to meet all relevant housing standards, be of a high design quality, offer longer-term tenancies than normally available in the private rented sector, and are expected to be under single ownership. These requirements secure a commitment to, and investment in, placemaking commensurate to other forms of housing. The policy reflects the current requirements as set out in the [Greater Cambridge Housing Strategy Annexe 9: Build to Rent](#) (2021).

The mechanism for providing the Affordable Private Rent homes within these developments should be agreed with the Councils but is likely to be secured through a legal agreement.

Housing for local workers

Both Councils signalled an ambition in the Greater Cambridge Housing Strategy 2019-2023 to work with local employers to provide accommodation that can support local workers. North East Cambridge has the potential to provide some housing for local workers, both through specific targeting of affordable homes to local workers and by including some block-leased Private Rented Sector homes that are tethered to specific employers within or adjacent to the Area Action Plan area for the purposes of meeting the housing needs of their employees. This will help ensure that

housing on the site is suitable and sufficiently affordable for local workers on a range of incomes.

Such an approach will also help deliver upon the Area Action Plan's ambitions of low car ownership and creating a cohesive inclusive community. In establishing the link between employment and residential uses, and by integrating homes and workplaces, not only are trips taken off the road, but the operational cost of living is reduced, thereby contributing to the commitment of genuinely affordable homes outlined in Policy 13a: Housing and Policy 13b: Affordable housing.

The eligibility criteria for the local workers will be agreed with the Councils through a legal agreement and/or Local Lettings Plan.

Self and custom build housing

The Councils have a duty to identify supply for enough suitable self and/or custom build units to meet the identified demand of those registered on the Greater Cambridge Self and Custom Build Register. To address some of this demand and to diversify the types of homes within the Area Action Plan area, North East Cambridge should make provision for self and custom build homes.

Due to the high-density nature of proposed housing within North East Cambridge, it is anticipated that the provision of self and custom build housing will take the form of custom finish units, where future occupiers are able to decide internal layouts and finishes. Additionally, following the successful provision of a community led self build development at Marmalade Lane, within Orchard Park, there is similar opportunity within North East Cambridge.

Given likely changes in the level of demand over time for self and custom build units within North East Cambridge, where provision of self or custom build units is not taken up, it is reasonable for the unit to be delivered without the self or custom build requirement provided that 12 months of appropriate marketing has been undertaken.

Visitor accommodation including corporate and short term lets

Other than traditional hotels, visitor accommodation such as apart-hotels and serviced apartments can take various forms. Some accommodation offered at apart-

hotels and serviced apartments display characteristics associated with permanent, self-contained housing. Some is more akin to hotels, as a result of the type of services they provide, and, as such, may consequently result in different impacts to permanent housing. Apart-hotels and serviced apartments may therefore fall within the C1 Use Class or be a sui generis use, depending on their characteristics, such as (amongst others):

- presence of on-site staff/management
- presence of reception, bar and/or restaurant
- provision of cleaning and administrative services
- ownership or other tenure of units and/or ability to sell or lease on the open market
- minimum/maximum lease lengths.

Developers will be required to provide full details of the nature of the accommodation to be provided and the proposed terms of occupation when submitting a planning application for an Airbnb type use, new apart-hotels and serviced apartments.

Where proposals for apart-hotels or serviced apartments are considered to fall within C3 use class or comprise sui generis uses which have the characteristics of a C3 use, such proposals will be conditioned accordingly, to ensure that these are not used as permanent residential units.

The Area Action Plan makes the provision for a significant amount of new homes and jobs. Visitor accommodation will contribute towards the functioning of the area and it is therefore appropriate that the Area Action Plan supports the principle of visitor accommodation. To minimise the impact of visitor accommodation on residential amenity and the use of private cars, visitor accommodation should be directed towards areas with good public transport with appropriate amenities, including the District and Local Centres, or within the business and science parks they are intended to serve.

All visitor accommodation buildings should achieve and maintain high-quality standards in terms of their environmental building standard/rating (see Policies 2 to 4) as well as the facilities and services they offer their occupiers.

The Councils will take steps to ensure that apart-hotel and serviced apartment units approved for use as visitor accommodation will not be used for any other purpose. This may include the imposition of conditions to ensure minimum and maximum lengths of stay (typically 90 days) and a restriction on return visits. Extensions to the 90-day maximum length of stay for serviced apartments, will only be considered on a case-by-case basis for a specific employer operating in the Area Action Plan area. This will ensure the area is able to cater for its own needs and not become a destination location for other hotel users. These will also be secured by condition or via a Section 106 agreement. If the business were to subsequently move away from the Area Action Plan area the extension would be terminated. Extended stays beyond 90 days is proposed to avoid putting additional pressure on the local housing market by discouraging the occupation of residential units by corporate lettings, for businesses operating within the Area Action Plan area.

Conversion of existing visitor accommodation to residential use

The conversion of existing visitor accommodation to residential use will be supported where the overall block or development is proposed to be changed. This will protect residential amenity and ensure effective management of the development. Applications to convert existing visitor accommodation to residential use will be subject to the housing requirements set out in Policy 13a: Housing and Policy 13b: Affordable housing.

Conversion of existing residential uses to visitor accommodation

The change in use of a residential property to informal online rental or a serviced apartment, has the potential to undermine the character of the local area. The cumulative impact is a loss of housing supply and potential impacts to residential amenity and on community cohesion – both very important aspects of sustainable communities - by increasing the transitory nature of the community. It is important that residential units are not subsequently lost to informal rental use or used as serviced apartments on a permanent basis to maintain the supply of housing and residential amenity.

In recent years, the use of online platforms such as Airbnb to rent out either whole or parts of a residential unit as temporary accommodation for a variety of occupiers has

become quite prevalent in popular tourist locations and areas close to large employment centres. Although these services provide opportunity to support good growth in cities, the widespread and concentrated prevalence of this activity involving the whole (including part use) of the residential unit has many negative effects on surrounding local residents. These include:

- Loss of amenity space, privacy and enjoyment of their home resulting from patterns of behaviour of short-term tenants.
- Continual disruption caused by visitors moving in and out of the premises, disruptive occupants and associated servicing of the unit(s).
- Frequent rotation of unknown, neighbouring occupiers undermines residents' sense of security of living in their own homes.

In addition to those above, it also removes much needed housing from the existing local housing stock.

The Councils will only support the conversion of existing homes to visitor accommodation where impacts can be adequately addressed. Where a proposal involves the conversion of a whole block of units, a service management plan will need to be agreed by the local planning authority and conditioned, as appropriate covering all planning related aspects of the use of the site. This will ensure the site is properly managed to protect local amenity as well as facilitate and minimise planning enforcement of the site.

Evidence supporting this policy

- [Greater Cambridge Housing Strategy 2019-2023 and Annexes](#)
- [Greater Cambridge Housing Strategy Annex 9: Build to Rent](#) (2021)
- [Greater Cambridge Housing Strategy Annex 10: Clustering and Distribution of Affordable Housing](#) (2021)
- [Greater Cambridge Housing Strategy Annex 11: Setting of Affordable Rents](#) (2021)
- Cambridgeshire and West Suffolk Housing Needs of Specific Groups Study (GL Hearn, 2021)

- Housing Needs of Specific Groups Study – Addendum for Greater Cambridge (GL Hearn, 2021)
- [Build to Rent Market in Greater Cambridge and West Suffolk](#) (Savills, June 2020)
- [Build to Rent Market Strategic Overview and Summary of Site-Specific Appraisals](#) (Arc4, March 2021)
- [North East Cambridge Market Demand Appraisal Build to Rent](#) (Arc4, March 2021)

Topic Papers and other documents informing this policy

- Housing Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring Indicators

- Net additional homes permitted and completed
- Number of affordable homes permitted and completed
- Percentage of affordable homes by tenure permitted and completed
- Monitor housing mix by number of bedrooms
- Net additional Build to Rent dwellings permitted and completed
- Proportion of Build to Rent dwellings permitted and completed that are classified as affordable rent
- Number of self and custom build homes permitted on-site
- Monitoring C1 (Hotels)

Policy links to the adopted Local Plans

- **Cambridge Local Plan**
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 45: Affordable housing and dwelling mix
- Policy 47: Specialist housing
- Policy 48: Housing in multiple occupation

- Policy 50: Residential space standards
- Policy 51: Accessible homes
- Policy 52: Protecting garden land and the subdivision of existing dwelling plots
- Policy 55: Responding to context
- Policy 56: Creating successful places
- Policy 57: Designing new buildings
- Policy 77: Development and expansion of visitor accommodation

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- Policy E/20: Tourist Accommodation
- Policy H/8: Housing Density
- Policy H/9: Housing Mix
- Policy H/10: Affordable Housing
- Policy SC/4: Meeting Community Needs
- Policy TI/2: Planning for Sustainable Travel

6.3 Social, community and cultural facilities



Figure 34: Locations for anticipated new social, community and cultural facilities within North East Cambridge

Social and community facilities are a vital part of ensuring that communities' day to day needs are met, as well as fostering wellbeing, social interaction, lifelong learning and cultural exchange. New social infrastructure in North East Cambridge should meet the needs of existing and new communities without duplicating what is already accessible to the area.

We expect development to deliver a range of identified facilities. that should be multi-functional, accessible to all, and well-integrated with other uses. This policy sets out what facilities we expect to be built and how this is to be achieved.

Policy 14: Social, community and cultural infrastructure

Development proposals should be supported by the necessary and timely delivery of community, cultural and leisure facilities to support the needs of the development.

Proposals should demonstrate how they will deliver high-quality, multi-functional spaces for different ages and abilities which encourage inclusivity and social cohesion. They should seek to take full advantage of opportunities to maximise flexible spaces that are accessible not just in terms of physical distance and location but also in terms of availability. Proposals should ensure early provision of operational facilities in the development process, allowing for a range of uses and users (including workers not just residents). Facilities should be available throughout the day and outside of normal working hours, year-round. This will be subject to addressing any potential health and quality of life / amenity issues (see Policy 25). Individual proposals providing community, cultural, sports or leisure facilities that broaden the choice of these uses will be supported, maximising the long-term economic sustainability of multi-use facilities. Proposals for new social, community and cultural infrastructure should make provision for community access.

The minimum required on-site social, community and cultural infrastructure provision has been identified as the following:

- 2 primary schools (inclusive of nursery provision), plus one safeguarded at Greenway Local Centre if needed to meet future needs
- Visual and performing arts hub (including production studios, gallery/museum and theatre/community conference space)
- Community garden and food growing spaces
- Library and community centre
- Health hub

Formal outdoor sports courts and a Five Court Indoor Sports Hall Opportunities to co-locate complementary social facilities such as health centres, libraries, day care and nurseries which provide flexible floorspaces should be maximised, as well as communal rooms and spaces within individual developments. These should ensure all buildings make the best use land and reduce the need for people to have to travel to access a variety of different but related services and help foster a sense of community within residential buildings. Early engagement with infrastructure providers, partners and community organisations should be undertaken at an early stage of the development proposal.

Opportunities should be explored and taken to make sure these new facilities are affordable and accessible for existing and new residents and employees.

Development proposals including residential development should provide 0.1 ha of outdoor formal sports courts per 1,000 people as part of the development. Proposals for all formal sports facilities should conform with any relevant sports strategies for the Councils. Ancillary uses for sports or leisure facilities provided within an employment development will be supported, subject to any relevant amenity issues being addressed. The size of these facilities should be commensurate to the demand generated by the employment development to avoid undermining the long-term economic sustainability of equivalent public facilities. Such spaces should also explore the opportunity to offer these spaces to other users within and outside of normal working hours.

Development proposals should provide a Sports Strategy (also known as a Facilities Development Plan) setting out the details of specific facilities to be developed, the rationale and need for these.

Sports facilities that should be retained on-site include:

- Cambridge Regional College (Sports Hall & Centre including Badminton Club and outdoor 3G pitch)
- Revolution Health & Fitness Club (or any future equivalent)
- The Trinity Centre exhibition and event complex (or any future equivalent)

Proposals for the redevelopment of existing social, community and cultural facilities will be supported where this secures enhanced re-provision on-site or on an alternative site which improves accessibility and the facilities long term financial viability.

The loss of a facility or site that was last in use as a community, sports or leisure facility will only be permitted if it is demonstrated that:

- There is no longer a need for that facility;
- There are adequate similar facilities within walking distance that offer equivalent provision; or

- The activities are incompatible and cannot be made consistent with acceptable living conditions for nearby residents.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

It is essential that the growth in population at North East Cambridge is supported by adequate social, community and cultural infrastructure including schools, community spaces, libraries, sports and leisure facilities, faith provision and cultural venues, for example. These types of facilities help to create anchors for the community and allow for residents to develop a sense of identity as well as have a positive outcome on people's health and well-being. Provision can be multi-functional indoor and outdoor space supporting a range of activities for different users and groups and the councils will encourage facilities that are capable of accommodating a mix of uses which will serve more sections of the community rather than traditional single-use buildings. Community groups can often use buildings at different times of day or on different days of the week to enable the most efficient use of facilities. Temporary new facilities can also support new communities and could be delivered on sites not expected to come forward for development in the short term (see Policy 28: Meanwhile Uses).

The provision of new social, community and cultural facilities will also create the opportunity to develop a socially and economically inclusive place to live and should assist in reducing inequalities in some of the surrounding areas of North Cambridge. To address the social exclusion of low-income groups, new development should consider how existing and new residents can be supported and encouraged to access new facilities, through their location and design as well as their co-location with other local services. The North East Cambridge Anti-Poverty and Inequality Topic Paper identifies that the provision of accessible amenity spaces will facilitate and encourage social activity, community cohesion and subsequently reduce a range of inequalities and prevent loneliness and isolation.

New facilities should be located in close proximity to the communities they serve to reduce the need to travel and help engender a sense of ownership of the facilities by the local community. New provision should also take account of access, in terms of

availability and affordability to the population it is intended to serve. To maximise the use of new facilities, they need to be very high quality requiring minimal maintenance, to allow them to be readily throughout the day, all year-round. Consequently, these facilities need to be designed to not cause amenity issues for surrounding occupants when in use. Early engagement with infrastructure providers, partners and community groups should be undertaken to ensure a coordinated approach to infrastructure provision at North East Cambridge.

Education facilities

The education authority for the area have stated in the Education Topic Paper (2021) that based on the anticipated housing types, tenures and sizes likely to be delivered at North East Cambridge, the development would generate the need for initially two but potentially up to three primary schools. This provision should be located on-site to ensure good accessibility to new residents within North East Cambridge and minimise the need to travel, particularly by private vehicle. Their exact size and format will need to ensure they do not adversely affect neighbouring schools and they should be delivered to ensure provision is provided as new residential units are occupied. Based on the anticipated phasing of development, the proposed primary school site located at Greenway Local Centre is to be safeguarded to meet future educational needs if required.

The Education Topic Paper also indicates that the assumed housing mix, at North East Cambridge does not generate sufficient numbers of pupils to warrant the need for a secondary school on-site. The existing Local secondary school provision in the surrounding area of North East Cambridge is also found to be suitable in supporting the needs of both the new and existing community.

Community facilities

A range of facilities should be delivered to support the needs of the emerging and existing communities. A variety of flexible spaces that can include a community hub, space for community conferences, galleries, performance and arts space will contribute to the sense of community in the area.

The Cultural Placemaking Strategy (2020) and Infrastructure Delivery Plan (2021) are key documents which assess capacity and need in and around North East

Cambridge and set out the different types of facilities needed to support development in this area. Identified community and cultural facilities that should be provided comprise a library and community centre, community rooms that could facilitate several uses including youth clubs, worship groups as well as spaces to enable community events to take place. It should also include spaces which allow for cultural activities and events to take place which form part of the meanwhile strategy for the area. As outlined in Policy 8, new development will be expected to deliver new open spaces such as community gardens to allow space for food growing and for residents to live active lifestyles and improve their health and well-being.

Health hub

Provision of health facilities is important in ensuring access to health and social care services to support health and wellbeing in the North East Cambridge. The health authority for the area, the Cambridge and Peterborough NHS Trust and the local Clinical Commissioning Group, have identified the need for a health hub to support the new and existing community. The health hub should be flexible, adaptable and designed for long-term use. It will need to consider a range of primary, secondary and other social service needs of the wider community. The early phasing of health services will allow for community development and social cohesion as well as engagement with residents to determine their mental and physical needs.

Sport and leisure

Larger scale sports and recreational leisure facilities should be considered in appropriate areas of major development as set out in Policy 8: Open spaces for recreation and sport. Additionally, a Health Impact Assessment should be provided (as set out in Policy 23) to set out both formal and informal provision of social infrastructure to allow for residents to live active lifestyles and improve health and wellbeing. A Sports Strategy (also known as a Facilities Development Plan) will be required for proposals involving the provision of new sports and leisure facilities to confirm how these facilities will be developed, their timely phasing to support residential development as well as confirming how they will address local needs.

It is important that individual sport and leisure uses will only be permitted where they will not undermine the long-term viability of a multi-use schemes providing a similar

activity. Corporate users will be allowed to provide some ancillary sports facilities on their own premises where it will not have an adverse impact on equivalent local community provision.

As outlined in Policy 8, new development will be expected to deliver new open spaces and contribute to formal sports provision to support residential development. Additionally, it is important that new residential development delivers smaller scale formal outdoor sports courts such as tennis and basketball. Innovative solutions for the delivery of on-site formal sports provision, to support health and well being and physical activity will be encouraged. These could be delivered as integrated spaces within buildings such as at ground floor level or as part of podium and roof top spaces. Appropriate access and management arrangements of these spaces should be set out in the Sports Strategy/Facilities Development Plan to enable both resident and wider community use. Where it is demonstrated that provision cannot feasibly be accommodated on-site, then a financial contribution will be secured through planning obligations towards off-site provision.

It is recognised that, due to the higher density nature of North East Cambridge it may be more feasible to take a more strategic approach for the delivery of large, formal sports facilities. In terms of formal indoor sports provision, a 4-5, court size sports hall should be provided on-site. However, swimming pool provision will be delivered off-site to take advantage of opportunities provided in alternative locations for area-wide facilities.

Cambridge City and South Cambridgeshire Councils will complete a Swimming Pool Delivery Strategy for Greater Cambridge. The study will analyse demand and supply for swimming pools and advise on how best to deliver swimming pool provision across Greater Cambridge including North East Cambridge. It is anticipated that residential development at North East Cambridge will contribute to off-site swimming pool provision which will be accessible to North East Cambridge residents. Open space requirements within North East Cambridge are specifically set out within Policy 8: Open spaces for recreation and sport.

As well as providing for new development it is important that existing facilities are retained to support and enable community activity. These facilities make a significant contribution to a communities' mental and physical well-being and sense of place.

The Councils therefore place great emphasis on their retention. There is currently a golf driving range on-site. Given the low-density nature of the use and the proposed housing densities, it is unlikely that this facility can be realistically re-provided on-site therefore, it will need to be considered whether it should be replaced off-site in accordance with paragraph 99 of the NPPF (2021). If re-provision is required, this will be secured by a planning condition or obligation attached to any new development on its current site. This is addressed in Policy 10b.

Evidence supporting this policy

- Community and Cultural Facilities Audit Provision (2020)
- Cultural Placemaking Strategy (2020)
- Greater Cambridge Creative Business and Cultural Production Workspace study (2021)

Topic Papers and other documents informing this policy

- Community Safety Topic Paper (2021)
- Education Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Open Space Topic Paper (2021)

Monitoring indicators

- Amount of net floorspace for D1 and sui generis uses permitted and completed that fulfil a community or leisure use

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 1: The presumption in favour of sustainable development
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 56: Creating successful places

- Policy 59: Designing landscape and the public realm
- Policy 68: Open space and recreation provision through new development
- Policy 74: Education facilities
- Policy 75: Healthcare facilities
- Appendix K: Marketing, local needs assessment and viability appraisal

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East
- Policy HQ/1: Design Principles
- Policy SC/4: Meeting Community Needs
- Policy SC/5: Community Healthcare Facility Provision
- Policy SC/6: Indoor Community Facilities
- Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments

6.4 Shops and local services

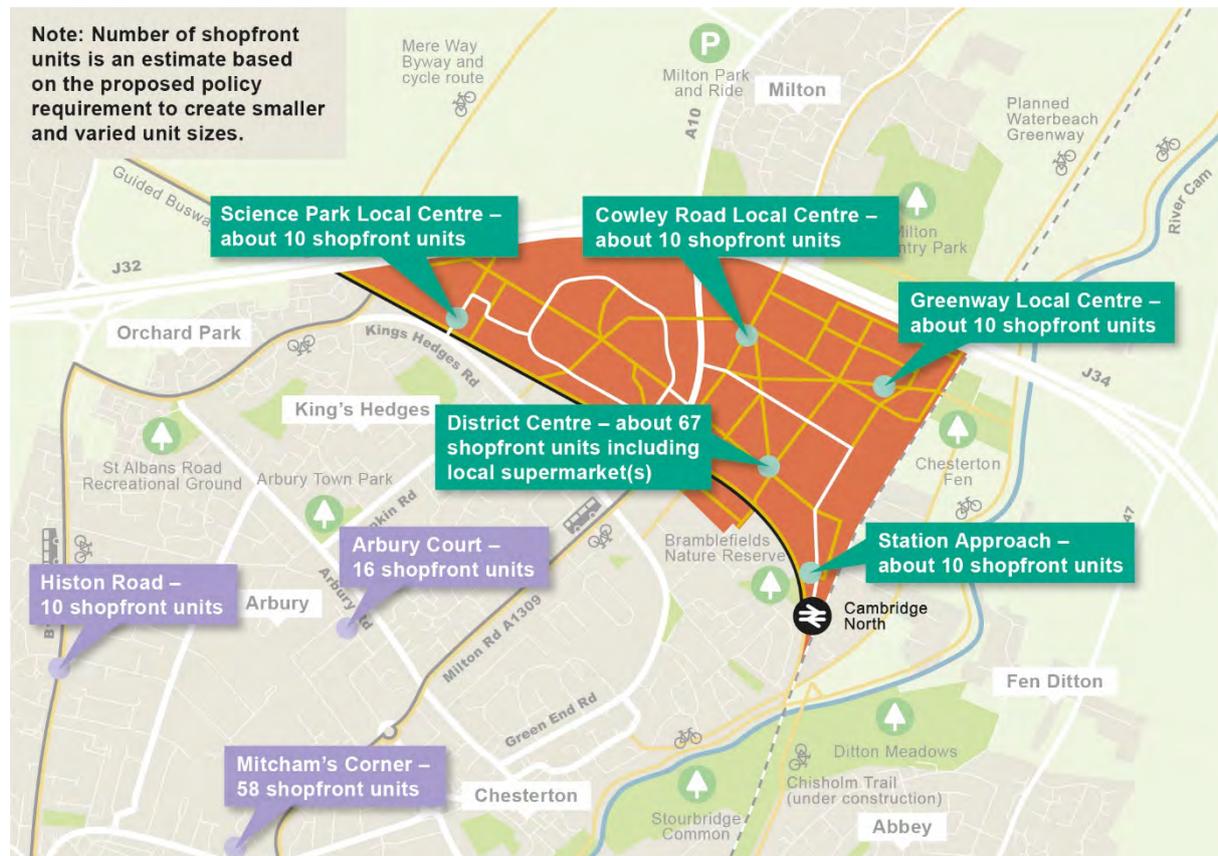


Figure 35: Proposed locations and amounts of shopfront units anticipated in North East Cambridge

North East Cambridge will provide a balanced range of shops and services – such as cafés, restaurants, and leisure activities - that meets the daily needs of local residents, employees and visitors while not creating a ‘destination’ location for people living further afield which would increase car trips into the area. The policy sets out how much retail should be provided, its location and design criteria to make sure that everyone has easy access by walking and cycling to the shops and services they need.

Policy 15: Shops and local services

Hierarchy of centres and retail capacity

The hierarchy of centres in North East Cambridge is set out below along with their indicative identified capacity to support convenience, comparison and other town centre uses.

Retail capacity (gross m2) GIA

Type of centre	Designated centres	Convenience	Comparison	Other Town Centre uses	Total
District Centre	NEC District Centre	2,000	1,700	4,200	7,800
Local Centre	Station Approach Local Centre	300	250	625	1,200
Local Centre	Greenway Local Centre	300	250	625	1,200
Local Centre	Cowley Rd Local Centre	300	250	625	1,200
Local Centre	Science Park Local Centre	300	250	625	1,200

Within the District and Local centres as shown on the Area Action Plan Spatial Framework, new Class E uses (sub-categories E(a), E(b) and E(c)) will be permitted, where:

- they are in proportion to the scale and function of the centre; and

- their cumulative floorspace for convenience or comparison uses (including the proposal and all other similar uses in the same centre) do not exceed the floorspace provision (outlined above).

All other proposed uses, listed below within this policy will be permitted provided:

- they complement the retail function and character as well as maintain or add to the vitality, viability and diversity of the centre;
- they would not give rise to a detrimental effect, individually or cumulatively, on the character or amenity of the area through smell, litter, noise or car parking; and
- for any new 'other town centre use' proposals, their cumulative total floorspace (with any existing 'other town centre use' in the same centre) does not exceed the floorspace provision outlined above.

Changes of use from sub-category E(a) to another town centre uses (subcategories E(c), E(d), E(e), E(f)) will be permitted where the development would satisfy the above criteria. Additionally, for E(a) convenience use, a minimum of 25% of the centre's total floorspace would remain in E(a) convenience food store use.

Except for each centre's main convenience food stores, all other units should be flexible, internally configurable units and will not exceed a maximum floorspace of 150 m² gross (GIA). The merging of separate flexible, internally configurable units will not be permitted. No single proposal, regardless of use, will be permitted that is large enough to generate a need for a car park.

Any retail developments proposed outside these centres in North East Cambridge must be subject to a retail impact assessment where the proposed gross floorspace is greater than any retail impact threshold set in the Cambridge Local Plan (2018) or any future equivalent. A retail impact assessment may be required below this threshold where a proposal could have a cumulative impact or an impact on the role or health of nearby existing or planned North East Cambridge centres within the catchment of the proposal.

The following uses are suitable at ground floor level in the identified centres:

- Shops (Sub-category E(a) Use Class)

- Cafés and restaurants (Sub-category E(b) Use Class)
- Financial and professional services (Sub-category E(b) Use Class)
- Drinking establishments (Sui Generis)
- Takeaways (Sui Generis)
- Private social and healthcare related facilities that cannot be provided in multi-functional community or social facilities premises (Sub-category E(e) Use Class)
- Small-scale indoor gyms, recreation or fitness uses (Sub-category E(d) Use Class)
- Small-scale 'sui generis' uses typically found in local/district centres, including launderettes, beauty parlours and small collection points (or lockers)

Across all centres, the withdrawal of permitted development rights will be used to control sub-categories E(c), E(d) and E(g) Use Class uses, in their first instance and change of use to those uses. Other sub-category restrictions and sui generis uses may also be considered as part of an Article 4 Direction to control changes in these centres.

In the district centre, no more than 200 m² net should be in either sui-generis take-away use or sui generis betting shop use. In Local Centres, takeaways and betting shops will be permitted where it is demonstrated that these uses are not becoming the dominant use in the centre and that the cumulative impacts of these uses are acceptable. All uses (except for sub-category E(a) convenience or comparison shopping) will be categorised as 'other centre uses' for the purpose of determining if proposals exceed their capacity threshold.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

Cambridge City Centre is the regional centre for the area, providing the majority of floorspace for both retail and commercial leisure activities in the city. However, a key aspect of sustainable communities is easy access to shops and other local services such as cafés and restaurants which help meet the day-to-day needs of the local

communities. It is therefore important that both new and existing communities have easy access to these types of facilities, including during the construction phase to reduce the need for residents to travel and, maintain vibrant and viable district, local and neighbourhood centres.

Currently, there are three centres on the northern fringe of Cambridge adjoining the North East Cambridge area. The centres include: a local centre at Orchard Park with two budget hotels nearby; and two neighbourhood centres, one on Campkin Road and the other on the corner of Milton Road and King Hedges Road. North of the A14 there is a rural centre at Histon & Impington and Milton village centre where the closest, large supermarket is located adjacent to Junction 33 of the A14. It is important that any new proposed centres at North East Cambridge are sustainable, but do not undermine the viability of these retail centres. Any retail proposal in the North East Cambridge area which is outside a designated or planned centre, as defined on the Area Action Plan Spatial Framework and Land Use Plan, will need to ensure it will not have an adverse impact on either the proposed or existing centres including those in neighbouring centres.

Quantity of town centre uses required to meet local needs

It is the intention of the area to provide a balanced range of shops and services that meet the needs of local residents, employees and visitors to the area. The Retail Town Centre Study sets out the retail needs specific to North East Cambridge, as set out under Hierarchy of centres and retail capacity in the policy. which outlines how the vision for North East Cambridge's approach to creating vibrant and highly sustainable local centres can best be achieved.

Scale and type of proposed town centre uses

It is important that North East Cambridge meets local needs but is not a 'destination' location for people living further afield who may travel to the area by car, in order not to exceed the 'trip budget' for North East Cambridge. It is therefore necessary to resist any proposal that will create a need for specific car parking provision. A small to medium sized food store not exceeding 1,200m² gross floorspace is not expected to generate a need for a car park. This should be achievable within the District

Centre along with other smaller scale, independent shops to support local people meeting their day-to-day needs.

In the four local centres, at least one convenience store would be expected per centre. The proposed amount of convenience floorspace (outlined above) indicate enough capacity, in all the centres, to provide for these convenience food stores.

The North East Cambridge Retail Town Centre Study indicates that other commercial retail units located within either local or district centres would require smaller format units of between 80-150 m² gross floorspace. Some flexibility to allow for different floorspaces is supported as it will help retailers to adapt to fluctuating demand and changing consumer trends.

All the centres would require a range of 'other' town centre uses in addition to comparison and convenience goods floorspace to complement the function of the centre. It is intended that these should add to the centre's vitality and vibrancy by strengthening the centre's distinctiveness and ensure its long-term success.

Local appropriately scaled commercial leisure uses such as pubs and restaurants will be an acceptable use in the North East Cambridge's centres. However, given the need to ensure North East Cambridge remains a sustainable destination but not a destination location, which attracts high volumes of car-based travel from beyond the local area, it is not intended for North East Cambridge to accommodate any large-scale cultural, entertainment or leisure facilities such as a cinema complex or a ten-pin bowling facility. These would most likely not be able to be delivered within the North East Cambridge Area Action Plan 'trip-budget' and have the potential to undermine other established centres already providing similar uses. As such, leisure uses involving entertainment and culture will need to comply with Policy 14: Social, community and cultural Infrastructure, where applicable.

To ensure that the District and Local centres are diverse and balanced in terms of meeting the day to day needs of the local community, takeaway and betting shop floorspace will be limited to up to 200m² within the District Centre. Within the Local Centres, proposals for takeaways and betting shops will be required to demonstrate that they will not become the dominant use in the centre to avoid the over proliferation and excessive clustering of these uses, which can often have a negative

impact on amenity as well as the vitality and viability of centres. It is also important these uses do not detract from the centres primary retail function or create dead frontages during daytime hours. Takeaway uses should also be sited away from entrances to schools to discourage children from following unhealthy lifestyles by frequenting these types of food providers before or after the school day. As the primary schools at North East Cambridge are located within the District and Local Centres, it is not feasible to create takeaway exclusion zones around the schools. It is recognised that there may be a need for some private social and healthcare facilities such as dentists in the centres, and it is essential that enough provision is retained for meeting the day-to-day needs for local people. As a minimum, a quarter of the floorspace available in the centres should be retained for E(a) convenience food shopping. In effect these uses will act as an 'anchor' store for other centre uses. Proposals that lead to the loss of this minimum 25% threshold should be resisted to avoid undermining the centre's main purpose of meeting the everyday needs of local residents and employees. The types of permitted ground floor uses should be commensurate in scale and function of the centre, to meet local need.

Design and flexibility of units

The higher density nature of North East Cambridge means that there should be sufficient demand to support a range of shops, cafés, pubs and restaurants. However, it is recognised that with ever changing nature of consumer retail trends and entertainment preferences, it is important that these units are genuinely flexible in both size and format to encourage an appealing range of different retail and leisure activities including independent retailers which create a vibrant and authentic high street environment.

It is therefore proposed to allow different floorspace configurations to allow greater flexibility for shops and other local services to set-up, operate and allow for some expansion as business needs change over time. However, in order to avoid the creation of large units that would be out of character with the intended approach of attracting small, independent retailers, a limit to the size of these flexible units will be permitted. Similarly, the merging of separate flexible, internally configurable units will not be permitted. This approach should also allow for centres to adapt to changes in

consumer trends and habits in a sustainable manner that supports the strategic objectives for North East Cambridge.

The withdrawal of Permitted Development rights (and the use of Article 4 Directions or equivalent if necessary and appropriate) will need to reflect the Permitted Development regime in operation. Their use is intended to ensure all North East Cambridge centres remain vibrant and attractive for local people and cater to their day-to-day needs. Widespread conversion of units to non-food retail use will have a significant adverse effect on their ability to fulfil their primary function. Controls may therefore be necessary to ensure the character and function of each centre is properly protected through the planning process.

Evidence supporting this policy

- Greater Cambridge Retail and Leisure Study - Baseline Report 2021
- Innovation Districts Paper (2020)
- North East Cambridge Retail Town Centre Evidence Base Study (2021)

Topic Papers and other documents informing this policy

- Health Facilities and Wellbeing Topic Paper (2021)
- Community Safety Topic Paper (2021)

Monitoring indicators

- Amount of new retail and other town centres floorspace permitted and completed by type (gross and net)

Policy links to the adopted Local Plans

Cambridge Local Plan 2018

- Policy 2: Spatial strategy for the location of employment development
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 56: Creating successful places
- Policy 59: Designing landscape and the public realm

- Policy 72: Development and change of use in district, local and neighbourhood centres
- Policy 73: Community, sports and leisure facilities

South Cambridgeshire Local Plan 2018

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- Policy HQ/1: Design Principles

7. Connectivity

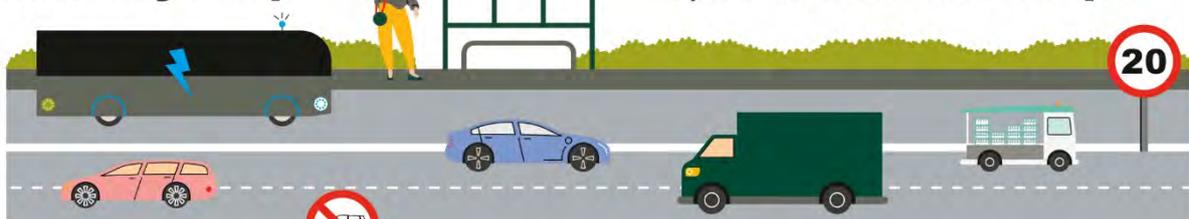
Priority for pedestrians and cyclists on all streets



10 new/improved walking and cycling connections into surrounding areas



New Guided busway stop



All streets designed to keep speeds **below 20 mph**

Strict limits on parking



No additional vehicle movements on Milton Road and Kings Hedges Road

Figure 36: Infographic showing approach to achieving sustainable transport and a modal shift across North East Cambridge

A vital part of reducing our climate impacts is to reduce the need to travel and bring about a major shift in how people travel. This means new forms of digital connectivity and people walking, cycling and using public transport for as many of their journeys as possible.

North East Cambridge is a 15-20 minute cycle ride from the city centre. It already has good public transport links, and there are many walking, cycling and public transport improvements already planned for this area. The ambition is to build on this

by creating a movement network that prioritises walking and cycling over vehicle traffic. Figure 37 shows the Cambridgeshire and Peterborough Combined Authority's ambition for a future bus network (included in the Bus Service Improvement Plan) and how North East Cambridge fits into it.

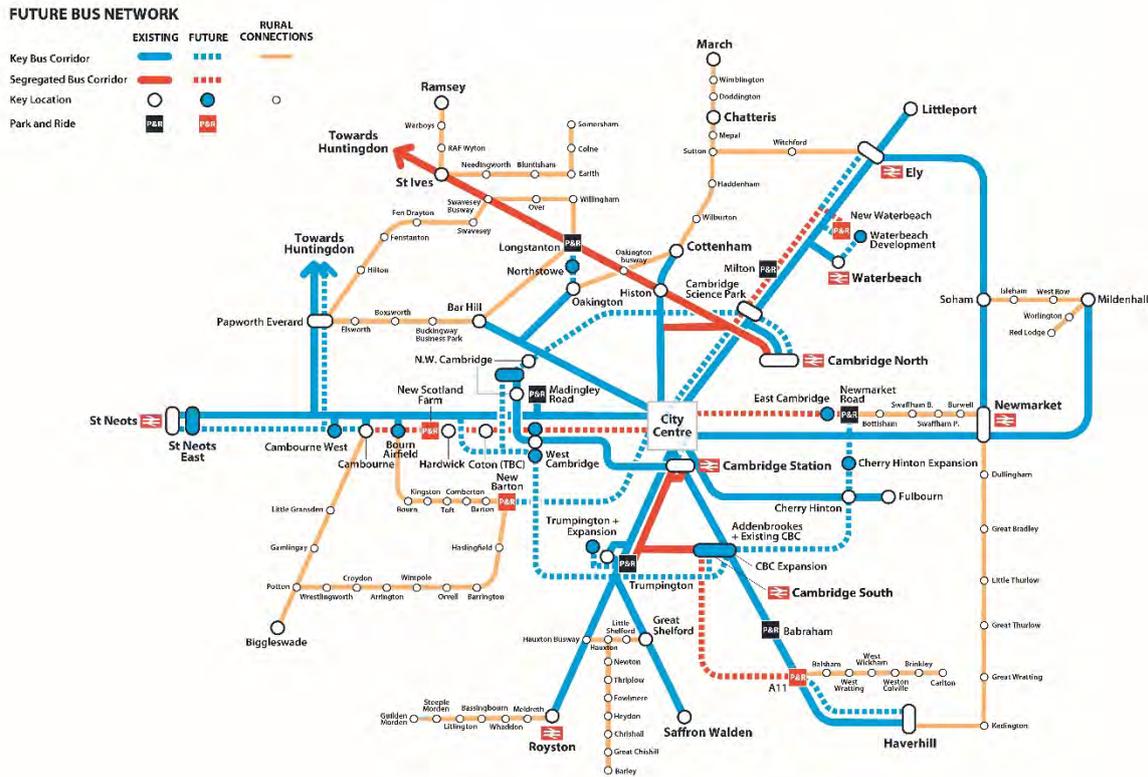


Figure 37: Future Bus Network concept (Source: Greater Cambridge Partnership)

Adding more vehicular movements into the area will be unacceptable in terms of road capacity, as well as air quality and placemaking. For those vehicles that do access the area, there will need to be a significant shift in balance away from private vehicles to make way for public transport vehicles enabling travel by bus, rail and active travel, at a level not seen in Greater Cambridge before. To achieve this the Area Action Plan encourages the use of sustainable travel modes, as well as limiting car use and parking significantly.

This section contains the following policies:

- Policy 16: Sustainable Connectivity
- Policy 17: Connecting to the wider network

- Policy 18: Cycle and Micro-mobility Parking
- Policy 19: Safeguarding for Public Transport
- Policy 20: Last mile deliveries
- Policy 21: Street hierarchy
- Policy 22: Managing motorised vehicles

7.1 Sustainable connectivity



Figure 38: Strategic walking and cycling routes and mobility hubs, to be retained and created in North East Cambridge.

North East Cambridge must be designed around the principles of walkable neighbourhoods and healthy towns, to reduce the need to travel and to encourage

sustainable travel choices. The policy sets out how development in the area should create a comprehensive network of routes along desire lines, which are direct, permeable, legible and safe which is suitable for all people, where people are prioritised over vehicular traffic and can move easily between different forms of sustainable transport in order to complete their journey.

Policy 16: Sustainable Connectivity

All new development within North East Cambridge will need to facilitate travel by active and sustainable modes within and across the wider area, either through on-site provision or through planning obligations. In particular, all developments should:

- be designed around the principles of walkable neighbourhoods and healthy towns, fully accessible to everyone, to reduce the need to travel and encourage active sustainable travel;
- be designed to facilitate the delivery of a comprehensive network of high quality links and connections within and between sites, that are direct, permeable, legible, integrated with the green and open space network, safe and where priority is given to people over vehicular traffic with low traffic and design speeds as well as car free neighbourhoods (see Policies 21 and 7a) to encourage active travel trips and deliver excellent connections via high-quality public transport (see Policy 19).

The network should seamlessly integrate and improve connectivity within the Area Action Plan area, to the adjoining areas around north Cambridge including nearby villages, Cambridge city centre, employment areas, and utilising green links to the wider countryside and Rights of Way network (see Policy 17). Leisure routes should include appropriate provision for equestrians.

The pedestrian and cycle connections to be made as part of North East Cambridge are shown on Figure 38 and include:

- a) Cowley Road will form a new high-quality spine through the development between Cambridge North Station/Station Approach Local Centre – across Milton Road (via new bridge) - Cambridge Science Park - Cambridge Regional College.

- b) Cambridge Science Park - Milton Road (north) crossing – Cowley Road Neighbourhood Centre - railway crossing – Chesterton Fen open space and River Cam towpath
- c) Cambridge North Station - District Centre – Cowley Road Neighbourhood Centre – Milton Village (via Jane Coston Bridge).
- d) Milton Village (via Jane Coston Bridge) – Cowley Road Neighbourhood Centre – Milton Road.
- e) Waterbeach Greenway (under A14) – Linear Park – new Guided Busway stop – Nuffield Road.
- f) Waterbeach Greenway (under A14) – Linear Park – District Centre – Cambridge North Railway Station/Station Approach Local Centre.
- g) Cambridge North Station/Station Approach Local Centre – Chisholm Trail (proposed) – Cambridge Station – Cambridge Biomedical Campus
- h) District Centre – Gainsborough Close (East Chesterton)
- i) Cambridge Science Park – Garry Drive (King’s Hedges) - Campkin Road Neighbourhood Centre.
- j) Mere Way (under A14) – Cambridge Regional College – Science Park Local Centre – King’s Hedges Road Guided Busway stop (existing).

The public realm must be designed to put people first and to create a vibrant and socially interactive environment (see Policy 7a) with a seamless interface with public transport and other travel options at mobility hubs (see Policy 19). The design of streets and spaces should consider the needs of those walking, cycling and using other sustainable modes to provide generous spaces to enable high volume use and minimise conflict between different users of different abilities, including those using mobility wheelchairs, electric bikes and e-scooters (when legalised).

Planning applications should demonstrate how innovative and flexible solutions to internalising trips and reducing motor vehicle use have been explored, including measures such as:

- digital infrastructure
- online information for journey planning
- Mobility as a Service (MaaS)
- micro-mobility
- demand responsive transport and ride sharing

- electric car clubs
- smart / mobile ticketing
- cycle taxis
- last mile deliveries (see Policy 20: Last mile deliveries)
- future proofing for technological improvements, and the use of autonomous vehicles (see Policy 30).

Why we are doing this

Relevant Objective: 1, 2, 4, 5

The location and connectivity of North East Cambridge provides a unique opportunity to bring forward a highly sustainable type of development designed around accessibility and the needs and desire lines of people rather than cars, marking a step change in the way people move around. The strategic objectives for the Area Action Plan state that it must be designed around the principle of walkable neighbourhoods and healthy towns, providing local services, cultural opportunities and amenities that are accessible by everyone, whatever their age and ability, on foot, by cycle and micro-mobility modes such as scooters.

Making sustainable travel possible for everyone

Sustainable modes of travel, including walking, cycling and other forms of micro-mobility are zero-emission, socially inclusive, promote health and wellbeing, and help to create a more vibrant and socially interactive environment. To make sustainable travel the first choice for everyone who works, lives and visits North East Cambridge, the new district must be designed from the outset with a network of links and connections that are direct, permeable, legible, and safe. This network, together with an extensive network of frequent public transport services, will help people access and move around this new city district and wider area without needing to rely on the private car.

To achieve this the city district will be designed around the principles of walkable, low traffic neighbourhoods, removing direct through routes for traffic, discouraging non-essential vehicles into certain areas, and with low traffic speeds (in accordance with Policy 7: Creating high quality streets, spaces and Policy 21: Street hierarchy). Walkable neighbourhoods are designed around prioritising walking and cycling (or

use of other sustainable means) to access local services and facilities. These are typically based on distances of 400 metres (5 minute) and 800 metre (10 minute) walking catchments, although this is only a guideline and the key factor is providing attractive, convenient and well-designed routes which form part of a coherent network.

A people-first approach will ensure that streets (including junctions) and public spaces will be people-friendly, designed for all ages and abilities with a low-design speed for vehicles, and which are integrated with the built environment. Accessibility for people with more specific requirements such as disabled people, older people and those who look after young children or other dependents must be considered from the outset. They should also feel safe and be overlooked by buildings which are in use throughout the day and night. Development across North East Cambridge should form a coherent network of streets, paths and green links for people that offers choice for how they move around and through the Area Action Plan area. This includes pedestrians, cyclists and horse riders. Guidance on the design principles is contained within Department for Transport Local Transport Note (TN) 1/20: Cycle Infrastructure Design.

Linking to the wider area

North East Cambridge must be linked to surrounding communities and key employment, social and retail destinations within the wider area, to ensure people do not need to travel by private vehicle. It is therefore essential that North East Cambridge is served by, and seamlessly connected with, existing and planned high quality public transport (see Policy 19) and routes for non-motorised users (see Policy 17).

New and upgraded infrastructure is already being planned and delivered in the vicinity of the site through the Greater Cambridge Partnership, for example the Waterbeach to Cambridge public transport route and Greenway, Chisholm Trail, and along Milton Road. However, there are currently severance issues and barriers to movement within North East Cambridge (Milton Road) and hindering wider connectivity (A14, railway line, Cambridgeshire Guided Busway and existing development) which will need to be addressed (see Policy 17). It is important that development specific masterplans across the site include networks for existing and

planned infrastructure within the site, and must consider whether improvements are needed to the quality or capacity of existing routes in the wider area.

Active sustainable modes also form the 'first and last mile' of longer journeys, connecting people's origins and destinations with high quality public transport. North East Cambridge is already directly served by Cambridge North railway station and bus services, some using the Cambridgeshire Guided Busway. Further high quality public transport services and infrastructure enhancements are proposed within the site and the wider area, including a new route between Cambridge and the proposed New Town at Waterbeach. It is important that seamless interchange through mobility hubs is included in proposals for locations for public transport interchange (see Policy 19).

Discouraging car use

The scope for highway capacity improvements is limited due to the existing road configuration and lack of space, particularly at the junction of Milton Road with King's Hedges Road and Green End Road. The already high levels of traffic and peak hour congestion on the existing road network mean that the introduction of additional non-essential vehicular traffic is unacceptable in terms both highway capacity, place making and air quality. As a result, development will need to support a significant shift away from the private car and towards sustainable travel to a level not seen in Greater Cambridge previously (see Policy 22).

A site-wide approach to reduce car trips and car parking is set out at Policy 22. The master planning process will ensure the delivery of an environment which puts people first and integrates measures to carefully control vehicular traffic, whilst ensuring essential traffic can be accommodated for disabled access and people who rely on private vehicles or taxis as well as public transport and service vehicles. The scale of the required mode shift is such that innovative solutions are going to be needed to reduce not only the need to travel, but also reduce the distances travelled by keeping trips local, and for those longer distance trips that will still need to be made the options are in place from the beginning to encourage and enable modal shift. Where vehicular use is unavoidable no or ultra-low emission vehicles will be encouraged, including through provision of supporting infrastructure such as EV charge points / hubs.

The way that people access services and facilities, and personal travel, are evolving, including becoming increasingly digital. There is a shift away from personally owned modes of transport to new models of mobility including more demand responsive travel, 'Mobility as a Service' (a shift away from personally owned modes of transport towards the integration of various modes of transport along with information and payment functions into a single mobility service. Recent services that allow customers to purchase monthly subscription packages giving them access to public transport and private taxi and bike hire schemes are an example) and micro-mobility (Micro-mobility provides access to on-demand scooters, cycles, electric cycles and potentially other devices that come into the market), with increasing use of on-demand ride-share, scooters and electric scooters, cycles and electric cycles. Technology will have an important role in enabling and supporting this and is constantly evolving; for example, with the implementation of 5G and smart / mobile ticketing. In the future, autonomous vehicles may have a role for first and last mile journeys, demand responsive travel, ride sharing, and deliveries. It is important to future proof infrastructure at North East Cambridge through ensuring there is enough flexibility to consider new options and models for mobility within the design of the area.

Evidence supporting this policy

- North East Cambridge Area Action Plan Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2021)
- Internalisation Topic Paper (2021)
- Health Facilities and Wellbeing Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 5: Strategic transport infrastructure
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 59: Designing landscape and the public realm
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- Policy HQ/1: Design Principles
- Policy TI/2: Planning for Sustainable Travel

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Transport Plan (2020)
- Transport Strategy for Cambridge and South Cambridgeshire (2014)
- Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (2020)
- Draft Making Space for People Supplementary Planning Document (2019)
- Manual for Streets (Department for Transport, 2007)
- Waltham Forrest Mini Holland Design Guide (2015)

7.2 Connecting to the wider network

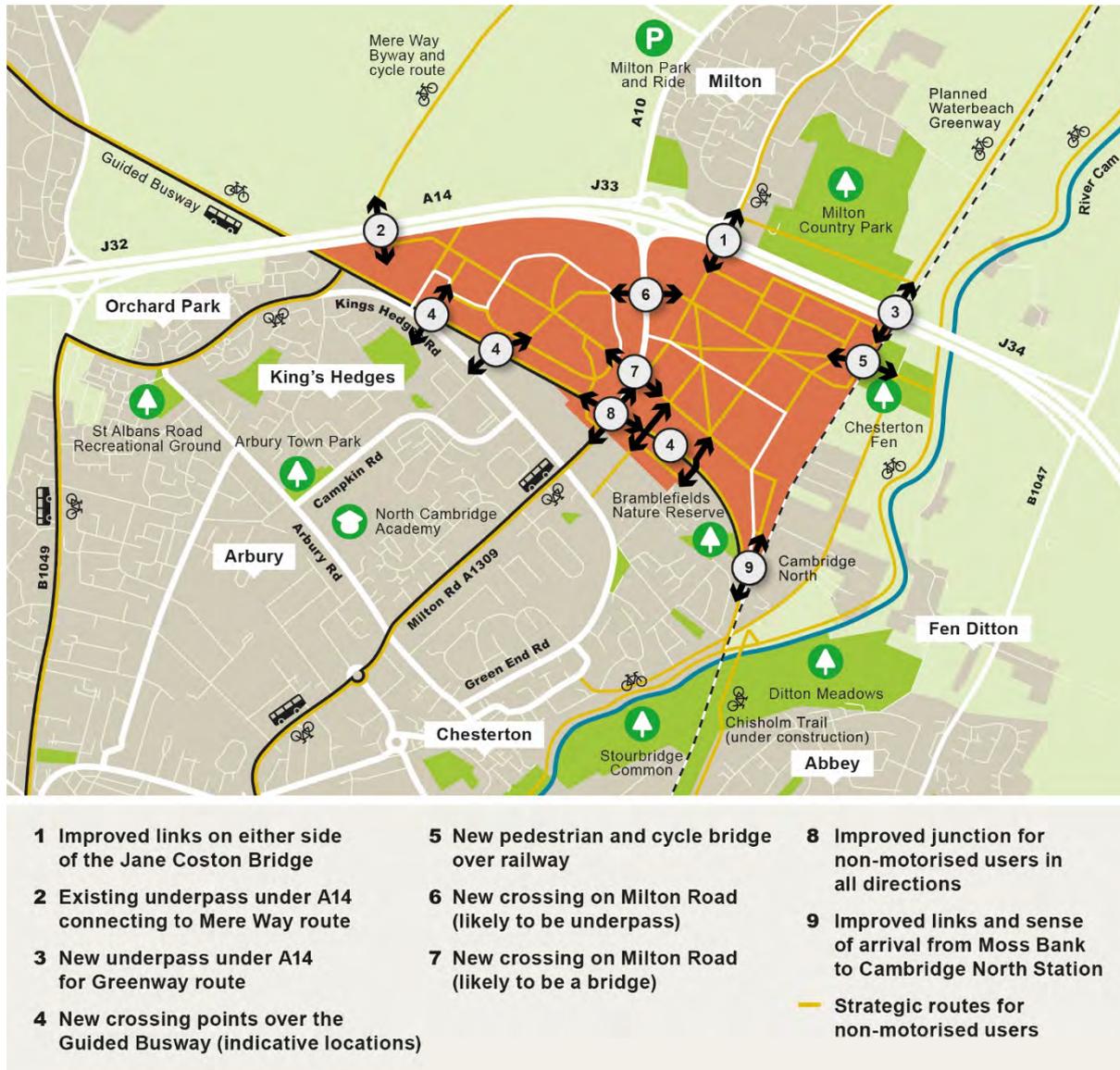


Figure 39: Overcoming barriers to movement: improved connections for non-motorised users to be created by the Area Action Plan

North East Cambridge will be fully integrated into its wider context. Currently there are several barriers to movement which prevent people travelling along desire lines, including the railway line, the A14 and the Cambridgeshire Guided Busway, and while there are already planned improvements to crossing these barriers, development at North East Cambridge must include further new and enhanced connections. This policy sets out the new and improved crossings that will need to be delivered.

Policy 17: Connecting to the wider network

To improve the wider connectivity between North East Cambridge with adjoining areas development will be required to contribute to new and improvements to existing connections for non-motorised users, as shown on Figure 39. The adjoining areas include nearby villages, Cambridge city centre, employment and residential areas, and open spaces within the wider countryside and Rights of Way network. The following new and improved provision must be incorporated early in the design stages and layout of the development:

Crossing the A14

- a. Existing Jane Coston Bridge over the A14 – links to and from the bridge should be improved to reduce the current conflicts with motor vehicles.
- b. Existing underpass under the A14 – funding has been secured for a new facility for non-motorised users from Landbeach and Waterbeach via Mere Way Byway.
- c. New underpass under the A14 - Greater Cambridge Partnership Waterbeach Greenway route will enter the site to the north east of the site adjacent to the railway.

Crossing the Cambridgeshire Guided Busway

- d. The creation of active frontages on to the Guided Busway, particularly through the removal of fencing around individual sites. This would need to be carefully considered alongside Policy 5: Biodiversity and Net Gain;
- e. Opportunities to introduce further crossing points should be actively explored, in particular those identified on the Spatial Framework and on Figure 38.
- f. Any proposals to further restrict access across the Cambridgeshire Guided Busway will be resisted unless facilities of an equal or better standard for pedestrians and cyclists are provided.

Crossing the railway

- g. A new pedestrian and cycling bridge over the railway to provide direct access to Chesterton Fen to the east of the railway line, and onwards to the River Cam tow path.

Crossing Milton Road

- h. To the north of the area, connecting the area through St John's Innovation Park to the north-east part of Cambridge Science Park. Due to topography

constrains in this location, this crossing is likely to need to take the form of an underpass (see Policy 9).

- i. Centrally, connecting the new District Centre to Cambridge Science Park. Unless more detailed design can prove the feasibility of a street level crossing of Milton Road, this crossing is likely to be a bridge. This will need to be carefully designed to accommodate cycle movements and be integrated seamlessly into the wider built form and green network.
- j. An improved crossing for non-motorised users should be delivered at the intersection between Milton Road and the Cambridgeshire Guided Busway. Proposals should facilitate easy diagonal movements to ensure integration with the wider pedestrian and cycling improvements being delivered as part of the Milton Road Project³. An enhanced surface level crossing at this location will facilitate the removal of the existing subway and significant public realm improvements.

Master planning at the development management stage should ensure these connections and routes are fully integrated with routes identified on Figure 38 to provide an extensive network of interconnected high-quality routes (see Policy 23: Comprehensive and coordinated development). This includes maintaining desire lines, providing legible, direct and unhindered passage, and ensuring enough space is designed-in for landings for bridges and underpass approaches at appropriate gradients to accommodate the most vulnerable users.

New structures, including underpasses and bridges, must be designed to a high quality, having regard to their surroundings to minimise visual impact and should consider potential connectivity for biodiversity, where appropriate. They should incorporate enough capacity to accommodate existing and future user demands for pedestrians, cyclists (and, where appropriate, horse riders) of all abilities, bearing in mind the low car mode share requirements if applicable. Approaches and structures should maintain sight lines, be accessible and feel safe for all users including wheelchair users and cyclists, and, for underpasses, should incorporate as much light as possible. Partnership working between different landowners and the relevant authorities will be required to deliver these new connections.

³ www.greatercambridge.org.uk/transport/transport-projects/milton-road

Why we are doing this

Relevant Objective: 1, 2, 4, 5

North East Cambridge is already a well-connected site and further walking, cycling and public transport projects are currently being planned for and delivered.

However, despite the links already in place, there are weaknesses around the site which at the moment prevent it from fully exploiting the opportunities that these links provide. The Area Action Plan area is tightly bounded by the A14 and railway line to the north and east, whilst the Cambridgeshire Guided Busway crosses the site east to west. These constrain the connectivity of the site with communities outside the Area Action Plan area by walking, cycling and public transport. Furthermore, inward-looking sites and fencing exacerbate these physical barriers creating added psychological barriers which further discourage through movement. Internally, the greatest severance is caused by Milton Road which dissects the area and is a hostile environment for anyone wanting to travel from east to west.

The Area Action Plan provides a unique opportunity to break down many of these barriers to connectivity, not only to enable people working in the area to move around by more sustainable modes, but also to enable residents in surrounding communities to access jobs and facilities within the area. This is to be achieved through the provision of high-quality public transport and segregated facilities that put the needs of pedestrians, cyclists and equestrians first and improvements to existing routes. The provision of mobility hubs (see Policy 19) will facilitate seamless interchange between public transport and active modes.

Given the ownership of land within the Area Action Plan area it will be imperative that individual developments play their part in facilitating the connections into and across the site for the benefit of all (in accordance with

Policy 23: Comprehensive and Coordinated Development).

More widely, it is acknowledged that outside the AAP area, existing links may not have sufficient capacity or there are missing links. The North East Cambridge Area Action Plan High Level Transport Strategy (prepared by the five main landowners within the Plan area in collaboration with the Councils and the County Council) identifies the package of site specific, local and strategic transport interventions required to support the phasing of development alongside compliance with the trip budget. The specifics of the interventions to be secured should be put forward

through Transport Assessments submitted with planning applications, demonstrating the contribution they will make to the overall package of transport measures. In addition, a draft Local Cycling and Walking Infrastructure Plan has been developed by Cambridgeshire County Council to identify a prioritised list of cycling and walking networks that provide the greatest benefit to people making short trips. Furthermore, the Greater Cambridge Partnership has built on this plan (through Cycling Plus: Investing in Greater Cambridge's Active Travel Network⁴) to identify gaps and missing links in Cambridge to be addressed in coming years.

Cambridgeshire County Council's 'Rights of Way Improvement Plan' (ROWIP) contains a number of statements of action to which the Area Action Plan can contribute. These include making the countryside more accessible, supporting development, and encouraging healthy activities through a safer rights of way network. North East Cambridge will include off-road routes such as shared use pedestrian, cycle and equestrian tracks through areas of green infrastructure, and will connect to the wider Public Rights of Way network. Cambridgeshire County Council Highways broadly supports the proposed connectivity measures introduced by the Area Action Plan as they are aligned with the ROWIP and by doing so this supports the Local Transport Plan.

A14

The Jane Coston Bridge currently provides the only segregated means of crossing the A14 for pedestrians and cyclists. Phase 1 of the Greater Cambridge Partnership's Greenway will connect Waterbeach with North East Cambridge via this existing link. Phase 2 of the project seeks to make this route even more direct through the creation of an underpass close to the railway that takes the Greenway directly into the north east part of the site.

An improved strategic cycle route joining Landbeach and Waterbeach to the northwest corner of the site via the Mere Way Byway through an existing underpass under the A14 has been secured as part of the major new town development north of Waterbeach. Similarly, as the masterplanning of the whole North East Cambridge area progresses in detail, this connection needs to be designed into the wider connectivity for the whole site and for onward journeys, including via Milton Road or

⁴ <https://consultcambs.uk.engagementhq.com/cycling-plus>

the Chisholm Trail into the City. It is proposed that this route will also enable a circular ride for equestrians, via the Guided Busway, through the new development and onto the Waterbeach Greenway.

Crossing the Cambridgeshire Guided Busway

The Cambridgeshire Guided Busway has been identified as a physical and psychological barrier to permeability into North East Cambridge from communities to the south. Fencing along the perimeter of Cambridge Science Park and Cambridge Business Park further exacerbates this as people working on these sites have limited permeability through to the Guided Busway stops. Improving connectivity between the existing residential areas to the south east of the Area Action Plan area will significantly improve the existing community's access to new services and facilities within North East Cambridge.

However, the legal status of the Cambridgeshire Guided Busway is different to that of a traditional highway as it is the subject of a Transport and Works Act Order and has Statutory Undertaker status. The restraints of this Order mean that any changes to the Busway corridor will need to be considered at a higher health and safety level than a highway as incidents in the area would be investigated under the jurisdiction of the Health and Safety Executive.

Crossing the railway

The area to the east of the railway, known as Chesterton Fen, provides green space and access to the towpath and Fen countryside. However, at present, the only way to access this is across the Fen Road level crossing which lies outside the North East Cambridge area. In order to provide a more direct access for pedestrians and cyclists into Chesterton Fen and onwards to the towpath along the river a new bridge for pedestrians and cyclists needs to be delivered in accordance with the Area Action Plan Spatial Framework. The new bridge will also provide improved access for the existing Fen Road community to the new services, facilities and open spaces provided within the new development and will help to integrate this community into the wider area.

Crossing Milton Road

Milton Road forms a barrier to movement within the site and two new crossings are proposed to improve the connectivity across the site, as well as improvements to the existing at-grade crossing at the Guided Busway intersection. Whilst the aspiration is to provide new at-grade crossings, this is likely to cause unacceptable delays to traffic on Milton Road with traffic at present levels. As the developers continue to refine their High Level Transport Strategy, they will need to do detailed analysis of the number of trips crossing Milton Road to establish the most appropriate form and design of the crossings.

Cambridge North Station

Cambridge North Station is an important interchange and gateway to North Cambridge. Policy 19 safeguards land for providing interchange facilities within an attractive public realm. However, it is also important that the approaches to the interchange are enhanced to ensure they are legible, attractive, and safe for non-motorised users, particularly from the existing communities in North Cambridge via Moss Bank.

Evidence supporting this policy

- North East Cambridge Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Internalisation Topic Paper (2021)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 5: Strategic transport infrastructure
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 59: Designing landscape and the public realm
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station
- Policy HQ/1: Design Principles
- Policy TI/2: Planning for Sustainable Travel

Other Council/County strategy and policy and other supporting guidance

- Ely to Cambridge Transport Study (2018)
- Manual for Streets (Department for Transport, 2007)
- Waltham Forrest Mini Holland Design Guide (2015)
- Department for Transport Local Transport Note (LTN) 1/20: Cycle Infrastructure Design (2020)
- Draft Cambridgeshire Local Cycling and Walking Infrastructure Plan (2020)
- Cambridgeshire Rights of Way Improvement Plan (2016)
- Cambridgeshire and Peterborough Local Transport Plan (2021)
- Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (2020)
- Draft Making Space for People Supplementary Planning Document (2019)

7.3 Cycle and Micro-mobility Parking

Providing sufficient and convenient cycle parking at people's homes, places of employment, shops, key community locations and transport hubs for residents, workers and visitors is critical to encouraging more people to cycle. The range and

type of cycles are diversifying, and it is important to ensure parking provision can accommodate all types of cycles in a way that is accessible to all, covered, safe, and secure. The recent and growing use of other forms of personal or micro-mobility such as e-scooters also mean that these forms of travel should be safely and conveniently provided throughout the development. This policy sets out the standards and quantities of cycle parking that new development must provide.

Policy 18: Cycle and Micro-mobility Parking

Cycle parking must be provided in excess of the minimum standards set out in Appendix 2. At least 5-10% of cycle parking provision must be designed to accommodate non-standard cycles and should consider appropriate provision for electric charging points. Provision should also be made to store, and charge where necessary, micro-mobility options and mobility scooters.

Cycle parking infrastructure must be provided in a manner that is convenient to both new and adjacent residential and business communities, flexible, safe, secure, and integral to the public realm. Cycle parking should also be provided at key locations throughout the Area Action Plan area, including at mobility hubs and at public spaces and facilities. Long-stay parking should also be covered.

Innovative solutions to cycle parking infrastructure are encouraged, including shared spaces where the location and patterns of use permit, and incorporation of cycle maintenance facilities.

The developer must provide clear justification in the Design and Access Statement, Transport Assessment and/or Travel Plan for the level and type of cycle parking infrastructure proposed to demonstrate it will meet the trip budget outlined in Policy 22: Managing motorised vehicles.

Why we are doing this

Relevant Objective: 1, 4

Cycle parking will be provided to levels in excess of adopted Cambridge Local Plan (2018) standards, reflecting the low car nature of the city district, the need to meet the trip budget for the development (Policy 22: Managing motorised vehicles) and to facilitate active travel. Cycle parking must be available from the outset, including in

conjunction with temporary meanwhile uses. This will assist in encouraging more people to cycle for journeys in the knowledge that they will be assured of a safe and secure place to park their cycle at each end of their journey.

The design of cycle and micro-mobility parking must be considered at the outset to ensure it is appropriately integrated into the development and public realm and located so that it is more convenient than access to car parking and to minimise conflict between cycles, pedestrians and vehicles.

Level access should be provided and sufficient space within which to easily manoeuvre cycles of all types. Short-stay and visitor parking should be provided within 15 metres of the main site entrance, where possible. Consideration should be given to integrating public cycle maintenance facilities, including a pump and tools. All parking must be secure (for example with root fixed stands), flexible, safe to use at all times, and long-stay parking should be covered.

Non-standard cycles are non-conventional upright cycles, which have different cycle parking requirements due to their different shape, size or bulk. These include tandem, cargo cycle, box bikes, hand cycle, adapted cycles, electric cycle, electrically assisted pedal cycle, adult trike, recumbent cycles, cycles with various additions such as baskets, paniers and child seats.

The range and type of cycles are diversifying to accommodate a wider range of users and abilities. Electric cycles are helping to make cycling accessible to people who previously did not cycle and for journeys over longer distances. Most charging is done at home or in the workplace as the battery is removable, but consideration should be given to appropriate provision for electric charging points, including for e-scooters, e-strollers, and mobility scooters. Cycle parking must include capacity for all types of cycles with at least 5-10% of parking for non-standard cycles such as cargo cycles and cycles with trailers; the former can be secured through the provision of low bar / anchor loop which are unsuitable for standard cycles.

For residential purposes cycle and micro-mobility parking should be within lockers or cycle stands within a lockable, covered enclosure within or adjacent to the building. Space should be flexible enough to accommodate non-standard cycles, such as cargo cycles and/or securely store cycle trailers and accessories. Visitor parking should be provided for at the front of properties.

It is recommended that supporting facilities are provided where long-stay cyclists require them, i.e. places of employment. Supporting facilities include lockers, drying

rooms, showers and changing rooms, as well as charging facilities for electric cycle batteries.

Space should also be provided to accommodate dockless cycle hire schemes, electric cycle schemes and micro-mobility forms of travel. Whilst these do not need to be secured to cycle stands, to reduce street clutter, allocated space should be provided in convenient locations, such as adjacent to visitor parking and at mobility hubs (see Policy 19: Safeguarding for Public Transport).

Innovative solutions are encouraged, and some flexibility will be applied to applications where it can be demonstrated that strict adherence to the standards within mixed-use areas is likely to result in a duplication of provision.

Guidance on the design principles and dimensions for new cycle parking provision is contained within Cambridge City Council's Cycle Parking Guide for New Residential Developments and Department for Transport Local Transport Note (LTN) 1/20: Cycle Infrastructure Design.

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2021)
- Internalisation Topic Paper (2021)
- Skills, Training, and Employment Topic Paper (2021)

Monitoring Indicators

- Number of cycle parking spaces in permitted schemes (residential and non-residential)

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 59: Designing landscape and the public realm
- Policy 82: Parking management
- Appendix L: Car and cycle parking requirements

South Cambridgeshire Local Plan

- Policy TI/3: Parking Provision
- Policy HQ/1: Design Principles

Other Council/County strategy and policy and other supporting guidance

- Manual for Streets (2007)
- Cambridge City Council: Cycle Parking Guide for New Residential Developments
- Department for Transport Local Transport Note (LTN) 1/20: Cycle Infrastructure Design (2020)
- Cambridge City Council's Cycle Parking Guide for New Residential Developments (2010)
- Draft Making Space for People Supplementary Planning Document (2019)

7.4 Safeguarding for Public Transport



Figure 40: Map showing location of land to be safeguarded for the Transport interchange

Enabling people to travel to, from and within the new development by non-car modes is critical to supporting the strategic objectives for the redevelopment of the area and for underpinning the vehicular trip budget approach to traffic within North East Cambridge. Many more people will need to use bus, rail or other emerging forms of public transport to arrive in the area and will need to continue their journey on foot, cycle or by other methods.

Fundamental to the success of this is ensuring that people can switch seamlessly between different modes. As the site is built out, it will also be important to ensure that there is enough flexibility to adapt to new and emerging technologies which will assist in encouraging people to travel by non-car modes of transport. This policy ensures that land is safeguarded for public transport hubs as well as ensuring there is enough flexibility to adopt to new and emerging technologies.

Policy 19: Safeguarding for Public Transport

North East Cambridge is a key public transport interchange and gateway to North Cambridge. Development proposals within or adjacent to the safeguarded area (shown in Figure 40) must demonstrate how they will support and enhance this function including how they have engaged with key transport bodies, including Network Rail, the Cambridgeshire and Peterborough Combined Authority, the Greater Cambridge Partnership and Cambridgeshire County Council.

Cambridge North Transport Interchange

Sufficient land will be safeguarded in the vicinity of Cambridge North Station to facilitate a quality transport interchange and mobility hub. The interchange shall accommodate the convergence of the two mass transit routes from St Ives and the proposed Waterbeach route, as well as services into the city centre and other destinations across the wider area. It will link seamlessly to the railway network at Cambridge North Station. It will also incorporate space for first/last mile journeys utilising cycling and other micro-mobility options. The interchange will be designed in such a way that it caters for existing technologies, however it should include enough flexibility that it can be adapted in the future for emerging technologies, such as autonomous vehicles.

Mobility hubs

Site-wide masterplans (in accordance with Policy 23: Comprehensive and Coordinated Development) are required to incorporate the provision of mobility hubs. These should be located at key points on the main public transport, cycle and walking corridors close to the main arrival points, and centres of attraction (as illustrated in Figure 38). However additional mobility hubs may be required elsewhere to facilitate the seamless interchange between walking, cycling and other micro-mobility modes.

The design of a mobility hub should be tailored to its location, having regard to:

- The public transport modes that need to be included, whether they are timetabled or demand-responsive and their pick-up/drop-off requirements;

- The shared mobility facilities to be included, such as dockless cycles, e-scooter, e-bike, lift share;
- The facilities needed to facilitate seamless transfer between modes, such as secure cycle parking, EV charging, digital information, as well as integration into the surrounding neighbourhood through well designed wayfinding;
- Other facilities, such as public toilets, café, or parcel collection;
- User safety and accessibility, which should extend to the consideration of the surrounding public realm and pedestrian approaches; and
- The need for the hub to be highly visible and, therein, its contribution to sense of place and community focus;
- Opportunities for co-location with other community facilities.

Development proposals must show how flexibility can be designed into the mobility hubs to enable them to adapt over time to be responsive to emerging trends, technologies and travel habits.

Why we are doing this

Relevant Objective: 1, 3, 5

North East Cambridge will build upon and expand the existing public transport network that already serves the site and surrounding area. Cambridge North Station is an important interchange and as North East Cambridge is developed its role will become even more significant not only for enabling people to travel into the area without using private vehicles, but also as an important public transport node in the city.

Plans are already being advanced by the Greater Cambridge Partnership (GCP) for a rapid transit bus service between the city centre, North East Cambridge and the new town north of Waterbeach (as shown in Figure 41). It is therefore important that the Area Action Plan safeguards land around Cambridge North Station to accommodate the additional transport services and associated passenger infrastructure at this key interchange.

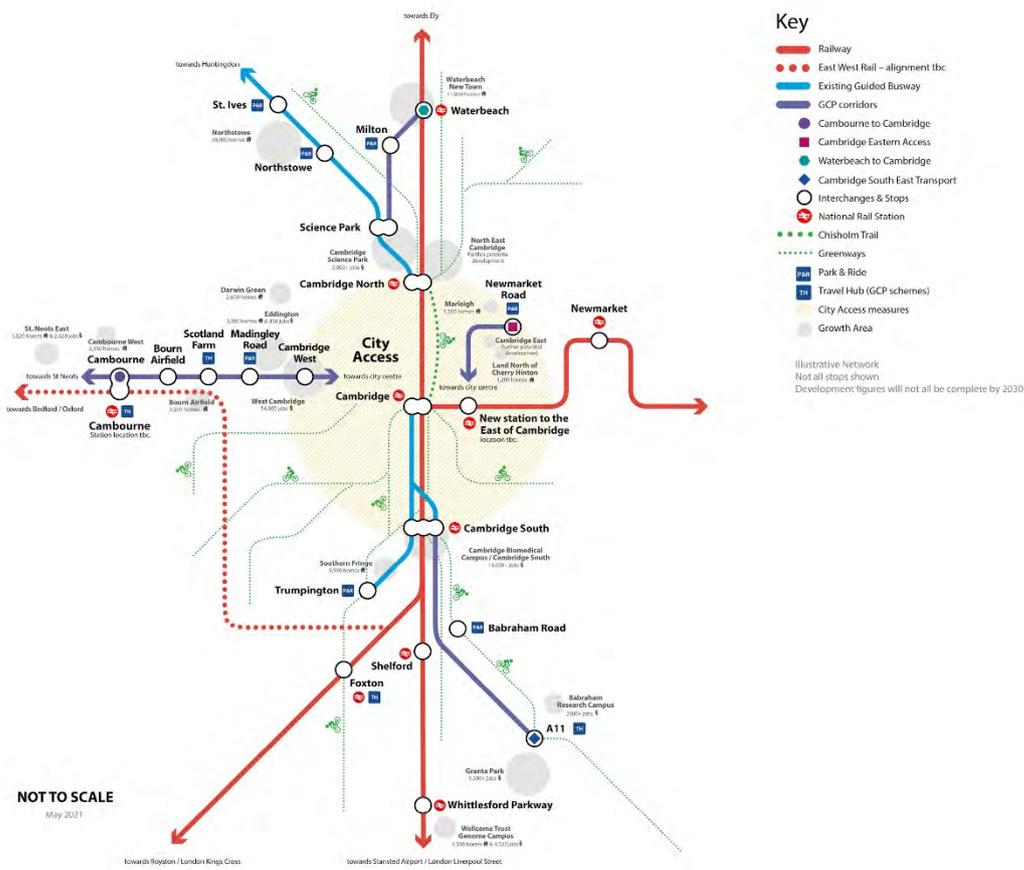


Figure 41: Greater Cambridge 2030 Future Network (source Greater Cambridge Partnership)

In order to maximise the use of the existing, planned and emerging public transport modes, a series of mobility hubs will be required across North East Cambridge to facilitate seamless transfer to first and last mile connections. The mobility hubs will enable people, whatever their mobility requirements, to have a choice in how they make different journeys, will facilitate more multi-modal journeys and will provide the information and digital infrastructure needed to do that.

Whilst consideration of the public transport modes and their requirements will be necessary for each hub and a minimum standard will be expected at each, the hubs provide an opportunity to integrate not only with walking and cycling networks but other emerging micro-mobility and shared modes of transport, to expand the choice of first and last mile connections. They should become a natural focus for dockless/free floating micro-mobility services which otherwise run the risk of

becoming street clutter. Consideration should also be given to the range of mobility-related facilities that should be provided at each hub, including cycle parking, electric charging, and cycle repair facilities.

Digital integration will be key to the success of the mobility hubs. Basic digital information must be included such as real time transport information and ticketing, but in demonstrating flexibility, development proposals should show how the hubs will be able to facilitate Mobility as a Service (MaaS) as new technologies and services come forward.

Consideration should be given to the space needed for each mobility hub and how it will integrate with and enhance the surrounding public realm to become a positive focus for the surrounding community and environment. Over time, the mobility hubs may need to adapt to new and emerging modes of transport, which may be physically and operationally different to those around today. As such, proposals will be expected to demonstrate that there is enough space to provide flexibility to accommodate changing requirements in the future. Consideration should also be given to the range of non-mobility facilities that could be provided at each hub to enhance the experience for users and support the local community, such as package delivery lockers, wi-fi and phone charging, public art, planting or play equipment. Mobility Hubs should also be easily recognisable and branding across the whole area should be considered.

Evidence supporting this policy

- Ely to Cambridge Transport Study (2018)
- North East Cambridge Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Smart Infrastructure Topic Papers: Environmental Monitoring (2021)

Monitoring indicators

- Number of passenger journeys starting and ending at Cambridge North Station
- Passenger numbers on the Guided

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 5: Strategic transport infrastructure
- Policy 59: Designing landscape and the public realm
- Policy 80: Supporting sustainable access to development

South Cambridgeshire Local Plan

- Policy HQ/1: Design Principles
- Policy TI/1: Chesterton Rail Station and Interchange
- Policy TI/2: Planning for Sustainable Travel

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Transport Plan (2021)
- Draft Making Space for People Supplementary Planning Document (2019)

7.5 Last mile deliveries

Changing patterns of retailing with greater use of e-commerce means that consumers (businesses and residents) increasingly expect products to be delivered to their door. Cambridge has been a pioneer in cycle deliveries with a consolidation centre at the edge of the city that transfers parcels on to smaller cycle-logistic bikes. North East Cambridge provides an opportunity to develop at least one consolidation hub that would enable smaller electric vehicles or other ultra-low emission vehicles and cycles to serve the development. This policy sets out where we expect delivery hubs to be located and what they should provide.

Policy 20: Last mile deliveries

A delivery and consolidation hub has been identified within Cambridge Science Park Local Centre, as set out in Policy 10c. An additional delivery and consolidation hub could be located close to Milton Road where it can be accessed directly from the primary street to reduce vehicle movements within the Area Action Plan area.

Development proposals within these locations must make provision for a delivery hub of up to 1,500m² to enable the consolidation of deliveries to service the needs of local businesses, retailers, community uses and residents.

The delivery and consolidation hubs should be designed to receive goods from larger vehicles including adequate turning and unloading space and to enable onwards 'last-mile' delivery to be provided by sustainable modes, including by cycle logistics solutions using cycles / cargo cycles and for bulkier items using electric vehicles.

Development proposals should be accompanied by a Delivery and Service Plan which demonstrates how delivery and consolidation hubs will serve the development and reduce vehicle trips within the area.

Innovative and flexible solutions are encouraged, including utilising measures such as digital and online infrastructure to better manage supply and demand, dynamic management of the kerb for deliveries of goods, and future proofing for technological improvements which may include use of drones and autonomous delivery vehicles.

Why we are doing this

Relevant Objectives: 1, 2, 4

To meet the demand for fast deliveries of good and services the movement of freight is typically performed by a large number of delivery companies who inefficiently duplicate each other's journeys with partially filled trucks and vans. This results in unnecessarily high levels of congestion, safety issues, pollution and environmental impacts, and rising distribution costs.

With the existing capacity constraints on the highway network in and around North East Cambridge and no opportunity to increase this in future, the additional pressure from services and deliveries needs to be addressed in a comprehensive and coordinated way to make deliveries as efficient as possible. Unconstrained deliveries direct to business premises and properties is, with the growth in e-commerce, likely

to generate many trips and exceed the trip budget (Policy 22: Managing motorised vehicles and available highway capacity causing unacceptable levels of congestion and air pollution. In addition, there would be limited control over the types of vehicles, such as diesel trucks and vans, used to make the deliveries and the resultant environmental impacts. Numerous vehicles pulling up at the kerb to make deliveries could also impact on the public realm, public safety (conflict with pedestrians and cyclists) and the quality of life of people living and working in the area. However, it may be possible, in this scenario, to introduce some controls to constrain deliveries to certain times of the day by 'managing the kerb'.

In addition to reducing the number of delivery trips, use of a delivery and consolidation hub provides environmental benefits in excess of those achieved by converting the existing vehicle fleet to zero emissions. The ability to replace multiple deliveries into a single delivery can improve the customer experience, save money and time. Coupled with vehicular access restrictions (see Policy 21: Street hierarchy), reducing the number of vehicles and switching trips to more sustainable modes will improve the safety of vulnerable road users such as pedestrians and cyclists, help re-enforce the people first approach (Policy 16: Sustainable Connectivity) and improve the quality of life for the new community.

The Councils have identified preferred locations for delivery and consolidation hubs and expect development proposals coming forward in these areas to make appropriate provision. Consideration should be given to co-locating hubs with other active uses, such as shops and other services and facilities to enable residents to make multi-purpose trips if they collect their purchases from the hub in person. The hubs should be located and designed to ensure there is sufficient space for cycles and vehicles to manoeuvre safely and load / unload without obstructing pavements, cycleways, and vehicular traffic.

The onwards 'last-mile' delivery should be undertaken by sustainable modes, including by cycle logistics solutions using cycles / cargo cycles (including electric cycles). For bulkier items it may be necessary to use larger sustainable vehicles; such as electric vehicles.

Innovative solutions and technology should also be considered to further reduce the number of delivery trips and manage onwards 'last-mile' deliveries; Cambridge has seen the first drone delivery by Amazon and companies are beginning to look at autonomous delivery of small items (with trials being undertaken in Milton Keynes).

Consideration should be given to use of secure lockers, including refrigerated units, throughout the development. Technology can also assist with managing supply and demand. For example, allowing the consumer to select a delivery window to suit their availability and reduce the number of abortive trips. Technology can also be used to manage the kerb for deliveries by vehicles, by controlling times of day that deliveries can be undertaken and/or the dwell time. Additionally, it may be possible to allow packaging to be returned for recycling, providing an accessible centralised place for refuse vehicles to collect from.

Evidence supporting this policy

- North East Cambridge Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2021)
- Internalisation Topic Paper (2021)
- Community Safety Topic Paper (2021)

Monitoring indicators

- Number of delivery hubs permitted and completed

Policy links to adopted Local Plans

Cambridge Local Plan

- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development

South Cambridgeshire Local Plan

- Policy TI/2: Planning for Sustainable Travel

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Transport Plan (2021)
- Greater Cambridge Sustainable Design and Construction SPD (2020)
- Draft Making Space for People Supplementary Planning Document (2019)

7.6 Street hierarchy

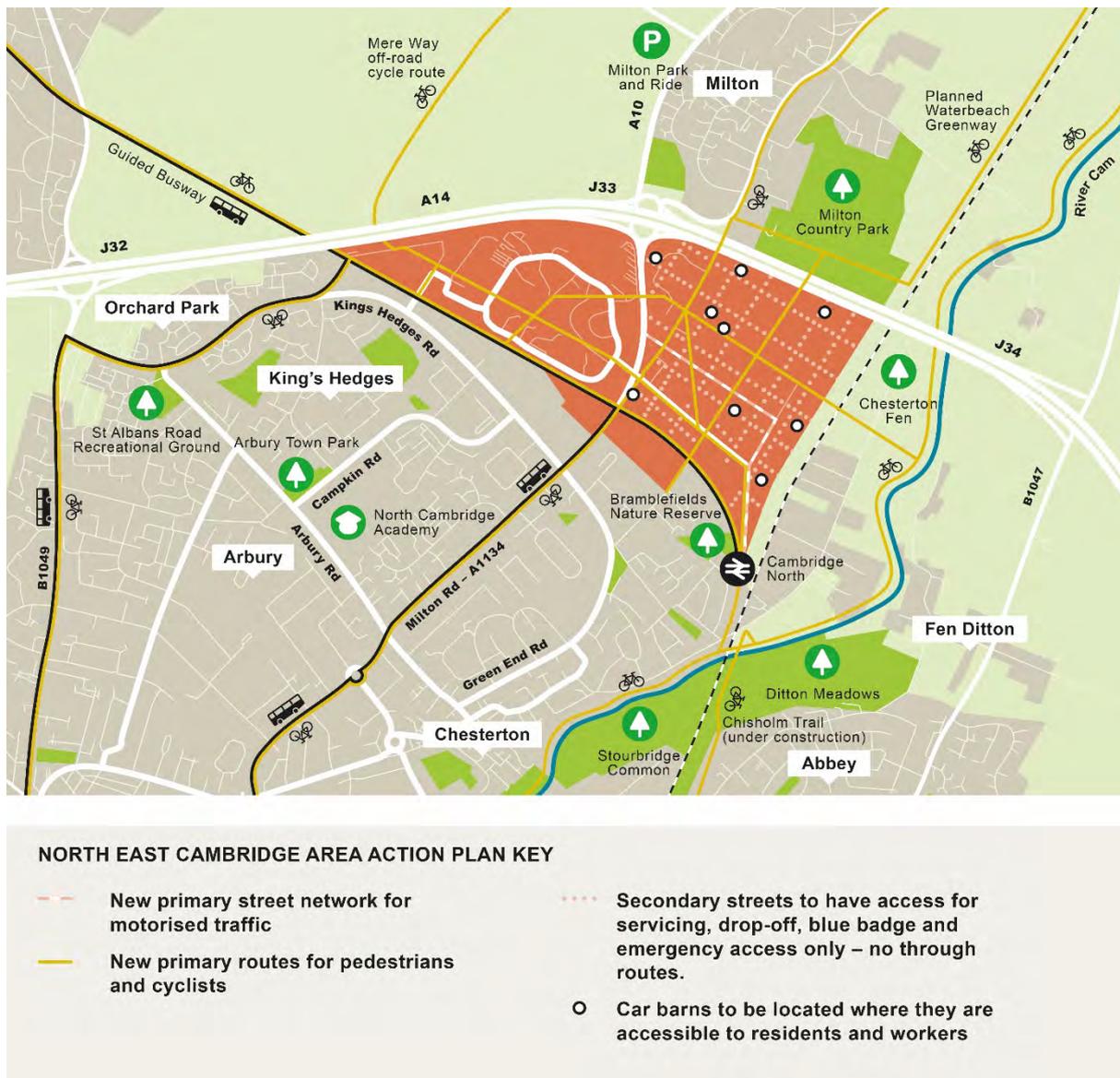


Figure 42: Street hierarchy for North East Cambridge

While North East Cambridge will be designed around active travel as the first choice, we must also ensure that there is a functional street network for vehicular access including for public transport, emergency vehicles, servicing local businesses, and for people with mobility issues as well as community transport and taxis. This policy describes the primary and secondary street network and how these streets should be designed for low vehicle speeds, and with excellent provision for walking and cycling to ensure these remain the travel mode of choice. It also sets out how space efficient car parking should be provided in 'car barns' so that residents and workers who need to occasionally use cars, can access private or shared cars.

Policy 21: Street hierarchy

North East Cambridge should be designed to manage vehicle movements in accordance with the street hierarchy shown in Figure 42 and the design principles described in Policy 7: Creating high quality streets, spaces and shown in Figure 17, Figure 18 and Figure 19:

Primary streets will provide the main vehicular access into and within North East Cambridge. They should be designed to:

- Include high quality segregated paths and cycle paths for all non-vehicular users, including micro mobility;
- Give priority to active sustainable modes at and across junctions using the primary street and across side roads;
- Give priority access to public and community transport; and
- Accommodate speeds below 20 mph.

Secondary streets will provide access to the wider area for essential emergency vehicles, as well as servicing commercial, community and residential properties, off-plot car parking in car barns (including car pool hire schemes), and to provide access for people with mobility issues. These should be designed to

- Provide full permeability and priority for active sustainable modes;
- No through routes for non-essential traffic, with filtered permeability to enable access for essential vehicles;
- Public realm designed for low traffic volumes and speeds below 20 mph; and

- Any loading bays, drop-off/pick-up points and vehicle parking for people with mobility issues, should be integrated into the public realm. Innovative solutions should be considered to ‘manage the kerb’.

Consideration should be given to the incorporation of car-free zones, particularly close to centres of activity and mobility hubs.

Why we are doing this

Relevant Objectives: 1, 4, 5

It is not intended to prevent vehicular traffic within North East Cambridge but to minimise and manage vehicle movements through a clear street hierarchy and filtered permeability. Filtered permeability “filters out” through car traffic on selected streets to create a more attractive environment for walking and cycling, while maintaining accessibility for emergency and service vehicles. This will maintain appropriate access to all areas to enable the area to function in a manner that will not undermine place making and active travel objectives. All streets will be designed around people, to feel safe, with low traffic speeds and accord with the design principles outlined in Policy 7: Creating high quality streets, spaces and shown in Figure 17, Figure 18 and Figure 19 with the aim of making it more convenient and faster for people to walk and cycle than drive:

Primary streets

The main vehicular access to North East Cambridge will be via primary streets which will serve the key areas including Cambridge Science Park and Cambridge North railway station. They have been designed to keep non-essential traffic away from centres where there will be clusters of public uses and activity, such as the district and neighbourhood centres, schools and other spaces where the public realm puts people first, to minimise conflict.

Whilst primary streets will be the main traffic routes through the site, priority will be maintained for active travel routes at all junctions to provide seamless connections and maintain continuity for cyclists and pedestrians, adopting ‘Mini-Holland’ principles. Crossing points should be level, safe (with good sight lines and lighting), and ensure vehicular traffic is required to give way.

High quality segregated routes and spaces for pedestrians and cyclists will be provided to maintain separation and minimise conflict between different users travelling at different speeds, as well as from vehicular traffic. The design of cycleways should accord with the principles in Local Transport Note 1/20: Cycle Infrastructure Design, whilst ensuring other non-motorised users are not disadvantaged.

Priority will be provided to public and community transport over other vehicular traffic to ensure direct access and minimise the chance of delays.

Secondary streets

Secondary streets will be accessed from the primary streets and provide access to the wider area for essential emergency vehicles, as well as servicing commercial, community and residential properties, off-plot car parking in car barns, and to provide access for people with mobility issues. These streets will be designed as no-through routes (except for essential traffic such as emergency vehicles) to reduce circulating traffic and create opportunities for car free zones within the development. With low traffic volumes the design of secondary streets should be more inclusive for all users within a shared space with less need for physical segregation, although there should be clear delineation for different users (for example through use of different surfacing materials and low kerb heights) to minimise conflict, particularly for vulnerable users such as those with visual impairments.

Consideration should be given to any vehicle parking, including for people with mobility issues, space for drop-off / pick-up and delivery vehicles (allowing flexibility for future technological advances such as autonomous vehicles), and to integrate it into the public realm in a way that the space can be repurposed when the space is not in use. Policy 22 sets out the approach to be taken to design out inappropriate parking.

Evidence supporting this policy

- North East Cambridge Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)
- Ely to Cambridge Transport Study (2018)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2021)
- Internalisation Topic Paper (2021)
- Skills, Training and Local Employment Opportunities Topic Paper (2021)

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 59: Designing landscape and the public realm
- Policy 80: Supporting sustainable access to development
- Policy 81: Mitigating the transport impact of development

South Cambridgeshire Local Plan

- Policy HQ/1: Design Principles
- Policy TI/2: Planning for Sustainable Travel

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Transport Plan (2021)
- Greater Cambridge Sustainable Design and Construction SPD (2020)
- Draft Making Space for People Supplementary Planning Document (2019)
- Waltham Forrest Mini Holland Design Guide (2015)
- Manual for Streets (Department for Transport, 2007)

7.7 Managing motorised vehicles

No additional vehicle movements
on Milton Road and Kings Hedges Road



0.5 parking spaces per
new home (maximum)



**Priority for pedestrians
and cyclists** on all streets



All streets designed to keep
speeds **below 20 mph**

No through routes
for non-essential vehicles

Figure 43: Infographic showing key measures in the policy

In order to create a walkable, cyclable and sustainable neighbourhood which does not increase pressure on the road network around the area, the overall number of vehicle movements in North East Cambridge will have to be carefully managed and significantly reduced from current levels. To achieve this, development will be subject to strict trip budgets which will limit the number of vehicle trips allowed to and from each site, and supported by reduced levels of car parking. This policy sets out the trip budget principles and quotas, and the ratio of parking spaces that will be permitted for new development.

Policy 22: Managing motorised vehicles

Development proposals will be supported where it can be demonstrated that it can be delivered within the vehicle trip budget. Development will not be permitted if proposals exceed the vehicle trip budget.

The NEC AAP High Level Transport Strategy 2021 (prepared by the five main NEC landowners in collaboration with the Councils and County Council) must be kept under review by the developers to demonstrate the deliverability and achievability of the scale of development within the prescribed trip budget, site wide car parking provision, and to monitor the transport impacts of development.

The maximum vehicular trip budget for the Area Action Plan area on to Milton Road is:

- AM Peak: 3,900 two-way trips
- PM Peak: 3,000 two-way trips

For access on to Kings Hedges Road, the maximum vehicle trip budget is:

- AM Peak: 780 two-way trips
- PM Peak: 754 two-way trips

The trip budget has been proportioned to development areas across the North East Cambridge area in accordance with the total indicative development capacities proposed for each area as set out in Policy 12a Business and Policy 13a Housing. In order to comply with the vehicle trip budget, the area as a whole will need to significantly reduce the car-driver mode share down from the 70% indicated in the 2011 Census but the final figure depends on the development mix.

With the exception of relatively minor highway works at Milton Road accesses, the scenario above does not require major highway mitigation. To achieve compliance with the trip budget and, therein, the required non-car mode share, there will need to be significant investment in enhancing the sustainable travel options and radical restrictions on the available parking on the site.

Car Parking

In order to support the principle of the vehicle trip budget, it is essential that:

- a) each land parcel within North East Cambridge significantly reduces the existing parking allocation / occupancy, and
- b) new development takes a restrictive approach to car parking, in order to achieve the Area Action Plan strategic objectives.

The Transport Evidence sets out that in order to manage compliance with the vehicle trip budget employment related parking spaces accessed directly from Milton Road should be limited to a maximum of 4,800 space. Provision of only 1,160 spaces (390 for the Regional College and 770 for Cambridge Science Park) should be made for vehicles accessing the Area Action Plan area from Kings Hedges Road; this would require the prevention of a vehicular through route from Milton Road to Kings Hedges Road through the Cambridge Science Park site.

For residential uses, a maximum site-wide parking standard of 0.5 spaces per dwelling should be used as a starting point, with an expectation that lower levels will be achieved for all housing types and tenures.

A site-wide residential parking strategy should be developed to incorporate neighbourhoods of car-free housing, particularly close to centres of activity and mobility hubs. For ancillary uses, parking should be limited to operational and blue badge use only.

In order to create a place that positively encourages walking and cycling instead of car use for short trips, car parking will be accommodated off-plot within car barns rather than immediately outside properties. Car barns should be provided throughout the area (in accordance with Figure 42) and incorporate electric charging points with a minimum rates output of 7 kW for all spaces as well as appropriate space for motorbikes, scooters and car pool hire scheme vehicles. They should be well planned as part of a comprehensive design approach which includes the principles of designing out crime. Electric charging points should also be designed into the public realm, delivery/servicing areas and existing vehicle parking areas to address the national commitment to phase out the sale of petrol and diesel cars within the Plan period. Charging infrastructure should be able to accommodate other vehicles including mobility scooters, electric cycles and electrification of the bus fleet.

Developers will be required to submit evidence of a management strategy for any communal charge points.

Control of inappropriate parking

On-street parking should be limited through prohibitive design to ensure the appeal of the public realm is maintained, and that priority is clearly given to active sustainable modes and public transport. This will be enforced where necessary. The

use of smart technology should be investigated to encourage 'management of the kerb'.

To mitigate potential parking displacement, parking demand and capacity, the areas within a 2km distance from North East Cambridge will be monitored throughout the Plan period. Should monitoring reveal parking displacement, additional mitigation agreed through travel plans, such as the introduction of control parking zones, will need to be implemented before further development can take place.

Monitoring

A monitoring strategy for the trip budget and car parking should be agreed between the landowners and the highway and planning authorities, the beginnings of which are detailed in the NEC AAP High Level Transport Strategy (2021). The monitoring requirements should be secured through appropriate planning obligations as planning applications come forward.

Why we are doing this

Relevant Objective: 1, 3, 4, 5

Despite already being relatively well-connected to surrounding public transport and cycling networks, North East Cambridge is currently dominated by vehicular traffic and has a significantly higher car mode share than other large employment sites in the city. The majority of traffic enters the area from Milton Road which creates congestion issues on to the Milton Road / A14 Interchange during peak periods.

However, vehicles in the area also put pressure on the Histon Road / A14 interchange and King's Hedges Road, as they access Cambridge Regional College and the western end of Cambridge Science Park from a second access off King's Hedges Road.

There is currently prolific and unconstrained car parking across the whole area but especially at Cambridge Science Park and the other employment parks. This exacerbates the situation because the oversupply of parking disincentivises the use of public transport, even where it is available. The 2011 census indicated that 70% of existing employees drove to the North East Cambridge area to work (although this

had reduced to around 58% as a result of the opening of the Cambridgeshire Guided Busway and Cambridge North Station).

The location and connectivity of North East Cambridge provides a unique opportunity to bring forward a highly sustainable type of development for the area which is firmly designed around the needs of people rather than cars (see Policy 16 Sustainable Connectivity), marking a step change in the way people move around. Whilst planned and potential transport improvements in the area will mean that North East Cambridge will become increasingly accessible and connected by non-car modes, highway capacity improvements will be relatively minor, particularly to the south of the A14 on Milton Road. The introduction of new junctions on the A14 are likely to be impractical given the close proximity of the existing junctions. Any new junctions would also encourage further traffic through the existing junctions and would risk traffic queuing on the A14 itself, causing a safety issue. There is little capacity to make any improvements at the access to Cambridge Science Park or the junction with Kings Hedges Road/Green End Road. Even if such a policy direction were desirable, technically, it would also be highly challenging and would require significant land that would restrict development. Such an approach would only serve to further undermine the alternative transport offer and would not respond to the climate and biodiversity emergencies declared by the Councils.

The transport evidence is clear that for the aspirations for growth at North East Cambridge to be realised, a radically different approach to the management of motorised vehicles will need to be adopted for the area. Any further development in the area will have to be delivered without an increase in development-related vehicular trips. Furthermore, given the existing target of the Greater Cambridge Partnership to reduce traffic entering the city by 10% to 15% based on the 2011 traffic figures (which equates to a 24% reduction on 2018 figures), coupled with the declaration of the climate change emergency by the Councils, then a step change is required to support these principles.

The policy approach for managing motorised vehicles therefore is one of 'decide and provide' rather than 'predict and provide', moving towards the transport characteristics of the site that are desired rather than traditionally forecast and putting measures in place to achieve this. The move towards a significantly reduced mode share for cars and away from unconstrained, prolific parking is the first step in achieving that vision.

In order to realise this approach, developers will need to not only consider how new residents and employees access the site but will also need to commit to changing the travel habits of existing employees if the trip budget approach is to succeed.

A package of schemes and policy requirements - set out in more detail elsewhere in this plan - will be required, each contributing in different ways to the shift away from the reliance of travelling to or within the site by car.

Encouraging internalisation of trips within the site is both a higher level policy approach related to the level and mix of development considered in more detail in Policy 16: Sustainable Connectivity , as well as a more detailed masterplanning consideration. These must balance the needs of those with disabilities who rely on the car, taxi or bus with the need to encourage people who are able to use alternatives to the car for short journeys within the area (Policy 21: Street hierarchy).

The approach to car parking set out above, coupled with measures set out in Policies 16, 17 and 19 to increase accessibility to the site by non-car modes and more intensive travel planning measures has the potential to result in a significant reduction in car driver mode share. However, it is acknowledged that the reduction and restriction of car parking across the area could lead to parking displacement. This could affect the adjacent areas of Orchard Park, Milton, East and West Chesterton, King's Hedges and Abbey, but also potentially further afield. During the plan period, ongoing monitoring will be required to assess the impact of any parking displacement which will inform further mitigation measures if required. In order to be able to mitigate these problems, should they arise here (or elsewhere in the district) Cambridgeshire County Council has agreed to make an application to the Secretary of State to decriminalise parking enforcement in South Cambridgeshire, with the Greater Cambridge Partnership funding the early feasibility work. If the application is granted, it will mean that any parking displacement has a legal means with which it can be dealt with. As further public transport schemes are delivered across Greater Cambridge, this will increase the public transport catchment area which serves North East Cambridge and will play a key role in the gradual shifting of people using private cars to more sustainable modes. The phasing of the car parking strategy will need to be closely aligned with the delivery of public transport and active travel improvements, to ensure that these benefits are in place before more restrictive measures are imposed.

The Area Action Plan anticipates that there will remain a proportion of commuter journeys which begin without a viable alternative to the car. These trips will necessarily need to be intercepted by utilising the existing and proposed Park & Ride or Park & Cycle facilities across the wider area, including Milton Park and Ride. Mobility needs have already changed significantly over the last 25 years, with commuting journeys in England falling by 16% between 1995 and 2014, despite population growing by 11% and employment growing by 18%⁵. Continuing improvement to public transport provision, changes in flexible working practices, the spread of commuter journeys away from peak hours and the ongoing decline in car ownership levels among younger generations are all some of the future travel trends that are likely to contribute further to the reduction in car-driver mode share. Different travel habits established during the pandemic may have reinforced these trends but this will need to be monitored in the coming years as we adjust to a new normal of living with Covid.

To achieve an equitable split of both the vehicular trip budget and car parking spaces across the whole area, the overall trip and parking provision has been apportioned to individual areas within the Area Action Plan area as set out in Appendix 3 and transposed within the NEC AAP High Level Transport Strategy (2021). Some sites will need to significantly reduce their vehicular trip generation and parking over time to achieve the desired level and to comply with the overall trip budget. Given the complexity of land ownership and tenancies within the area, the main landowners have work together to agree a High Level Transport Strategy in collaboration with the County Council as the local highway authority. As individual planning applications come forward, site-specific Transport Assessments and Travel Plans will need to demonstrate how they fit into this overall plan and set out how they intend to meet their targets, setting out specific travel planning measures for supporting this approach as well as a monitoring framework and further mitigation actions should they be needed.

Although the mode share targets are challenging, within the timeframes of the Area Action Plan, a phased approach to deliver significant transport improvements can

⁵ 'Future of Mobility: Urban Strategy', DfT, 2019

achieve the mode shift required to support the development planned through the Area Action Plan.

Due to the nature of our changing vehicle fleet and the decarbonisation of transport, it is important that development at NEC facilitates the transition to low emission vehicles. This policy sets a clear strategy for the delivery of vehicle charging points within North East Cambridge in both Car Barns and other locations across the Area Action Plan area.

Evidence supporting this policy

- Ely to Cambridge Transport Study (2018)
- North East Cambridge Transport Evidence Base (2019)
- NEC AAP High Level Transport Strategy (2021) (prepared by the five main NEC landowners in collaboration with the Councils and County Council)

Topic Papers and other documents informing this policy

- Transport Topic Paper (2021)
- Skills, Training and Employment Opportunities Topic Paper (2021)
- Smart Infrastructure Topic Paper: Environmental Monitoring (2021)
- Smart Infrastructure Topic Paper: Future Mobility (2021)
- Internalisation Topic Paper (2021)

Monitoring indicators

- Compliance with the Trip Budget
- Numbering of car parking spaces in permitted schemes (residential and non-residential)

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 5: Strategic transport infrastructure
- Policy 81: Mitigating the transport impact of development
- Policy 59: Designing landscape and the public realm
- Policy 82: Parking management

- Appendix L: Car and cycle parking requirements

South Cambridgeshire Local Plan

- Policy HQ/1: Design Principles
- Policy TI/2: Planning for Sustainable Travel
- Policy TI/3: Parking Provision

Other Council/County strategy and policy and other supporting guidance

- Cambridgeshire and Peterborough Local Transport Plan (2021)
- Draft Making Space for People Supplementary Planning Document (2019)
- Waltham Forrest Mini Holland Design Guide (2015)

8. Development process

Developing North East Cambridge will take around 20 years, so there is the need to ensure that there is a clear and achievable plan for how this will take place over time. It is important that the development process helps to reduce inequality, builds a strong and sustainable community, and is phased so that disruption is minimised. This section sets out how the Councils will work with developers and partners to achieve the vision and strategic objectives of the Area Action Plan, and how monitoring will be undertaken to ensure the plan remains effective.

- This section contains the following policies:
- Policy 23: Comprehensive and Coordinated Development
- Policy 24a: Land Assembly
- Policy 24b: Relocation
- Policy 25: Environmental Protection
- Policy 26: Aggregates and waste sites
- Policy 27: Planning Contributions
- Policy 28: Meanwhile uses
- Policy 29: Employment and Training
- Policy 30: Digital infrastructure and open innovation

8.1 Comprehensive and coordinated development

There are many challenges to realising the vision, strategic objectives and Spatial Framework for North East Cambridge, from managing existing noise, air quality and highway capacity constraints to overcoming social and physical barriers. Significant structural changes are required to the layout of existing land uses, with a number of large-scale operations needing to be relocated, reconfigured, or bridged over or under. It will also require early delivery of infrastructure to unlock the development potential of the area and to begin the transition to a high quality new mixed-use district.

With multiple landowners, development will be phased on different sites concurrently across North East Cambridge over the next 20 years and beyond. There are clear benefits of joint working and cross stakeholder engagement to ensure key issues are considered and, where possible, resolved jointly by all relevant parties prior to the

submission of planning applications, including the timing of required strategic infrastructure.

At the same time, it is important that new and existing uses can continue to successfully operate during the implementation phase, until such time as relocation is necessary to deliver the plan. It is also important that the establishment of new communities is supported and managed, the benefits of the development for the surrounding communities are realised. Delivery of the plan also needs to ensure that it is able to respond to economic cycles, changes in technology and climate change are planned for in a positive way.

A comprehensive and coordinated approach to the development of land and the delivery of area-wide interventions, infrastructure provision, and management regimes, is the only means by which to enable new development to come forward and to optimise the development opportunity of North East Cambridge, in terms of densities, delivery rates, levels of affordable housing, access to new job opportunities, and better place-making.

Policy 23: Comprehensive and Coordinated Development

Planning applications for major development within the North East Cambridge Area Action Plan area will be supported where:

- a. The proposal demonstrates the development will make an appropriate and proportionate contribution to site wide infrastructure such as road and rail crossings, public transport, active travel, community facilities, open space and Green Infrastructure provision, to be secured through the use of planning contributions in accordance with Policy 27;
- b. The proposal is supported by a comprehensive masterplan - accompanied as necessary by parameter plans in relation to layout, scale, appearance, access and landscaping - that accords with the overarching Area Action Plan Spatial Framework and other relevant Development Plan policies, including, where appropriate:
 - i. The ability to connect and contribute to Area Action Plan-wide utilities and communications grids; and
 - ii. The setting aside of land for strategic and site-specific infrastructure provision.

- c. Through the masterplan, applications should demonstrate how the proposal:
 - i. Contributes proportionally to the achievement of the vision and strategic objectives for North East Cambridge and the creation of place;
 - ii. Integrates, connects and complements successfully with the existing and proposed surrounding context, including areas beyond the boundary of North East Cambridge, and supporting the timely delivery and optimised approach to the phasing of development across North East Cambridge;
 - iii. Supports the delivery of a new community, including demonstrating how early residents will be supported through community development;
 - iv. Is landscape-led with respect to layout and access and design-led with respect to capacity, scale and form;
 - v. Will achieve and secure the required modal shift in accordance with the North East Cambridge Transport Study and Policy 22: Managing motorised vehicles , including the management of vehicle numbers, movements, servicing and parking, including throughout the construction phase of delivering the masterplan;
 - vi. Responds to the impacts of climate change;
 - vii. Contributes to biodiversity net gain and forms part of a coherent green infrastructure network;
 - viii. Successfully mitigates environmental constraints; and
 - ix. Where relevant, has regard to the existing site circumstances, including the existing character, neighbouring uses and constraints; implementing the Agent of Change principle to ensure the ongoing functioning and amenity of existing uses is not materially affected.
- d. In instances where the infrastructure provision is to be phased, either strategic or site-specific, an approved phasing strategy is in place;
- e. The proposal demonstrates health and wellbeing impacts have been fully considered and accommodated for through design of the development and evidenced through the submission of a Health Impact Assessment; and
- f. The application is supported by a Statement of Community Involvement detailing the engagement with the Councils, surrounding and affected landowners, occupiers and the local community on both the masterplan, phasing strategy, and development proposal.

Should development proposals depart significantly from the development assumptions (set out in Appendix A) that have informed the site capacities and infrastructure requirements, they will need to be accompanied by an assessment of the implications for social and physical infrastructure provision, including triggers for delivery.

Why we are doing this

Relevant objectives: 1, 2, 3, 4, 5

The above policy recognises that land within North East Cambridge is in various ownerships and use and that, while redevelopment of strategic sites is likely to come forward on a plot-by-plot basis, a site wide approach is required to provide an integrated, well laid out, comprehensive development whilst enabling, without constraint or prejudice, each parcel to be developed separately over time.

The uses to be included within a proposed development, and their arrangement and design within the site, need to be the subject of a comprehensive masterplan exercise, that has engaged neighbouring occupiers and other potentially impacted parties, to ensure the mix of uses proposed would be compatible with each other and those on adjoining sites, and that together they deliver on the strategic objectives for the North East Cambridge Area Action Plan. This should also extend to the consideration of the health and wellbeing of future users and occupiers to enhance the potential positive aspects of the proposal whilst avoiding or minimising any negative impacts. Particular emphasis should be placed on disadvantaged sections of communities that might be affected.

A comprehensive masterplan approach to sites also provides a mechanism for effective early stakeholder and local community engagement, aiding in gaining community ownership of proposals and, crucially, ensuring phased delivery of development and infrastructure is properly coordinated, distributed and timed across individual parcels.

The infrastructure requirements for North East Cambridge are based on the population projections that derive from the assumed housing mix. If proposals come forward with a significantly different housing mix this may impact on the levels of infrastructure and/or when it is needed. It will therefore be important to monitor this

through the Development Management process as new planning applications are considered over the life of the Plan.

Evidence supporting this policy

- North East Cambridge Landscape Character & Visual Impact Appraisal (2020)
- North East Cambridge Transport Assessment (2019)
- Cultural Placemaking Strategy (2020)
- Innovation District Paper (2021)
- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- North East Cambridge Stakeholder Design Workshops 1-6 – event records (2019-2020)

Monitoring indicators

- None – Housing mix is monitored under policy 13

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 14: Areas of Major Change and Opportunity Areas – general principles
- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and Cambridge North railway station

8.2 Land assembly and relocation

The layout of the Area Action Plan as included in the spatial framework has been developed with consideration to the existing land uses in the area. In some places it

is appropriate to retain these and incorporate or re-provide them within the area as part of comprehensive redevelopment. Where existing uses are inconsistent with the strategic objectives of the Area Action Plan, it will be necessary to relocate these uses. This policy sets out how the Councils will both assemble land and will support other landowners and developers to do so, including when and how compulsory purchase powers may be used.

Policy 24a: Land Assembly

Where land assembly is necessary to deliver the Area Action Plan Spatial Framework for North East Cambridge and/or to achieve comprehensive development in accordance with Policy 1: A comprehensive approach at North East Cambridge, the Councils will assemble land and support other landowners and developers to do so.

The Councils will use compulsory purchase powers to assemble land where it can be demonstrated that:

- a. land assembly is the only means of achieving delivery of the Area Action Plan Spatial Framework;
- b. comprehensive redevelopment of the assembled land is in the public interest and capable of delivering a viable scheme that is development plan compliant;
- c. all reasonable attempts have been made to acquire, or secure an option over, the land/building(s) needed, through negotiation; and
- d. All other elements of policy and legislative requirements for the exercise of powers of compulsory acquisition are met.

Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability.

Policy 24b: Relocation

The delivery of the North East Cambridge Spatial Framework proposes the redevelopment of the area, which includes some existing uses.

The AAP requires there to be no net loss in industrial floorspace (B2 and B8) through the re-provision and/or relocation of the equivalent amount of existing industrial floorspace located in Cowley Road and Nuffield Road industrial estates. See Policy 12b.

The Spatial Framework identifies the need for relocation of existing uses that need to be considered individually by virtue of protection or safeguarding policies in other parts of the development plan or by reason of the strategic significance of the use. The plan also identifies the desirability of off-site relocation of the existing minerals operation. These are as follows:

- a. Waste Transfer Station – protected as a Waste Management Area in the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036. The proposed relocation of this use preferably off-site or alternatively, and preferably as an interim site, adjacent to the Aggregates Railheads in order to facilitate the delivery of the district centre and residential development is addressed in Policies 10b, 12b, 25 and 26.
- b. Aggregates Railheads – protected as a Transport Infrastructure Area in the Minerals and Waste Local Plan 2036. Unless and until a suitable alternative off-site option for replacement railheads can be identified, the proposed approach is to retain the Aggregates Railheads in their current position is addressed in Policies 12b, 25 and 26.
- c. Bus Depot - a strategic transport use serving Greater Cambridge and is therefore to be treated as a 'ring-fenced use' providing a status similar to that of a safeguarded use. Relocation off-site is proposed in order to facilitate delivery of the plan and is addressed in Policy 12b.

Why we are doing this

Relevant objectives: 2, 3, 5

In certain places, the Spatial Framework and Land Use Plan for North East Cambridge is at odds with existing uses on the ground. It will therefore be necessary to assemble land and/or to relocate existing floorspace and uses to accommodate the Spatial Framework layout and to optimise the development potential of individual sites. This will include:

The re-provision and/or relocation of industrial floorspace

The relocation of a number of existing protected / safeguarded and strategic uses

The policies that address these relocations are included in several different sections of the AAP. Policy 24b seeks to bring these policies together to provide an overview of the relocation of floorspace and uses that will be required to deliver the AAP.

The re-provision and/or relocation of industrial floorspace

Policy 12b (Industry, Storage and Distribution) requires that development should ensure there is no net loss of B2 (general industrial) and B8 (storage or distribution) floorspace within the North East Cambridge Area Action Plan area. Proposals for the redevelopment of existing industrial floorspace (B2/B8) at Cowley Road and Nuffield Road industrial estates are required to re-provide the equivalent amount of existing floorspace within the Cowley Road Industrial Estate and Chesterton Sidings area. This area has been identified as the most appropriate location to consolidate industrial uses as new development here will minimise conflict between industrial traffic and residential areas (see Policy 21: Street hierarchy), provide a suitable industrial buffer to the Aggregates Railheads and also serve neighbouring residential areas through the enhanced pedestrian and cycle routes identified on the Spatial Framework.

The re-provision of industrial floorspace may result in some occupants being relocated off-site. A Relocation Assistance Strategy will be formulated by the Councils to support existing in situ businesses including working with affected occupiers to help identify suitable alternative sites either within the NEC area or elsewhere.

The relocation of a number of existing protected / safeguarded uses

The relocation the Waste Transfer Station currently located at the entrance of Cowley Road Industrial Estate is required by policies 10b (District Centre) and 26 (Aggregates and Waste Sites) as a pre-requisite to future sensitive development coming forward on surrounding plots and to enable the delivery of the district centre. An off-site location is the preferred option for the relocation. However, in the event that no suitable site is identified, an alternative location has been identified adjacent to the Aggregates Railheads where the operation can move to during the AAP period, and beyond if necessary, to maintain the waste activities whilst freeing up the current site of the Waste Transfer Station for redevelopment. Policies 12b (Industry, storage and distribution) and 26 address the creation of a buffer area around both

the Waste Transfer Station and the Aggregates Railheads and Policy 25 (Environmental Protection) and Policy 26 (Aggregates and waste sites) seek to ensure that new sensitive uses do not impact existing businesses such as the Waste Transfer Station or their operations and that suitable mitigation measures are put in place.

Policy 26 (Aggregates and waste sites) states that unless and until a suitable alternative off-site option with railheads can be identified, due to their essential infrastructure role serving Greater Cambridge, the proposed approach is to retain the Aggregates Railheads in their current position and to surround it with a buffer of industrial (B2 and B8) uses. Policy 12b and Policy 26 address the creation of the buffer zone. Policy 26 seeks to ensure that new development proposals or uses do not impact existing businesses such as the Aggregates Railheads or their operations and that suitable mitigation measures are put in place.

The longer term vision for the Aggregates Railheads site is for residential development. However, this will only be acceptable if the current operation, and the relocated Waste Transfer Station are relocated off-site, subject to meeting the requirements of the Minerals and Waste Local Plan (or future equivalent) or removing the safeguarding policy related to this site.

The limitation of vehicle movements on NEC, the incompatibility of a bus depot use with residential and other sensitive uses and the ambition to at least double the size of the bus network in the local area mean that the existing Cowley Road bus depot will need to be relocated off-site to achieve comprehensive redevelopment of North East Cambridge. This requirement is included as part of Policy 12b (Industry, Storage and Distribution).

A long term solution to this issue will be found via the Local Transport and Connectivity Plan and Bus Strategy being prepared by the Cambridgeshire and Peterborough Combined Authority and the Cambridge City Access Project being prepared by the Greater Cambridge Partnership.

Evidence supporting this policy

- North East Cambridge Area Action Plan: Commercial Advice and Relocation Strategy (2021)
- Innovation District Paper (2020)

- Typologies and Development Capacity Assessment (2021)

Topic Papers and other documents informing this policy

- Skills, Training and Employment Opportunities Topic Paper (2021)
- Monitoring indicators
- Availability of industrial land measured through no overall net loss of industrial and warehouse floorspace (B2 and B8).

Monitoring indicators

- None

Policy links to the adopted Local Plans

Cambridge Local Plan

- Policy 15: Cambridge Northern Fringe East and new railway Station Area of Major Change
- Policy 41: Protection of business space
- Policy 56: Creating successful places

South Cambridgeshire Local Plan

- Policy SS/4: Cambridge Northern Fringe East and land surrounding the proposed Cambridge Science Park Station
- Policy E/14: Loss of employment land to non employment uses

8.3 Environmental protection

Development must be planned and designed in consideration of environmental constraints including land contamination, noise / vibration, artificial lighting and air quality including odours. This policy describes how we expect proposals to improve and mitigate the environmental impacts of development as well as improving overall health and wellbeing considerations for future and existing communities alike.

Policy 25: Environmental Protection

Development at North East Cambridge will be required to fully consider all environmental impacts to ensure that the future health, quality of life, amenity and the natural environment are fully considered. Effective mitigation and remediation plans will be required to consider individual and cumulative impacts, timing and phasing, and current and future uses.

In order to ensure that risks from land contamination are adequately assessed, prior to commencement of any development, a comprehensive site wide Contaminated Land Phase 1 - Desk Top Study / Preliminary Risk Assessment of the entire area shall be undertaken and completed.

Development will be permitted where it can be demonstrated that:

- a. It is appropriate for its location and will contribute to creating healthy internal and external living environments through preventing unacceptable risks and adverse / negative impacts on health and quality of life / amenity and the wider environment from matters such as land contamination, noise and vibration, artificial lighting and air quality (including odours), from the local road and rail network, wastewater treatment infrastructure, and existing and future industrial, commercial and business type uses;
- b. Opportunities are taken, where possible, to enhance and improve local environmental conditions such as noise pollution and air quality;
- c. Noise (including industrial and transport sources), air quality (such as particulate matter, nitrous oxides, dust and odour) and land contamination constraints have been comprehensively and cumulatively addressed as part of the design and layout of the site masterplan;
- d. New sensitive uses are integrated effectively with existing and future uses to ensure they do not prejudice their operation;
- e. Unreasonable restrictions are not placed on existing businesses, operations, and facilities, even on a temporary basis, as a result of new development;
- f. Mixed-uses are located to complement rather than conflict with neighbouring uses in terms of environmental protection impacts;
- g. Areas of public open space and recreational / play spaces are suitable for their intended use and are not located in areas where the risk to health or

amenity from contaminated land, environmental noise or air quality is unacceptable.

A construction environmental management plan should also be prepared to avoid, minimise and mitigate environmental pollution during the construction phase of the development. Furthermore, developers should be encouraged to register with The Considerate Constructors Scheme which includes guidelines for considering the impact on neighbours, and for protecting and enhancing the environment.

Why we are doing this

Relevant objectives: 1, 4, 5

Applicants should engage in pre-application discussions with the Greater Cambridge Shared Planning Service, to determine the individual submission requirements for impact assessments as required. In accordance with para 187 of the NPPF (2021), the policy seeks to ensure new sensitive uses do not impact existing businesses or their operations, such as the Waste Water Treatment Plant (pending its relocation on which the Plan is predicated), Waste Transfer Station, and Aggregates Railheads and requires suitable mitigation measures to be put in place. The above policy should be read alongside Policy 26: Aggregates and waste sites, which contains specific requirements applying to development within the Consultation Area of a safeguarded facility under the Cambridge and Peterborough Minerals and Waste Local Plan 2036. The Councils will consider the use of planning conditions or obligations to require the provision of appropriate design measures and controls to mitigate and reduce to minimum adverse environmental impacts. Planning obligations may assist in mitigating the impact of unacceptable levels of risk from pollutants and development to make it acceptable in planning terms.

Environmental requirements should be considered alongside the other relevant policies of the Area Action Plan to ensure effective integration including climate change.

Developers are encouraged to register with the Considerate Constructors Scheme which identifies guidelines on minimising the impact of construction on neighbours and protects and enhances the environment.

Land Contamination

Due to a long history of industrial uses, activities and processes on the site and given the sensitive nature of future proposed residential development, including external amenity / recreational spaces, as a minimum, prior to commencement of development a comprehensive site wide Contaminated Land Phase 1 - Desk Top Study / Preliminary Risk Assessment of the entire area shall be undertaken and completed. The study shall include coverage of soil and controlled water contamination and consideration of relevant environmental, geological, hydrogeological site history information specific to the site, a review of previous contaminated land reports, GIS information and a preliminary Qualitative Contaminated Land Risk Assessment with Conceptual Site Models and Source-Pathway-Receptor analyses in accordance with British Standards. Landowners across the area should agree the approach to how this can be done effectively and equitably to support wider development.

The Phase 1 study shall inform the scope and phasing as appropriate of future Contaminated Land Phase 2 - intrusive site investigations and the understanding of the need for future site remediation requirements for development, following detailed options appraisals as part of a Phase 3 Remediation Strategy / Scheme following appropriate quantitative risk assessment (QRA) and options appraisal (OA). Given the dated contamination testing results and uncertain / poor site coverage of past investigations, an intrusive ground investigation is likely to be required to reduce uncertainty and to inform future remediation options to current remediation standards.

Noise

The A14 traffic noise has widespread prevalent adverse impacts across a significant proportion of the Area Action Plan area. It is likely that a strategic site environmental noise barrier close to the A14 will be the most effective option to mitigate and reduce to a minimum adverse noise both internally and externally.

Site specific noise sources that will require assessment and consideration include transport (the A14 and Milton Road traffic noise, the Cambridge to Ely / King's Lynn railway line and the Cambridge Guided Busway, Cambridge North Station and future internal streets / and haul roads) and industrial uses (existing industrial uses that may remain and coexist including safeguarded minerals and waste uses such as the

Aggregates Railheads, Waste Transfer Station, and the Waste Water Treatment Plant (until decommissioned)). Where noise barriers have been implemented, the effectiveness of these should form part of any noise assessment.

As part of future development proposals there will be a need for detailed noise impact assessments of all relevant noise sources as appropriate, and consideration of inherent good acoustic design to ensure noise does not give rise to unacceptable adverse impacts on health and quality of life / amenity and ensure satisfactory internal and external residential living conditions are achievable.

Air Quality

The A14 and Milton Road are both subject to high traffic volumes which have an impact on local air quality. North East Cambridge is not located within an Air Quality Management Area (AQMA).

Redevelopment of North East Cambridge will introduce new relevant sensitive receptors such as residential uses into the area and therefore create new areas where national air quality objectives would be relevant / applicable and therefore air quality assessments will be required.

The construction of new higher density mixed use development also has the potential to generate and release additional emissions into the air that may affect receptors located in the surrounding areas outside of the Area Action Plan area and subsequently may have an impact on local AQMAs. This could include onsite energy facilities. This could lead to deterioration in air quality for these receptors.

Nevertheless, the nature of development proposed could also help to address these issues due to the strategic objective to reduce the need to travel by car and locate a wide range of uses such as homes and jobs in close proximity to each other.

Further assessment should be carried out at the detailed planning application stage. It is also recommended that detailed air quality atmospheric dispersion modelling is undertaken at the detailed planning application stage, to quantify air quality concentrations at proposed receptor locations and at relevant existing receptors off site.

The combination of monitoring and modelling would determine the minimum distance at which new receptors could be located relative to the road sources of air pollution.

Odour & Dust

Any new development which may coexist with existing sources of odour and dust such as the Waste Water Treatment Plant, safeguarded minerals / waste sites and other industrial, commercial or business uses in the area will require an odour and dust impact assessments to ensure no unacceptable adverse impact arise on health and quality of life / amenity both internally and externally.

Any odour impact assessment must consider existing odour emissions from odour sources at different times of the year and in a range of different weather conditions and detailed odour dispersal modelling may be required. Planning permission will only be granted when it has been demonstrated that the proposed development would not be adversely affected by the continued operation of existing sources of odour and dust that may coexist.

Artificial Light Pollution

Any development that has the potential to be adversely affected by existing artificial lighting levels for example associated with Cambridge North Station, street lighting and other existing premises, will require a lighting impact assessment and consideration of mitigation to limit the impact on local quality of life / amenity and biodiversity.

Evidence supporting this policy

- Phase 1 Gio-Environmental Desk Study (2021)
- Landscape and Visual Impact Assessment (2020)

Topic Papers and other documents informing this policy

- Environmental Health Topic Paper (2021)

Monitoring indicators

- None

Policy links to adopted Local Plans

Cambridge Local Plan

- Policy 33: Contaminated land
- Policy 34: Light pollution control
- Policy 35: Protection of human health and quality of life from noise and vibration
- Policy 36: Air quality, odour and dust
- Policy 38: Hazardous installations

South Cambridgeshire Local Plan

- Policy SC/9: Lighting Proposals
- Policy SC/10: Noise Pollution
- Policy SC/11: Contaminated Land
- Policy SC/12: Air Quality
- Policy SC/13: Hazardous Installations
- Policy SC/14: Odour and Other Fugitive Emissions to Air

8.4 Aggregates and waste sites



Figure 44: Map showing location of aggregates and waste sites within the Area Action Plan boundary. Brown fill shows Safeguarded Aggregates railheads; Green fill shows Existing Safeguarded Waste Transfer Station; Blue fill shows Safeguarded Broad Location for re-located Waste Transfer Station

The Area Action Plan area includes safeguarded Aggregates Railheads and a Waste Transfer Station. The Aggregates Railheads are of strategic importance and also provide the potential to minimise the movement of construction materials and waste by road. Unless and until a suitable off-site alternative for replacement railheads can be identified, the proposed approach is to retain the Aggregates Railheads in situ. It is proposed to relocate the Waste Transfer Station preferably off-site or alternatively, and preferably as an interim site, to a more appropriate location within Cowley Road Industrial Estate adjacent to the Aggregates Railheads to facilitate the Area Action Plan vision and Spatial Framework. This policy sets out how this should be achieved and the implications for development on and around these sites.

Policy 26: Aggregates and waste sites

Unless and until a suitable off-site alternative for replacement railheads can be identified, the continued operation of the Aggregates Railheads at North East Cambridge are supported due to their essential infrastructure role serving Greater Cambridge and consistent with the safeguarding policy in the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036.

The Waste Transfer Station will need to be relocated as a pre-requisite to future sensitive development coming forward on surrounding plots and to enable the delivery of the district centre, but must be re-provided consistent with the safeguarding policy contained in the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 and in collaboration with the Mineral and Waste Planning Authority. Relocation is preferably off-site or alternatively, and preferably as an interim site, adjacent to the Aggregates Railheads within the Cowley Road Industrial Estate. This will be secured through planning contributions from new development within 250 metres of the boundary of the existing Waste Transfer Station site.

In accordance with Policy 12b: Industry, Storage and Distribution, industrial, storage and distribution uses are to be intensified around the existing Aggregates Railheads and the relocated Waste Transfer Station (if retained on site) to act as a buffer to more sensitive uses, as shown in the land use plan (Figure 11). All development proposals, including the residential within the Consultation Area of either facility must apply the Agent of Change principle, and will need to demonstrate that the proposal will

- not prejudice the existing use of the facility;
- not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of the proposed development due to the ongoing operation of the facility;
- ensure that any mitigation measures proposed either as part of the new development or in relation to the existing operation or its site are practical; and
- ensure that all costs can be met by the developer of the development proposal.

Residential and commercial development of the Aggregates Railheads site will only be acceptable if the current operation, and the relocated Waste Transfer Station are relocated off-site, subject to meeting the requirements of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (or future equivalent) or removing the safeguarding policy related to this site.

Why we are doing this

Relevant objectives: 3

The adopted Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (adopted 2021) and Policies Maps (2021) safeguards both the Aggregates Railheads at Chesterton Sidings and the Waste Transfer Station on Cowley Road. The safeguarding policies include requirements on all new development proposals within a Consultation Area (circa 250m from the boundary of the existing facility) to ensure such proposals do not prejudice the existing operation. There are currently no suitable alternative locations identified outside of the Area Action Plan area to which these uses could be suitably relocated. As such, both uses must be accommodated within the development proposals of the Area Action Plan. In order to protect future residential amenity and other sensitive uses, the Area Action Plan provides for the provision of intensified General Industrial (B2) and Storage and Distribution (B8) uses around these operations, providing a buffer. All new development proposals within the Consultation Area of the respective facilities must demonstrate that they can achieve satisfactory design mitigation, either at source (i.e. improvements to the environmental performance of the facility) or to the development (i.e. in terms of acceptable environmental standards). All costs of required mitigation will need to be met in full by the developer of the new development proposal.

There has been a long-term ambition to relocate the Aggregates Railheads from North East Cambridge. Whilst this policy and Area Action Plan Spatial Framework do not seek to relocate this use off-site, it also sets a clear preference for residential development to be delivered on the site should the site become available for development during the plan period. Any future development in this area would need

to protect residential amenity in accordance with Policy 25: Environmental Protection.

The Cambridge Waste Water Treatment Plant is also a safeguarded use within the Minerals and Waste Plan. However, the adoption of the Area Action Plan is predicated on it being possible, through a separate planning process, to relocate this facility to another site and freeing up the land for comprehensive redevelopment and it is not a proposal of the Area Action Plan.

Evidence supporting this policy

- North East Cambridge Area Action Plan: Commercial Advice and Relocation Strategy (2021)

Monitoring indicators

- None

Policy links to the adopted Local Plans

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

8.5 Planning contributions

Planning contributions can take the form of financial or in-kind contributions from developers to mitigate the impacts from the development. These help to provide affordable housing, can secure employment opportunities during the construction and post construction phases of development; and secure necessary infrastructure, all of which should be provided in a timely manner alongside development.

Policy 27: Planning Contributions

- A. The Councils will seek appropriate planning contributions on a scheme-by-scheme basis to secure the provision of affordable housing (in relation to residential development schemes), employment opportunities, and to ensure development proposals provide or fund new or enhanced strategic

infrastructure and improvements, and to mitigate site specific impacts made necessary by the proposal.

It is expected that applicants engage in pre-application discussions with the Greater Cambridge Shared Planning Service to agree draft S106 Heads of Terms that will be submitted with each application.

Viability

- B. Where there are concerns with site specific development viability, the onus is on the applicant to provide clear evidence of the specific site circumstances. Viability concerns should be raised at the pre-application stage.
- C. Where viability considerations are accepted, the Councils will determine the balance of obligations and will require a future review and, where appropriate, clawback mechanisms.

Why we are doing this

Relevant Objectives: 1, 2, 3, 4

All new development proposals within NEC are required to contribute fairly and equitably towards the necessary supporting infrastructure, through both on-site provision and financial contributions to relevant area-wide requirements. NEC Area-wide requirements may extend to include not just physical provision, but the management and maintenance of strategic infrastructure (such a public transport, public realm, and green infrastructure) and, where appropriate, the monitoring of activities or mitigation measures (such as vehicle trips).

While the councils expect most site-specific impacts to be mitigated through good design and layout (in accordance with Policy 6), some impacts are likely to require physical works or other forms of improvement to mitigate them.

Development proposals must consider the full policy requirements set out in the Area Action Plan. Viability assessments should only be conducted where justified through exceptional site-specific circumstances. Viability assessments should be produced in line with the national planning practice guidelines. Independent verification of viability assessment will be sought, and any costs that this incurs will be borne by the

developer. Once accepted by the councils, the assessment will be made publicly available.

Evidence supporting this policy

- North East Cambridge Viability assessment (2021)
- North East Cambridge Infrastructure Delivery Plan (2021)

Topic Papers and other documents informing this policy

- Health Facilities and Wellbeing Topic Paper (2021)
- Skills, Training and Employment Opportunities Topic Paper (2021)
- Community Safety Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- Smart Infrastructure: Future Mobility (2021)
- Smart Infrastructure: Digital Infrastructure (2021)
- Internalisation Topic Paper (2021)

Monitoring indicators

- Securing of S106 contributions

Policy links to adopted Local Plans

Cambridge Local Plan

- Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

South Cambridgeshire Local Plan

- Policy TI/8: Infrastructure and New Developments
- Policy H/10: Affordable Housing

8.6 Meanwhile uses

Development across North East Cambridge will be phased over a number of years and critical to its success will be making sure that a sense of place and community is

developed from the start. Policy 23 requires consideration of how early residents will be supported through community development.

Temporary ‘meanwhile’ projects which create community services, small-scale business and retail spaces and public realm can achieve this, supporting local skills development and entrepreneurship, and meeting short-term gaps in the delivery of permanent community infrastructure.

This policy sets out how temporary planning permission will be supported for meanwhile uses that contribute to the vibrancy and wider vision for the area.

Policy 28: Meanwhile uses

Temporary planning permission will be granted for “meanwhile” uses in buildings or on spaces that would:

1. otherwise remain empty or underused as they are not expected to come forward for development in the short-term;
2. contribute to meeting the day-to-day needs of the local community;
3. contribute positively to the emerging identity of North East Cambridge;
4. reinforce the longer term uses planned for the area, including the consideration given to supporting meanwhile occupiers securing permanent spaces within developments; and
5. not give rise to an unacceptable impact on existing or proposed neighbouring uses, on the transport network, and to environmental conditions.

Such uses should meet accessibility standards, provide for safe and convenient access for both servicing and users, include sufficient and secure cycle parking and be designed to be provided in a flexible and coordinated way.

Temporary permission for meanwhile uses will be linked to the phasing of the delivery of the District’s Centres and the delivery of permanent facilities.

Why we are doing this

Relevant Objective: 1, 2, 4, 5

The value of meanwhile use is recognised by the councils as a strategy for enabling early delivery of longer-term regeneration and development proposals. The comprehensive regeneration of North East Cambridge will be phased over a number

of years and it is not feasible to put the full range of permanent structures and/or uses planned for the area from the outset. Providing temporary “meanwhile”⁶ spaces, buildings and uses during the initial stages of the development can help provide opportunities for active uses throughout the redevelopment and to ensure that the new residents do not need to travel far to meet their day to day needs and avoid unsustainable patterns of movement.

Meanwhile uses also have an early role in place making, by being able to quickly bring life and activity to an area before permanent development begins. This also has the benefit of acting as a prototype for the character of this new city district, ensuring early understanding of it as a place, enhancing the attractiveness to potential future tenants, and businesses may flourish helping to provide readymade tenants that can migrate into permanent space.

Ideally the meanwhile use would occupy a space which is intended to be available for at least five years, in order to offset the start-up costs and enable the establishment of viable businesses, noting the low cost and low-risk nature of the development makes them attractive to business start-ups, community groups and the creative and cultural sectors.

Meanwhile uses could take a number of different forms, such as repurposing an existing building, new build, the use of outdoor space, or a combination of these, and may comprise one or a wide range of compatible uses, such as shops, bars, cafes, other retail, office start-ups, health facilities, cultural spaces and workplaces, charities, nurseries and community centres spaces and facilities.

The policy does not therefore seek to constrain innovation in the form of meanwhile use(s) but concerns itself with ensuring what’s proposed will meet local needs, contribute to place-making and place-identity and will not impact upon the operation of existing uses or inhibit policy compliant permanent development coming forward on neighbouring sites. In this context, the location, siting, access arrangements, and the achievement of satisfactory environmental conditions for users are all key considerations as to the acceptability of a proposal.

⁶ “Meanwhile” use is a catch-all title adopted in recent years to describe a diverse range of pop-up cafés, shops and temporary uses of empty property and land awaiting longer-term development.

New facilities should be provided in flexible spaces which are adaptable, and consideration should be given to co-locating uses to generate vibrant spaces. Meanwhile uses will not be permitted where it would prevent development from being brought forward in a timely fashion. Consideration should be given to how meanwhile uses transition to new permanent sites within the Area Action Plan area as they become available to ensure their continuity.

Evidence supporting this policy

- Community and Cultural Facilities Audit Provision (2021)
- Cultural Placemaking Strategy (2021)
- Greater Cambridge Creative Business and Cultural Production Workspace Study (2021)

Topic Papers and other documents informing this policy

- Health Facilities and Wellbeing Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)

Monitoring indicators

- Meanwhile use permissions granted

Policy links to the adopted Local Plans

- South Cambridgeshire Local Plan
- Policy SC/4: Meeting Community Needs

8.7 Employment and training

Many of the areas surrounding the Area Action Plan area experience relatively high levels of deprivation and unemployment and it is essential that new development contributes to addressing these inequalities. This policy sets out how development should create meaningful employment and training opportunities for existing residents during both the construction and operational phases of the development.

Policy 29: Employment and Training

In order to support and enable employment and training opportunities for local people, proposals for development over 1000m² commercial floorspace or 20 dwellings will be required to be accompanied by an Employment and Skills Plan (ESP) for agreement with the Councils as part of the planning application process. The ESP will need to demonstrate how employment, skills and training opportunities for local people will be provided in the construction phase of developments, and in addition the operational phase of commercial developments.

The ESP should:

- Demonstrate how opportunities will be taken to employ a skilled local workforce such as local contractors, apprentices and trainees and how opportunities will be advertised;
- Detail how training opportunities will be provided, which could include working with local academies, colleges and educational establishments, such as Cambridge Regional College, to provide training and apprenticeships;
- Demonstrate how opportunities arising from the scheme will be made accessible to local residents, particularly those in existing communities bordering the site and to priority groups;
- Propose targets, and set out how the delivery of the plan will be monitored.

Implementation of the ESP will be secured through a planning obligation (S106).

Why we are doing this

Relevant objectives: 3, 5

Greater Cambridge is recognised as having one of the fastest growing economies in the UK and delivers large numbers of employment opportunities across a range of sectors. It is envisaged that North East Cambridge will play a significant role in meeting future employment needs of the Greater Cambridge area. As such the North East Cambridge area will continue to provide short and longer- term opportunities for a workforce with a range of skills to be employed during the construction phases of development and beyond.

The areas adjoining the North East Cambridge area are largely residential where the wards of King's Hedges and East Chesterton both fall within the twenty most deprived wards in Cambridgeshire in terms of indices of multiple deprivation. It is essential the proposed development at North East Cambridge contributes towards reducing such inequalities by securing training and employment opportunities for unemployed and underemployed residents in these neighbouring areas. The amount of development planned for North East Cambridge provides an opportunity to benefit local residents through support for skills development, vocational training, apprenticeships and similar employment training programmes. These programmes are of particular benefit to those residents within the local area experiencing economic and social deprivation. Provision for these schemes will therefore be sought in Planning Obligations for all major development within North East Cambridge. This will be part of a broader Anti-Poverty Strategy to improve skills and opportunities for local people in the wider area.

New development should proactively support local employment opportunities ensuring that skills, training and employment is not only provided but taken-up by a local workforce in both the construction and end-use phase and utilise existing and new private/public funding opportunities to develop new initiatives where possible. This will enable residents to access skilled-based employment locally and apprenticeships to those who wish to attain qualifications that will allow them to progress in their careers.

The Area Action Plan seeks to bring together innovation, industry and education which supports the overarching principles of a successful innovation district. By integrating Cambridge Regional College with the existing science and innovation parks as well as wider planned development, the plan seeks to increase access to apprenticeships and training, ultimately reducing the skills gap and increasing employment in the area. A key outcome from this will be a more highly skilled workforce, not only enhancing social inclusion but encouraging good growth within the area.

During the construction phase developers would be expected to deliver an agreed employment and training target for apprentices and trainees along with notification of all vacancies on site which includes all opportunities with contractors and subcontractors. For both the construction and end use phases the developer should be committed to working in partnership with the Councils and specifically the

Economic Development Team to produce an Employment and Skills Plan (ESP). In order to ensure access to skilled local labour is not a constraint to development delivery, the ESP should also set out measures of how the workforce could be sourced from the wider travel to work area if there is an evidenced shortage of short term local skilled labour.

Topic Papers and other documents informing this policy

- Skills, Training and Local Employment Opportunities Topic Paper (2021)
- Anti-Poverty and Inequality Topic Paper (2021)
- Education Topic Paper (2021)

Monitoring indicators

- Number of Employment and Skills Plan secured through S106 agreements

Policy links to the adopted Local Plans

- None

8.8 Digital infrastructure and open innovation

Smart development can be defined as using data gathering technologies in buildings and spaces to manage assets, resources and services efficiently. This has the potential to reduce energy and resource use and improve public services to help deliver the Area Action Plan's strategic objectives. North East Cambridge provides an opportunity to embed smart thinking into the area from the earliest stages and should be carried out in an open, equitable and adaptable manner. The policy sets out the expectations for smart technology and open data provision and management.

Policy 30: Digital infrastructure and open innovation

Major development proposals will be required to be supported by a Digital Infrastructure and Open Innovation Strategy which must detail how schemes will meet current and future anticipated requirements. These should set out how the

development will be innovative and embrace the opportunity to develop sensor networks embedded into the development which supports achieving the high environmental standards set out within the Area Action Plan. The Digital Infrastructure and Open Innovation Strategy must address the following requirements.

Smart buildings

New developments should:

- a. consider the impact of the design on wireless connectivity within the building, in-building solutions should be provided if the building design is expected to impact on the quality of wireless signals;
- b. ensure access to high quality communications via the latest generation of high-speed gigabit-capable broadband;
- c. establish “open access” broadband infrastructure provided by at least two suppliers or a neutral host;
- d. assess the likely impact of developments on the existing mobile networks in the area and take appropriate action to mitigate any adverse impacts and design in mobile phone infrastructure from an early stage including engaging with Mobile Network Operators;
- e. incorporate SMART technologies to facilitate efficient waste management from multi tenanted buildings; and
- f. consider rooftop delivery space to provide passive provision for airborne drones; and
- g. Include public Wi-Fi in publicly accessible buildings.

Smart public realm

Developments that provide new public realm should ensure that all street furniture has been considered for smart multifunctionality. Street furniture should be self-powered through solar panels, and where appropriate it should aim to include wayfinding information, publicly accessible Wi-Fi, and electric charging points for phones and/or electric vehicles. All data collected by street furniture should be open source. This should be facilitated by:

- h. ensuring that fibre connectivity is designed in a way that it will be easily accessible for connection to street furniture such as street lighting columns to

facilitate future improvements such as future rollout of the latest small cell mobile communications technology

- i. designing street furniture in such a way that the installation of telecoms equipment and other sensors can be included.

Open data

All developments with data generating interventions should provide machine readable data to the Councils so that the Councils can republish the data on their open data platforms that can be used by a single API for all open data collated.

Future mobility zone

The Councils will support experiments at North East Cambridge on future mobility to help foster the area's innovation and support the delivery of new transport services. This is to enable first and last mile journeys to be made by innovative forms of transport.

3D model

All major development should submit a 3D model in a as a native file to the local planning authority as part of a planning application to allow for landscape, townscape and microclimate impacts to be considered virtually.

Why we are doing this

Relevant objectives: 1, 2, 4, 5

Using the innovation potential of new technologies, North East Cambridge could improve public services to enhance the lives of people and working within the area. The Area Action Plan needs to identify an approach that can utilise data technology and information to address the evolving needs of North East Cambridge's residents, workers, and visitors.

Open innovation initiatives at North East Cambridge will collect information and data to enhance the understanding of planning and public services by generating information on service delivery, resource consumption, and mobility patterns. All policies relating to physical, digital, and social infrastructure have the potential to be smart, but it can only be so if it is connected to a network of systems that support interlocking operations or functions. Connecting different technological interventions

with each other can provide the potential for integrated urban services that can be harnessed to add value and become smart. The integration of data at North East Cambridge should be open, i.e. shared on terms that are not only machine readable, but fair, transparent, and accountable consistent with privacy regulation of General Data Protection Regulation (GDPR).

North East Cambridge provides an opportunity to embed smart thinking into a new development from its inception. Three key areas were identified as being the most relevant to smart considerations:

future mobility, i.e. transport innovation impacting systems of movement – integrated ticketing, applications using real time information for journey planning, etc – as well as new modes of transport – drones, autonomous vehicles, etc.

environmental monitoring, i.e. equipment, systems and sensors that can support the remote understanding of environmental performance such as light pollution, noise, air quality, building energy efficiency and flood risk to enable real-time analysis.

connectivity, i.e. the enabling infrastructure that will support the realisation of new technological improvements.

All of these could have profound implications on the use of public space, the ability of residents and workers to meet the trip budget, biodiversity net gain, and the capacity of statutory authorities to provide services.

North East Cambridge needs to establish the enabling infrastructure for smart technology and become a test bed for the experimentation of new technology. Lamp posts, for example, could use low energy lighting that is responsive to different times of day and use patterns, as well as also incorporate air quality sensors, publicly-accessible WIFI, electric vehicle charging points, and share their data openly for reuse by others. A multifunctional approach to design and integrated technology can therefore provide a range of smart proposals, allow efficient data monitoring and reduce visual clutter within the public realm.

North East Cambridge's approach to the smart city will be open and flexible systems to adapt to social changes and institutional innovations. Platforms and initiatives should be designed around the needs of citizens themselves and actively involve citizens in the design of the next generation of public infrastructure and services, thereby building common ecosystems and common frameworks for interoperable

digital services. Processing urban information in real time and making data publicly accessible can facilitate a transformation in how North East Cambridge's public resources will be used, together with improving public services such as mobility, transportation, and health care systems.

North East Cambridge can harness the power of technology and digital innovation to benefit all residents, workers, and visitors, and contribute to good growth by making the economy more sustainable and collaborative. Introducing network technologies in North East Cambridge is not just about providing the city with connectivity, sensors, and AI, but there is also an opportunity to achieve strategic objective priorities such as affordable housing, sustainable mobility, and active citizenship. To ensure that these ambitions are fulfilled development proposals will need to outline their digital infrastructure and open innovation strategies.

Smart buildings

The policy seeks to future proof the built environment within North East Cambridge to adapt to the future economy. This policy is designed to enable the buildings at North East Cambridge to be designed, implemented, operated, and managed in a smart and resilient way in line with the strategic objectives of the Area Action Plan. The policy aims to ensure overall security and safety, resilience, usability, and efficiency of buildings as assets, while reducing the amount of capital and intervention required to achieve these outcomes. The policy also seeks to ensure there is a uniform and consistent approach in the delivery of waste collection across North East Cambridge by employing latest technology and innovation for example underground bunkers incorporating sensor technology to ensure efficient service provision is delivered.

By ensuring that residents and businesses have a wide selection of digital suppliers this will allow for consumer choice, competitive pricing as well as encourage providers to deliver a high quality service. The policy proactively requires developers to identify pre-designated locations for future mobile mast installations to ensure site wide mobile coverage. This should include suitable design of the land or building to accommodate the equipment as well as the provision of power and backhaul connectivity to the mast location.

Smart street furniture

Multifunctional street furniture that is self-powered can help North East Cambridge improve the interactivity of its public spaces by providing public services, information, and connectivity, while at the same time enabling the collection of valuable open data by the Councils provide opportunities for further innovation.

Open data

The policy aims to use tools such as open data to incubate innovation, improve public services, and empower residents and workers. This needs to be matched by an ethical and responsible innovation strategy, that can make the most out of data and experimenting with new innovation such as future mobility, while guaranteeing data sovereignty and privacy in line with GDPR. This will help ensure that public resources and assets are aligned to the principles of good growth.

Future mobility zone

There has been a number of technological enhancements to public and private transport in recent years. The rate of change means that conducting experiments in future mobility at North East Cambridge will enable the area to explore different mobility options which showcase innovation. These trails and experiments will help to provide a long term unique site specific approach to mobility at North East Cambridge.

Topic Papers and other documents informing this policy

- Smart Infrastructure: Environmental Monitoring Topic Paper (2021)
- Smart Infrastructure: Digital Infrastructure Topic Paper (2021)
- Smart Infrastructure: Future Mobility Topic Paper (2021)
- Internalisation Topic Paper (2021)

Monitoring indicators

- Percentage of eligible developments where Digital Infrastructure and Open Innovation Strategies were secured

Policy links to adopted Local Plans

Cambridge Local Plan

- Policy 42: Connecting new developments to digital infrastructure

South Cambridgeshire Local Plan Policy

- CC/1: Mitigation and Adaptation to Climate Change Policy
- CC/3: Renewable and Low Carbon Energy in New Developments Policy
- CC/5: Sustainable Show Home Policy
- TI/10: Broadband

8.9 Trajectories

This section of the Area Action Plan provides details about anticipated delivery of development across North East Cambridge including area specific data for each of the development areas over the plan period (up to 2041) and beyond. It gives an indication of the how much development will take place in each area and when. The National Planning Policy Framework (NPPF) requires strategic policies to include a trajectory illustrating the expected rate of housing delivery over the plan period. In preparing the trajectories for the Plan, the Councils have had regard to a number of factors:

The anticipated date of a decision on the Waste Water Treatment Plant
Development Consent Order application

The anticipated date of adoption of the Area Action Plan;

The relocation of the Waste Water Treatment Plant and decommission of existing
site;

A higher than average but reasonable build rate for the development, informed by
on-going engagement with the landowners/developers, based on:

- current expectations of the housing and employment market;
- efficient building processes such as modular housing;
- the housing types to be delivered; and
- housing tenures which support quick delivery (e.g. Built to Rent).

However, the anticipated phasing of delivery must be heavily caveated that it could be affected in the event of any changes in circumstances that affect confidence in

the timing of delivery, for example the economic impact of COVID-19, availability of an adequate water supply, and further discussions with landowners and developers that identify that the rate of delivery is not achievable.

Engagement with landowners and developers in preparing the plan has suggested that they anticipate that 530 homes per year could be delivered at North East Cambridge over the plan period. The level of development assumed by the Councils on strategic sites in the past has typically been 250 dwellings per year. The Housing Delivery Study 2021, prepared to support the Greater Cambridge Local Plan, concludes that for strategic sites within and on the edge of Cambridge, a rate of 350 dwellings per year can reasonably be relied upon, with a gradual increase in annual delivery at the beginning of the site's delivery and a gradual reduction at the end, both over a period of three years. Given the nature of the proposed development at North East Cambridge, there may be potential for this to accelerate further through some of the assumptions noted above. There is no policy limit on annual delivery subject to meeting the wider policy requirements of the development plan, but the trajectory anticipates a maximum of 350 dwellings per annum. This will be kept under review through the annual housing trajectory and may be refined as necessary drawing on evidence from further engagement with landowners and developers.

The phasing of business floorspace is anticipated to be fairly continuous throughout the plan period. Engagement with landowners/developers and evidence base documents note that a significant amount of business floorspace can be delivered and absorbed by the market during the plan period. The re-provision of industrial floorspace is anticipated to come forward steadily across the plan period. This reflects that land within Chesterton sidings is within single ownership, whilst Cowley Road Industrial Estate is made up of fragmented land ownership where existing lease arrangements and some relocations off-site or elsewhere within the North East Cambridge area (e.g. Waste Transfer Station) are likely to mean that development will be delivered from the middle of the plan period in this area. The Councils have prepared a Commercial Advice and Relocation Strategy to further inform these delivery assumptions for industrial floorspace. For both business and industrial floorspace delivery, this is also caveated that in the event of any changes, for example the economic impact of COVID-19 and/or further discussions with landowners and developers.

Figure 45 and 46 below provide a summary of the broad distribution and phasing of the housing provision anticipated in the plan.

Residential - Net additional units	2020/2	2025/3	2030/3	2035/4	Plan Period	2041+	Total
Anglian Water / Core Site	-	-	400	1,500	1,900	3,600	5,500
Cambridge Business Park	-	-	100	200	300	200	500
Cambridge Science Park	-	-	-	-	-	-	0
Chesterton Sidings	-	650	600	-	1,250	0	1,250
St Johns Innovation Park	-	-	-	-	-	-	0
Trinity Hall Farm Industrial Estate	-	-	-	-	-	-	0
Nuffield Road Industrial Estate	-	-	50	100	150	300	450
Cowley Road Industrial Estate	-	-	-	100	100	350	450
Merlin Place	-	-	-	125	125	0	125
Milton Rd Car Garage	-	-	0	75	75	0	75
Cambridge Regional College	-	-	-	-	-	-	0
Total	0	650	1,150	2,100	3,900	4,450	8,350

Fig 45: Table showing Net additional Residential units

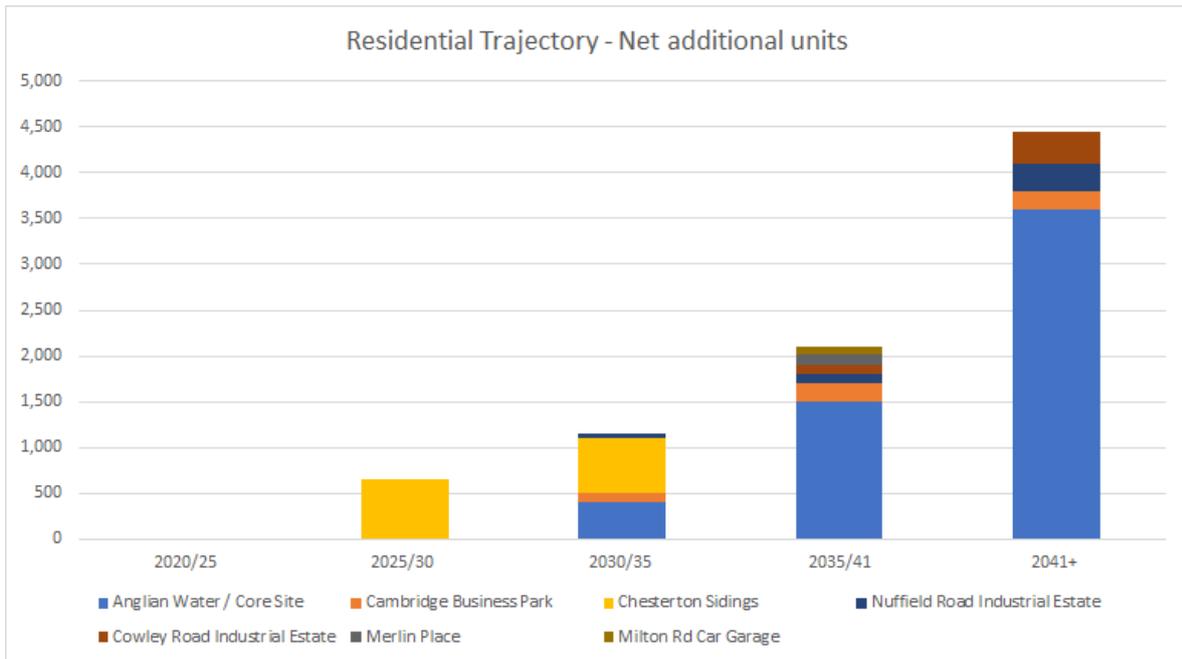


Figure 46: Graph showing Residential Trajectory in Net additional units

8.10 Monitoring

When this Area Action Plan has been adopted, it will be important to ensure that the policies outlined in this document are meeting the vision outlined for North East Cambridge and its stated strategic objectives. The local planning authorities will therefore follow the progress of the policies contained within the Area Action Plan by monitoring how successfully the objectives are being achieved.

A monitoring framework for the Area Action Plan has been created to establish the indicators and targets that will be used to monitor its progress. It also sets out the actions that could be taken if targets are not being achieved.

The framework will be used to monitor the Area Action Plan annually, and the results will be reported in the Authority Monitoring Report for Greater Cambridge.

Draft monitoring framework

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC1	Progress of Development at North East Cambridge	Policy 1: A comprehensive approach at North East Cambridge	To deliver mixed use development at North East Cambridge reflecting policies in the Area Action Plan.	Trigger: <ul style="list-style-type: none"> • [No specific trigger] • Contextual indicator, which is essentially the sum of all other indicators Action: <ul style="list-style-type: none"> • [No specific action] 	This indicator will be reported on by a paragraph describing overall progress of the plan by reference to other indicators and activity

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC2	Percentage of permissions meeting the net zero carbon buildings requirements	Policy 2: Designing for the climate emergency	That all development proposals for all new dwellings and new non-residential buildings meet the policy standards.	<p>Trigger:</p> <ul style="list-style-type: none"> For monitoring purposes a notional level of 20% or more of planning permissions permitted in a year without a condition requiring a sustainability statement and energy statement <p>Action:</p> <p>Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:</p> <ul style="list-style-type: none"> Review Development Management processes. 	<ul style="list-style-type: none"> Annual review of major planning permissions as part of AMR Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council Note: the monitoring system for this indicator still needs to be developed

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC3	Percentage of permissions where the condition of securing the water efficiency policy standards have been met (for residential and non-residential)	Policy 4a: Water efficiency	That all development proposals (residential and non-residential) meet the policy standards for water efficiency. Residential developments must achieve efficiency standards equivalent to 80 litres per person per day. Non-residential buildings to achieve maximum BREEAM credits for water use (Wat 01)	<p>Trigger:</p> <ul style="list-style-type: none"> For monitoring purposes a notional level of 20% or more of planning permissions granted for residential or non-residential development permitted in a year without a condition applied relating to water efficiency. <p>Action:</p> <p>Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:</p> <ul style="list-style-type: none"> Review Development Management processes. 	<ul style="list-style-type: none"> Annual review of major planning permissions as part of AMR Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC4	Percentage of permissions contrary to EA advice	Policy 4c: Flood Risk and Sustainable Drainage	No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.	<p>Trigger:</p> <ul style="list-style-type: none"> • One or more developments granted planning permission in a year against the advice of the Environment Agency, without appropriate conditions and / or a satisfactory flood risk assessment. <p>Action:</p> <p>Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:</p> <ul style="list-style-type: none"> • Review Development Management processes. 	<p>Data compiled using (i) information published by the Environment Agency, (ii) information submitted with planning applications and delegation or committee reports, and (iii) conditions imposed on planning permissions.</p> <p>Annual.</p>

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC5	Percentage of permissions that set out how they will achieve 20% biodiversity net gain	Policy 5: Biodiversity and Net Gain	Delivery a minimum of 20% net gain in biodiversity value (on-site and off-site)	<p>Trigger:</p> <ul style="list-style-type: none"> For monitoring purposes a notional level of 20% or more of planning permissions granted for residential or non-residential development without securing 20% Biodiversity Net Gain. <p>Action:</p> <p>Review the circumstances that led to the trigger being met, and then take action as appropriate which may include:</p> <ul style="list-style-type: none"> Review Development Management processes. 	<ul style="list-style-type: none"> Annual review of major planning permissions as part of AMR Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC6	Number of schemes reviewed by Greater Cambridge Design Review Panel	Policy 6a: Distinctive design for North East Cambridge	All major schemes reviewed by the Greater Cambridge Design Review Panel	<p>Trigger:</p> <ul style="list-style-type: none"> Lack of schemes being brought to Greater Cambridge Design Review Panel <p>Action:</p> <ul style="list-style-type: none"> Review with Greater Cambridge Design Review Panel officers 	Greater Cambridge Design Review Panel Annual Report

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC7	Amount of new open spaces permitted (Ha)	Policy 8: Open spaces for recreation and sport	<ul style="list-style-type: none"> • 22.54 hectares net additional informal open space delivered • 5.04 hectares net additional provision for children and teenagers play space delivered 	Trigger: <ul style="list-style-type: none"> • Significant shortfall in open space delivered Action: <ul style="list-style-type: none"> • Review development management process 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC8	Development in line with spatial framework	Policy 10a: North East Cambridge Centres Policy 10b: District Centre Policy 10c: Science Park Local Centre Policy 10d: Station Approach Policy 10e: Cowley Road and Greenway Local Centres	See policies 12, 13a and 13b. Housing and employment policies will be monitored at the AAP scale	-	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC9	Percentage of wheelchair accessible homes permitted	Policy 11: Housing design standards	5% of all new build homes should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'	Trigger: • Schemes consistently delivering less than 5% of new build homes to M4(3) standard Action: • Review development management process	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC10	Amount of new employment floorspace permitted and completed by type (gross and net)	Policy 12a: Business	Up to 188,500m2 net additional business (Class E(g)) floorspace permitted and completed	Trigger: • Lack of progress in site delivery Action: • Discuss progress with developers/ agents to identify issues and necessary interventions	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC11	Availability of industrial land measured through no overall net loss of industrial and warehouse floorspace (B2 and B8).	Policy 12b: Industry	No overall net loss of permitted and completed industrial and warehouse floorspace (B2 and B8)	Trigger: • Lack of progress in comparison with target Action: • Discuss progress with developers/ agents to identify issues and necessary interventions	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC12	Net additional homes permitted and completed	Policy 13a: Housing	Make provision for approximately 8,350 dwellings in accordance with the Area Action Plan Spatial Framework and the Land Use Figure	Trigger: <ul style="list-style-type: none"> • Lack of progress in comparison with annually published housing trajectory Action: <ul style="list-style-type: none"> • review development management process 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC13	Number of affordable homes permitted and completed	Policy 13b: Affordable housing	At least 40% of all new homes within the area to be delivered as affordable housing	Trigger: <ul style="list-style-type: none"> • Lack of progress in comparison with target Action: <ul style="list-style-type: none"> • review development management process including viability assessments 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC14	Percentage of affordable homes by tenure permitted and completed	Policy 13b: Affordable housing	<p>Within the affordable housing secured, the following proportions of each affordable housing tenure should be provided:</p> <ul style="list-style-type: none"> i. 25% First Homes, ii. 55% affordable rent homes, iii. 5% social rent homes, and iv. 15% shared ownership homes or other forms of affordable home ownership as appropriate. <p>Affordable Private Rent homes should be provided within Build to Rent developments, as set out in Policy 13c: Build to Rent.</p>	<p>Trigger:</p> <ul style="list-style-type: none"> • Lack of progress in comparison with target <p>Action:</p> <ul style="list-style-type: none"> • review development management process 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC15	Monitor housing mix by no. bedrooms	Policy 13a: Housing	Proposals should secure an appropriate mix of housing on site and contribute to the creation of inclusive, mixed and balanced communities. 'Appropriate' should be justified by reference to the councils' latest evidence on housing need as set out in the Joint Greater Cambridge Housing Strategy 2019-2023, including additional and Annexes (2021) (or any future updates), the Housing Needs of Specific Groups study (2021) or any other evidence of housing need published or endorsed by the Councils, and the housing mix set out in the AAP.	Trigger: <ul style="list-style-type: none"> • Housing mix significantly different than that set out in the AAP without justification Action: <ul style="list-style-type: none"> • review development management process • review policy 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC16	Net additional Build to Rent dwellings permitted and completed	Policy 13c: Build to Rent	No more than 10% of the total homes permitted across the Area Action Plan area as identified in Policy 13a: Housing should be Build to Rent	Trigger: <ul style="list-style-type: none"> • Built To Rent homes comprise more than 10% of total permitted homes Action: <ul style="list-style-type: none"> • review development management process • review policy 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC17	Proportion of Build to Rent dwellings permitted and completed that are classified as affordable rent	Policy 13c: Build to Rent	Build To Rent permissions should include a minimum of 20% Affordable Private Rent homes	Trigger: <ul style="list-style-type: none"> • Built To Rent permissions include less than 20% Affordable Private Rent Action: <ul style="list-style-type: none"> • review development management process including viability assessments • review policy 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC18	Number of self and custom build homes permitted on-site	Policy 13e: Custom	On residential developments of 20 dwellings or more, 5% of all new homes should be brought forward as self or custom build homes	<p>Trigger:</p> <ul style="list-style-type: none"> • Self and custom build permissions less than 5% of all dwellings on schemes of 20 dwellings or more over a 5-year period <p>Action:</p> <ul style="list-style-type: none"> • review development management process including demand for self and custom build 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council
NEC19	Monitoring C1 (Hotels)	Policy 13f: Short term/corporate lets and visitor accommodation	No target	N/A - this a contextual indicator where the amount of C1 use permitted and committed will be monitored. C1 use will be monitored both in terms of floorspace and bedrooms	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC20	Amount of net floorspace for D1 and sui generis uses permitted and completed that fulfil a community or leisure use.	Policy 14: Social, community and cultural Infrastructure	<p>1) Satisfactory progress in the delivery of the minimum required on-site social, community and cultural infrastructure provision, specifically:</p> <ul style="list-style-type: none"> • 2 primary schools (inclusive of nursery provision), plus one safeguarded at Greenway Local Centre if needed to meet future needs • Visual and performing arts hub (including production studios, gallery/museum and theatre/community conference space) • Community garden and food growing spaces • Library and community centre • Health hub 	<p>Trigger:</p> <ul style="list-style-type: none"> • Lack of progress in delivering social, community and cultural infrastructure <p>Action:</p> <ul style="list-style-type: none"> • review development management process 	<ul style="list-style-type: none"> • Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council including monitoring commitments and completions of appropriate F1, F2 and sui generis uses • Annual review of major planning permissions as part of AMR

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC21	Amount of new retail and other town centres floorspace permitted and completed by type (gross and net)	Policy 15: Shops and local services	Up to: <ul style="list-style-type: none"> • 3,200m2 net additional convenience retail floorspace • 2,700m2 net additional comparison retail floorspace • 6,700m2 net additional other town centre uses floorspace 	Trigger: <ul style="list-style-type: none"> • Lack of progress in comparison with target Action: <ul style="list-style-type: none"> • Discuss progress with developers/ agents to identify issues and necessary interventions 	<ul style="list-style-type: none"> • Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council including monitoring commitments and completions of appropriate E uses and other appropriate town centre uses
NEC22	Number of cycle parking spaces in permitted schemes (residential and non-residential)	Policy 18: Cycle Parking	Cycle parking to be provided in excess of the minimum standards set of the adopted Cambridge Local Plan (2018). At least 5-10% of cycle parking provision should be designed to accommodate non-standard cycles.	Trigger Any permission granted with less than the minimum policy requirement for cycle parking. Action Review the Development Management process	Data compiled by reviewing number of cycle stands in each permission granted annually. Annually

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC23	Number of passenger journeys starting and ending at Cambridge North Station	Policy 19: Safeguarding for Public Transport	Contextual indicator, to provide information on the level of use of Cambridge North Station.	Trigger: <ul style="list-style-type: none"> • [No specific trigger] • Contextual indicator, to provide information on the implementation of policies to inform Local Plan review. Action: <ul style="list-style-type: none"> • [No specific action] 	Data on exits and entries of station compiled annually by the Office of Rail and Road
NEC24	Passenger numbers on the Guided Busway	Policy 19: Safeguarding for Public Transport	Contextual indicator, to provide information on the level of use of the Guided Busway	Trigger: <ul style="list-style-type: none"> • [No specific trigger] • Contextual indicator, to provide information on the implementation of policies to inform Local Plan review. Action: <ul style="list-style-type: none"> • [No specific action] 	Cambridgeshire County Council traffic monitoring published annually
NEC25	Number of delivery hubs permitted and completed	Policy 20: Last mile deliveries	Up to 2 delivery and consolidation hubs of up to 1,500m ² each	Trigger: <ul style="list-style-type: none"> • No progress in delivering hubs Action: <ul style="list-style-type: none"> • Work with landowners and developers to bring forward a delivery hub. 	Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC26	Compliance with the Trip Budget	Policy 22: Managing motorised vehicles	The maximum vehicular trip budget for the Area Action Plan area on to Milton Road is: <ul style="list-style-type: none"> • AM Peak: 3,900 two-way trips • PM Peak: 3,000 two-way trips For access on to Kings Hedges Road, the maximum vehicle trip budget is: <ul style="list-style-type: none"> • AM Peak: 780 two-way trips • PM Peak: 754 two-way trips 	Trigger: <ul style="list-style-type: none"> • Any non-compliance with the trip budget Action: <ul style="list-style-type: none"> • Work with landowners and developers to address the non-compliance 	Monitoring data from Cambridgeshire County Council (secured through planning obligation) - monitored annually
NEC27	Number of car parking spaces in permitted schemes (residential and non-residential)	Policy 22: Managing motorised vehicles	The maximum total provision of 4,800 employment related parking spaces accessed from Milton Road, and a further maximum of 1,160 accessed from Kings Hedges Road. For residential uses, a maximum site-wide parking standard of 0.5 spaces per household.	Trigger Any permission granted for residential development which exceeds 0.5 spaces per household. Action Review the development management process,	Data compiled by reviewing the ratio of car parking spaces to residential units in each permission granted annually. Annually

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC28	Securing of s106 contributions	Policy 27: Planning Contributions	Contextual indicator, to provide information regarding securing of necessary facilities and / or contributions to support all new development.	Trigger: <ul style="list-style-type: none"> • [No specific trigger] • Contextual indicator, to provide information on the implementation of policies to inform success of policies in the AAP. Action: <ul style="list-style-type: none"> • [No specific action] 	<ul style="list-style-type: none"> • Monitoring of contributions secured through s106 agreements and CIL compiled by South Cambridgeshire District Council and Cambridgeshire County Council. - annually
NEC29	Meanwhile use permissions granted	Policy 28 – Meanwhile uses	Temporary planning permissions for meanwhile uses are granted where they meet other required standards such as accessibility and cycle parking	Contextual indicator	<ul style="list-style-type: none"> • Annual survey of planning applications with Research & Monitoring Team at Cambridgeshire County Council • Note: the monitoring system for this indicator still needs to be developed

Indicator Number	Monitoring indicator	Policy	Target	Triggers and Actions	Data source and Frequency of Monitoring
NEC30	Number of Employment and Skills Plan secured through S106 agreements	Policy 29 - Employment and Training	Permissions for development over 1000m2 commercial floorspace or 20 dwellings will be accompanied by an Employment and Skills Plan (ESP)	Trigger: <ul style="list-style-type: none"> • Permissions do not include an Employment and Skills Plan Action: <ul style="list-style-type: none"> • Review development management process • Review policy 	Annual review of major planning permissions as part of AMR
NEC31	Percentage of eligible developments where Digital Infrastructure and Open Innovation Strategies were secured	Policy 30: Digital infrastructure and open innovation	Major developments must submit a Digital Infrastructure and Open Innovation Strategy.	Trigger: <ul style="list-style-type: none"> • Any major permissions do not include a Digital Infrastructure and Open Innovation Strategy Action: <ul style="list-style-type: none"> • Review development management process 	Annual review of major planning permissions as part of AMR

8.11 Appendices, Acronyms and Glossary

Acronyms and Glossary of Terms

Acronyms

AAP Area Action Plan

API Application Programme Interface

BREEAM Building Research Establishment Environmental Assessment Method

BTR Build to Rent

CEMP Construction Environmental Management Plan

CIBSE Chartered Institution of Building Services Engineers

EV Electric Vehicles

GCP Greater Cambridge Partnership

HIA Health Impact Assessment

HIF Housing Infrastructure Fund

LNR Local Nature Reserve

LVIA Landscape and Visual Impact Assessment

MHCLG Ministry of Housing, Communities and Local Government

NHS National Health Service

NPPF National Planning Policy Framework

PRS Private Rented Sector

R&D Research and Development

RICS Royal Institution of Chartered Surveyors

S106 Section 106

SA/SEA Sustainability Appraisal/Strategic Environmental Assessment

SPD Supplementary Planning Document

SuDS Sustainable drainage systems

Glossary of Terms

Aggregates: Aggregates take a number of different forms. Primary Aggregates include naturally occurring sand, gravel and crushed rock typically used for a variety of construction and manufacturing purposes. Recycled Aggregates are typically

produced from construction and demolition wastes. Secondary Aggregates are aggregates typically derived from a range of industrial and mineral wastes such as power station ash, glass, and mineral site spoils.

Affordable Housing: Housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is essential for local workers). Eligibility is determined using local incomes and local house prices.

Agent of Change Principle: The principle places the responsibility of mitigating the impact of nuisances (including noise) from existing nuisance generating uses on proposed new development close by, thereby ensuring that residents and users of the new development are protected from nuisances, and existing uses are protected from nuisance complaints. Similarly, any new nuisance-generating development will need to put in place measures to mitigate noise impacts on existing development close by.

Amenity: Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.

Apart-hotel: Self-contained hotel accommodation (C1 Use Class) that provides short-term occupancy purchased at a nightly rate with no deposit against damages. This will usually include concierge and room service, and include formal procedures for checking in and out.

Area action plan (AAP): A local plan document setting out policy and proposals for a specific area.

Battery storage: An energy storage system that captures energy produced to be used at another time. They are suitable for a range of applications, including vehicles and buildings.

Biodiversity: The variety of life in all its forms. This includes the plant and animal species that make up our wildlife and the habitats in which they live.

Biodiversity Net Gain: Is a requirement of the NPPF and Environment Bill 2020 that seeks to ensure new development minimise losses of biodiversity, helps to restore ecological networks, and provides an overall increase in natural habitat and ecological features.

Brownfield land: See 'Previously Developed Land'.

Building Research Establishment Environmental Assessment Method

(BREEAM): BREEAM is a set of standards for measuring the environmental

performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either 'pass', 'good', 'very good', 'excellent' or 'outstanding'.

Brownfield land: See 'Previously Developed Land'.

Build to Rent (BTR): Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Building density: Building density is the "floor area ratio" – the ratio of built floor area to land area. This is the most widely used measure for limiting the bulk of development on any given plot of land.

Cambridge Cluster: Refers to the 1,400+ technology, biotechnology, services providers and 22 North East Cambridge Area Action Plan - Issues and Options 2019 Term Definition support companies and organisations comprising more than 40,000 people employed by these in the Cambridge region.

Cambridgeshire & Peterborough Combined Authority: Made up of representatives from eight organisations. These are Cambridge City Council, Cambridgeshire County Council, East Cambridgeshire District Council, Fenland District Council, Huntingdonshire District Council, Peterborough City Council, South Cambridgeshire District Council and The Business Board. The Combined Authority is held to account by several committees made up of representatives from partner local authorities. The Authority is led by Mayor, Dr Nik Johnson, who was elected in 2021.

www.cambridgeshirepeterborough-ca.gov.uk

Cambridgeshire and Peterborough Minerals and Waste Local Plan: Comprises the Minerals and Waste Local Plan and Policies Map adopted by Cambridgeshire County and Peterborough City Councils (2021).

Car Barn: A multi-storey car park which is positioned on the edge of a district/ neighbourhood in order to reduce the number of vehicles using residential streets. Can be designed so that they complement their local environment.

Car Club: Car club is a membership scheme that offers people use of a car on a pay-as-you-go basis.

Circular economy: An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of ‘make, use, dispose’.

City Wildlife Site (CWS): A non-statutory designation for sites of nature conservation interest within an urban environment.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Cluster: Concentrations of companies in related activities, recognisable suppliers, service providers and institutions, which are cooperating, competing and collaborating to build competitive advantage, often across traditional sector boundaries. Such concentrations often depend on access to specialist skills and infrastructure within a specific area.

Connectivity: Connectivity describes the extent to which urban forms permit (or restrict) movement of people or vehicles in different directions. Permeability is generally considered a positive attribute of an urban design, as it permits ease of movement and avoids severing neighbourhoods. Urban forms which lack permeability, e.g. those severed by arterial roads, or with many long cul-de-sacs, are considered to discourage movement on foot and encourage longer journeys by car.

Construction Environmental Management Plan (CEMP): Outlines how a construction project will avoid, minimise or mitigate effects on the environment and surrounding area. CEMP will often detail the implementation of measures in accordance with environmental commitments outlined in; an Environmental Statement, Policy requirements, requirements of planning conditions, planning obligations, or other legislative requirements.

County Wildlife Site (CWS): A non-statutory designation for sites of local importance for nature conservation interest.

Decentralised Energy: Local renewable and local low-carbon energy sources.

Delivery hubs: Delivery hubs help consolidate deliveries into a smaller number of vehicles which can help reduce vehicle traffic and enable the onwards last mile delivery by cargo-bike or electric vehicle.

Design and access statement: A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with. The access element of the statement should demonstrate how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Development: This refers to development in its widest sense, including buildings, and in streets, spaces and places. It also refers to both redevelopment, including refurbishment, as well as new development.

Digital infrastructure: Infrastructure, such as small cell antenna and ducts for cables, that supports fixed and mobile connectivity and therefore underpins smart technologies.

District centre: A group of shops, separate from the town centre, usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants; boundaries are defined on the Cambridge policies map.

District heat networks: District heating is a system for distributing heat generated in a centralised location for residential and commercial heating requirements. The heat is often obtained from a co-generation plant burning fossil fuels but increasingly biomass, although heat-only boiler stations, geothermal heating and central solar heating are also used, as well as nuclear power.

East West Rail: The East West Rail scheme will re-establish a rail link between Cambridge and Oxford to improve connections between East Anglia and central, southern and western England. The central section will link Bedford to Cambridge. Further information is available on the East West Rail company website:

<https://eastwestrail.co.uk/>

Energy masterplanning: Spatial and strategic planning that identifies and develops opportunities for decentralised energy and the associated technical, financial and legal considerations that provide the basis for project delivery.

First Homes: First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria;
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000.

Futureproofing: Ensuring that designs are adaptable and take account of expected future changes.

Greater Cambridge: The combined areas of Cambridge and South Cambridgeshire.

Greater Cambridge Local Plan: Refers to the joint Local Plan being prepared for the Greater Cambridge area by Cambridge City Council and South Cambridgeshire District Council.

Greater Cambridge Partnership (GCP): Local delivery body for a City Deal with central Government, bringing powers and investment, worth up to £1 billion over 15 years. www.greatercambridge.org.uk

Green Belt: A statutory designation made for the purposes of: checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into each other; assisting in safeguarding the countryside from encroachment; preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land. Specific Green Belt purposes have been set out for Cambridge.

Green infrastructure: Green Infrastructure is a multi-functional network of public green spaces and routes, landscapes, biodiversity and heritage. It includes a wide range of elements such as country parks, wildlife habitats, rights of way, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.

Gross Internal Area: The whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.

Health impact assessment (HIA): A health impact assessment is a tool to appraise both positive (e.g. creation of new jobs) and negative (e.g. generation of pollution) impacts on the different affected subgroups of the population that might result from the development. Public participation is considered a major component of the process. It usually assesses a policy or proposal that does not have health improvement as a primary objective. The implementation of the development may result in intended objectives being met but may also result in consequences that are unintended and unanticipated. These unintended effects may be good or bad for people's health. An HIA is usually forward-looking (prospective) and done at a time when it is possible to change the proposed development if necessary, e.g. at the masterplanning stage.

Healthy New Towns: Healthy towns are those in which people can live and work in a safe, healthy, supportive and inclusive neighbourhood. A healthy town will ensure that people are able to enjoy the options of easy access by public transport and active travel modes (walking and cycling), to services and facilities that are relevant to them. It will also allow people to safely and easily move around their neighbourhood through high quality people focused spaces, while enjoying barrier free access to surrounding areas and to the city centre. They should have safe and easy access to a network of open spaces which meet their recreational needs to enhance health and wellbeing, as well as welcoming easily accessible communal spaces which provide opportunities for social interaction.

Hi-tech or high technology industry: Activities including production in fields which include biotechnology, chemicals, consultancy research and development, computer components and hardware, computer software, electronic systems and products, information technology, instrumentation, new materials technology, telecommunications, other forms of new manufacturing process or fields of research and other development which may be regarded as high technology uses.

Higher density: Means new residential and commercial development at a density that is higher than what is typically found in the surrounding context. It does not mean high density nor does it translate to high-rise development.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. (Source: NPPF)

Housing Infrastructure Fund (HIF): A government capital grant programme to deliver new physical infrastructure to support new and existing communities and make more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built.

Inclusive design: Inclusive design results in an environment which everyone can use, to access and benefit from the full range of opportunities available; confidently, independently, with choice and dignity, which avoids separation or segregation and is made up of places and spaces that acknowledge diversity and difference, meeting the needs of everyone in society.

Infrastructure: Includes transport, energy, water, waste, digital/smart, social and green infrastructure.

Infrastructure Delivery Plan: This will identify the infrastructure that is needed, when it is needed, and how much it costs.

Infra-technology: The integration of digital technology and infrastructure.

Landscape and Visual Impact Assessment (LVIA): process of assessing the landscape and visual effects of developments and their significance. Assessment should adhere to the Landscape Institute published 3rd edition of Guidelines for Landscape and Visual Impact Assessment (GLVIA3).

Local centre: A cluster of shops and other community facilities that satisfy local needs and are accessible on foot. Usually comprising a newsagent, a general grocery store, a sub-post office and occasionally other facilities such as a pharmacy, a public house and a hairdresser. Boundaries indicated on the policies map.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Planning Authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local Nature Reserve (LNR): Reserves with wildlife or geological features that are of special interest locally.

Low emission vehicles: Low or ultra low emission vehicle is the term used to describe any vehicle that uses low carbon technologies and emits less than 75g of CO₂/km from the tailpipe. They range from pure electric vehicles to plug-in hybrids.

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Massing: Massing is a term in architecture which refers to the perception of the general shape and form as well as size of a building.

Masterplan: A masterplan describes how proposals for a site will be implemented. The level of detail required in a masterplan will vary according to the scale at which the masterplan is produced.

Micro-mobility: Refers to a range of small, lightweight devices operating at speeds typically below 25 km/h (15mph) and is ideal for trips up to 10km. Micro-mobility devices include bicycles, E-bikes, electric scooters, electric skateboards, shared bicycles, and electric pedal assisted (pedelec) bicycles.

Mixed use developments: Development comprising two or more uses as part of the same scheme (e.g. shops on the ground floor and residential flats above). This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension.

Mobility as a Service (MaaS): Mobility as a Service (MaaS) integrates various forms of transport services into a single mobility service accessible on demand. For the user, MaaS can offer a single application to provide access to mobility (such as public transport, ride-, car- or bike-sharing, taxi or car rental) with a single payment channel instead of multiple ticketing and payment operations. It is designed to help users meet their mobility needs and solve the inconvenient parts of individual journeys.

National Planning Policy Framework (NPPF): This document sets out national planning policies for England and the Government's requirements for the Planning System. The policies in the NPPF must be taken into account when preparing Local Plans. www.gov.uk/government/publications/national-planning-policy-framework--2

National Planning Practice Guidance (NPPG): The Government's Planning practice guidance to support the NPPF.

www.gov.uk/government/collections/planning-practice-guidance

Net zero carbon: Net zero carbon means that carbon emissions cannot exceed zero. In practice, a net zero carbon target means that in addition to phasing out fossil fuels and the role of renewable energy and energy reduction measures, there is also a role for balancing a certain measured amount of carbon released with an amount of carbon offsets, through, for example, tree planting or carbon capture and storage.

Older People: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Open space: Areas of land not built on and water bodies such as rivers and lakes, regardless of ownership and access. These areas include parks and gardens; natural and semi-natural green spaces; green corridors; outdoor sports facilities; amenity green space; teenagers' and children's play areas; allotments and community gardens; cemeteries and churchyards; accessible countryside in urban fringe areas and civic spaces.

Optimal Development: The optimal development potential of a site concerns the balance of land uses, the quantum of development, and the achievement of satisfactory environmental and social conditions.

Passivhaus: Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are designed and constructed according to principles developed by the Passivhaus Institute in Germany.

Permeability: Permeability or connectivity describes the extent to which urban forms permit (or restrict) movement of people or vehicles in different directions.

Permeability is generally considered a positive attribute of an urban design, as it permits ease of movement and avoids severing neighbourhoods. Urban forms which lack permeability, e.g. those severed by arterial roads, or with many long cul-de-sacs, are considered to discourage movement on foot and encourage longer journeys by car.

Permitted Development Rights: Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development

rights are subject to conditions and limitations to control impacts and to protect local amenity.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Private Rented Sector (PRS): housing Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Public open spaces: Any land laid out as a public garden or used for the purposes of public recreation. This means space which has unimpeded public access, and which is of a suitable size and nature for sport, active or passive recreation or children and teenagers' play. Private or shared amenity areas, for example in a development of flats, or buffer landscaped areas are not included as public open space. This definition relates to both open space provided within a development, and when considering the provision of existing open space.

Public realm: Public realm relates to all those parts of the built environment where the public has free access. It encompasses: all streets, squares, and other rights of way, whether predominantly in residential, commercial or community/civic uses; the

open spaces and parks; and the 'public/private' spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public normally has free access. (Source: ODPM in Living Places: Caring for Quality (January 2004))

Railhead: A point on a railway from which roads and other transport routes begin. Railheads can act as reception points for aggregates moved in bulk by rail for onward distribution, normally by road. Railheads normally comprise a railway siding, off-loading and storage facilities, and sometimes including mineral processing and other plant.

Registered Provider: Registered Provider means a provider of Affordable Housing which is designated in the register maintained by the Homes and Communities Agency. The statutory register of social housing providers lists private (non-profit and profit-making) providers and local authority providers. Most non-profit providers are also known as housing associations.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Research and Development (R&D): Sector within industry specialising in researching new ideas and developing these products towards being made.

Section 106 (S106): A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning obligations are normally secured under Section 106 of the Town and Country Planning Act 1990.

Self or custom build: The terms 'self-build' and 'custom build' are used where individuals or groups are involved in creating their own home. Community-led projects can also be defined as self-build. Self-build projects are defined as those where someone directly organises the design and construction of their own home. Custom build homes are where you work with a developer as an individual or a group to help deliver your own home. The developer may help to find a plot, manage the construction and arrange the finance for your new home. This is more of a

hands-off approach but your home will be tailored to match your individual requirements.

Skyline: An outline of land and buildings defined against the sky: the skyline of the city.

Smart technology: The Smart Cambridge project defines what makes a smart city on their website: Digital technology underpins almost every aspect of modern living across work, travel, leisure and health. Smart cities technology builds on this, using digital connectivity and data in innovative ways to address city challenges in four key areas:

Transport: making travel easier, reducing congestion, and exploring intelligent mobility

Environment: managing our water, energy, air quality and waste

Healthcare: catering for an ageing population and providing public health

Smart living: improving the quality of life for communities in and around the city.

Smart energy grid: A smart grid is a modernised electricity grid that uses information and communications technology to monitor and actively control generation and demand in near real-time, which provides a more reliable and cost-effective system for transporting electricity from generators to homes, business and industry.

Sustainability Appraisal (SA): Prepared alongside the draft plan to appraise the social, environmental and economic effects of a plan and alternative approaches to help ensure that decisions made will contribute to achieving sustainable development.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable drainage systems (SuDs): Development normally reduces the amount of water that can infiltrate into the ground and increases surface water run-off due to the amount of hard surfacing used. Sustainable drainage systems control surface water run-off by mimicking natural drainage processes through the use of surface water storage areas, flow limiting devices and the use of infiltration areas or soakaways.

Sustainable modes of transport Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Total Energy Use Intensity (TEUI): Provides a measure of a building's total energy use per square metre of building area per year (kWh/m²/yr).

Townscape: Townscape is the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. Planning permission is not needed when both the present and proposed uses fall within the same class. The General Permitted Development Order also allows some changes from one use class to another without the need for planning permission.

Walkable (neighbourhood): Areas typically based on 400m (five-minute walking time) catchments. The Urban Design Compendium (2000) Paragraph 3.1.2 describes the principles of 'The Walkable Neighbourhood', describing what facilities should be within a five- and ten-minute walk from home.

Whole Life Carbon Assessment (WLC): The carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal. A WLC assessment provides a true picture of a building's carbon impact on the environment.

Zero carbon development: Zero carbon development is development that results in no net emissions of carbon dioxide into the atmosphere.

Appendix 1

Indicative Development Capacities and Methodology

This appendix demonstrates how development will be delivered within the North East Cambridge Area Action Plan and indicates the broad distribution of growth in accordance with the policies of the Area Action Plan. The following table summarises planned delivery on land in the Area Action Plan area for the period 2020/21 to 2040/41 and beyond.

Assumptions

On sites where planning permission has already been granted for major development (10+ Units or 1,000m²), but where material works have not been completed, the site has been identified within the housing and/or employment trajectories with the corresponding number of homes and/or floorspace that has been approved.

Where details of pre-application proposals are available and considered reasonable, the relevant housing capacity and employment floorspace have also been used to inform the site allocation.

For all other sites, the potential development capacity of the site has been estimated in accordance with the methodology described below. It should be noted that the development capacity attributed to each site is as an indicative minimum, not prescriptive. The number of dwellings and floorspaces that may be achieved on a site will be determined by many considerations such as design and layout, the size and type of the homes/employment units to be provided, relevant development plan policy requirements, site constraints, scheme viability as well as the site area available for development.

The assumed residential mix of unit sizes across the Area Action Plan area is set out below and is based on a range of development typologies which have been applied to the development parcels within the Plan area. The infrastructure and open space requirements for North East Cambridge are based on the population projections that derive from the assumed housing mix. If proposals come forward with a significantly different housing mix this may impact on the levels of infrastructure and open space and/or when it is needed. It will therefore be important to monitor this through the Development Management process as new planning applications are considered over the life of the Plan.

No of units	1 bed flat	2 bed flat	3 bed flat	2 bed house	3 bed house	4 bed house
8,350	2,643	4,642	426	141	282	47
%	31.7	55.6	5.1	1.7	3.4	0.6

Methodology

The gross parcel areas have been calculated using Arc GIS mapping software.

The following uses were then discounted from the gross area where applicable:

- Car barns
- District wide infrastructure such as large electricity sub-stations
- Schools
- Waste Transfer Station (relocated)

After excluding the above uses, the net developable area for each development parcel has been assumed at c. 70% of the total gross area. This is to account for space needed for highways, public realm and SUDs within each parcel.

Land uses have been assigned and proportioned to the net developable areas within each development parcel based on the Area Action Plan Spatial Framework, evidence base documents and the policies within the Area Action Plan.

Development densities and housing mixes have been informed by relevant examples in the North East Cambridge Typologies Study (2021).

The relocation and intensification of B2 floorspace from Nuffield Road to Cowley Road/Chesterton Sidings is based on light industrial uses arranged over four storeys relating to the multi-level logistics and stacked industrial model of delivery.

The relocation and intensification of B8 floorspace from Nuffield Road to Cowley Road/Chesterton Sidings is based on distribution arranged over two storeys.

Example 1: Development Parcel A1

Net developable area: 0.66 hectares

Location: Chesterton Sidings

Residential density: 180 dwellings per hectare

Acceptable land uses:

- Residential

Development Parcel Capacity:

- 120 new homes.

Example 2: Development Parcel C11

Total developable area: 3.2 hectares

Location: District Centre

Residential density: 270 dwellings per hectare

Acceptable land uses:

- Residential
- Commercial
- Retail
- Community and cultural uses
- Primary School
- Car barn

Development Parcel Capacity:

- 650 residential units
- 16,5003,766m² employment (B1) floorspace
- 6,300m² retail floorspace
- 4,100m² community and cultural floorspace including Community Centre, Indoor Sports Hall and Health Hub
- 1 3FE Primary School with Nursery provision
- Car barn

Delivery Summary within the North East Cambridge Area Action Plan (Net)

Development Area	Residential units	M² employment	M² retail	M² Community and Cultural (excluding education)	M² Industrial (excluding Delivery and Consolidation hubs)
Anglian Water / Cambridge City Council site	5,500	23,500	8,500	5,100	0
Cambridge Business Park	500	50,000	1,500	3,000	0
Cambridge Science Park	0	60,000	1,200	200	0
Chesterton Sidings	1,250	23,500	1,200	200	4,200
Cowley Road Industrial Estate	450	0	0	0	19,00
Nuffield Road Industrial Estate	450	0	0	0	0
St Johns Innovation Park	0	30,000	200	0	0
Trinity Hall Farm Industrial Estate	0	1,500	0	0	0
Merlin Place	125	0	0	0	0
Milton Road Car Garage	75	0	0	0	0
Cambridge Regional College	0	0	0	0	0
Total	8,350	188,500	12,600	8,500	23,200

Appendix 2: Cycle Parking Requirements

Cycle parking standards (for both residential and non-residential)

Cycle parking should:

- avoid being located in the basement unless it can be shown to be convenient and easy to use, with ramps of a gradient of no more than 1 in 4 on both sides of any stepped access. Any basement cycle parking must also provide alternative parking on the ground floor for less able users and those with non-standard cycles; and
- reference to staff or students should be taken to mean the peak number expected to be on the site at any one time.

All cycle parking should minimise conflicts between cycles, motor vehicles and pedestrians. Short-stay cycle parking, e.g. for visitors or shoppers, should be located as close as possible to the main entrances of buildings (no more than 10 metres) and should be subject to natural surveillance. For larger developments, covered cycle parking should be considered.

Some flexibility is applied to applications of the standards, in the following instances:

- where strict adherence to the standards for a mixed-use site is likely to result in duplication of provision; and
- for the historic core area of the city, where constraints may make application of the standards difficult for change of use or refurbishment.

Vertical or semi-vertical cycle racks are not acceptable.

Sheffield stands are the preferred option, but the use of high-low and two-tier/ double stacker racks will be considered on a case-by-case basis for non-residential and large student developments. A minimum of 20% of the cycle parking spaces required should be Sheffield stands for less able users and those with non-standard cycles.

High-low racks should be a minimum of 400mm between centres at 90 degrees and 500-600mm between centres at 45 degrees. Any such stands must allow for cycles

fitted with baskets and require as little lifting as possible. They must be of a design that supports the front wheel of cycles and allows the frame of the cycle to be locked to the rack.

Two tier/ double stacker racks must be designed to allow the frame of the cycle to be locked to the rack and accommodate cycles with baskets. An aisle width of 2,500mm is required to enable the cycle to be turned and loaded easily.

As with Sheffield stands, drawings and illustrative dimensions to guide the implementation of high-low and two tier/ double decker/double stacker stands can be found in the Council's Cycle Parking Guide for New Residential Developments (and any successor document).

In instances where part of a site with a known shortfall in cycle parking is redeveloped, provision in excess of the standards will be strongly recommended.

Residential cycle parking

Cycle parking should accord with the Council's Cycle Parking Guide for New Residential Developments. It should:

- be located in a purpose-built area at the front of the house or within a garage (appropriate garage dimensions are shown in this appendix);
- only be located within a rear garden if locating it at the front of the house is shown to not be in keeping with the character of the surrounding area, and there is no garage provision; and
- be at least as convenient as the car parking provided.

Table 1: Dwellings and other residential uses - cycle parking standards

Use	Minimum standard
Residential dwellings	<p>1 space per bedroom up to 3 bedroom dwellings</p> <p>Then 3 spaces for 4 bedroom dwellings, 4 spaces for 5 bedroom dwellings etc</p> <p>Visitor cycle parking next to main entrances to blocks of flats</p> <p>Visitor cycle parking in the form of a wall ring/bar or Sheffield stand at the front of individual houses must be provided where cycle parking provision is located in the back garden</p>
Guesthouses and hotels	<p>2 spaces for every 5 members of staff</p> <p>2 spaces for every 10 bedrooms (minimum 2 spaces)</p> <p>Outside the City Centre, this should include space for cycle hire</p>
Nursing homes	<p>2 spaces for every 5 members of staff</p> <p>1 visitor space for every 6 residents (minimum 2 spaces)</p>
Retirement homes/sheltered housing	<p>2 spaces for every 5 members of staff</p> <p>1 space for every 6 residents. 1 visitor space for every 6 residents (minimum 2 spaces)</p>
Student residential accommodation, residential schools, college or training centre	<p>1 space per 2 bedspaces within City Centre</p> <p>2 spaces per 3 bedspaces for the rest of the city</p> <p>1 space for every 3 members of staff</p> <p>1 visitor space per 5 bedspaces</p>
Hospitals	<p>2 spaces for every 5 members of staff</p> <p>2 visitor spaces per consulting/treatment room</p> <p>1 visitor space for every 6 bedspaces</p>

Non-residential use cycle parking standards

Cycle parking non-residential development should:

reflect the design and dimensions for cycle parking established in the Council's Cycle Parking Guide for New Residential Developments;

include parking for employees and students in a convenient and covered location, subject to natural surveillance. A proportion of the cycle parking (minimum of 20%) should be provided within a secure location.

access to cycle parking should be as close as is practical to staff entrances, and closer than non-disabled staff car parking;

In instances where part of a site with a known shortfall in cycle parking is redeveloped, provision in excess of the standards will be strongly recommended.

Table 2: Non-residential cycle parking standards

Retail, culture, leisure and sports uses

Food retail	2 spaces for every 5 members of staff and 1 short stay space per 25 sq m in the City Centre or Mill Road district centres. For the rest of the city, 2 spaces for every 5 members of staff and 1 visitor space per 50 sq m up to 1,500 sq m, thereafter 1 space per 100 sq m
Non-food retail	As above
Financial and professional services	2 spaces per 5 members of staff and some visitor parking (on merit)

Food and drinks	<p>2 spaces for every 5 members of staff</p> <p>1 short stay space for every 10 sq m of dining area in the historic core area</p> <p>1 short stay space for every 15 sq m for the rest of the city</p>
Museums, Exhibitions Venues	<p>2 space for every 5 members of staff</p> <p>Some visitor parking on merit</p>
Sports and recreational facilities and swimming baths	<p>2 space for every 5 members of staff</p> <p>1 short stay space for every 25 sq m net floor area or 1 short stay space for every 10 sq m of pool area and 1 for every 15 seats provided for spectators</p>
Places of assembly, including: cinema, theatres, stadia, auditoria and concert halls	<p>2 space for every 5 members of staff</p> <p>1 short stay space for every 4 seats</p>
Place of worship, public halls and community centres	<p>1 short stay space for every 4 seats</p>

Business uses

Offices	2 spaces for every 5 members of staff or 1 per 30 sq m Gross Floor Area (whichever is greater) Some visitor parking on merit
General industry	1 space for every 3 members of staff Some visitor parking on merit
Storage and other B use classes	On merit

Non-residential institutions

Clinics and surgeries	2 spaces for every 5 members of staff 2 short stay spaces per consulting room
Non-residential schools	2 spaces for every 5 members of staff Cycle spaces to be provided for 50 per cent of primary school children to include a scooter parking area, and 75 per cent of secondary school children Some visitor parking
Non-residential higher and further education	2 for every 5 members of staff Cycle parking for 70 per cent of students based on anticipated peak number of students on site at any one time

Crèches and nurseries	<p>2 spaces for every 5 members of staff</p> <p>1 visitor space per 5 children</p> <p>An area to be provided for the parking of cargo bicycles/trailers</p>
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Appendix 3: Managing Motorised Traffic

Transport Strategy

To demonstrate the deliverability and achievability of the scale of development proposed for NEC within the prescribed trip budget the developers have prepared an initial High Level Transport Strategy (2021) (which will be kept under review). This articulates a multi modal strategy for the area in terms of measures, mode shares and progression to a low car mode share over time, to ensure the trip budget for the site is not exceeded and factors such as air quality are maintained or improved. It outlines how development quantum, trips, and mode shares correlate with strategic and local transport infrastructure improvements to the area. This is a strategic rationale as to how and why the development within the NEC area can be accommodated and includes a phasing schedule/plan that matches development to new infrastructure. This has been prepared by the five main landowners within the Area Action Plan area as a joint strategy.

Each individual developer will then need to produce a site-specific Transport Assessment that sets out how their development will contribute towards delivery of the High Level Transport Strategy (2021) and what mitigation the individual development proposal needs to provide, including towards strategic, local and site specific infrastructure and provisions. Many businesses already have Travel Plans which will need updating to further outline measures to encourage staff to switch to sustainable modes, such as through incentivising use of public transport, provision of a shuttle bus from the station, and provision of showers and lockers for cyclists. Other measures could include a gradual reduction in car parking provision, phased with the availability of alternative sustainable modes such as planned public

transport services and cycling and walking infrastructure provision. Where necessary, consideration may be given to the introduction to parking or traffic controls, adopting both a carrot and stick approach to the delivery of mode shift.

Vehicular Trip Budget

The Transport Evidence Base (2019) introduced the idea of a vehicular trip budget for the AAP area, to ensure that there was no increase in the number of vehicles recorded accessing the site.

Table 1: Site Wide Trip Budget

-	Trip Budget
AM Peak (08:00-09:00)	3,900
PM Peak (17:00–18:00)	3,000

Inclusion of additional development areas within the NEC AAP site

Since the 2019 Transport Evidence Base (2019) changes have been made to the boundary of the AAP area. The additional areas included within the AAP area are as follows:

The Car Showrooms situated to the south of Kings Hedges Road and accessed off Milton Road, and

The Cambridge Regional College Campus accessed off Kings Hedges Road

Car Showrooms

The inclusion of the Car Showrooms situated to the south of Kings Hedges Road is unlikely to have a significant impact on the operation of the area as a whole as this is an existing use and therefore already generates trips on Milton Road in the peak periods and throughout the day.

This site would need to have its own trip budget and parking target so as not to add to the existing levels of congestion on Milton Road. The setting of a trip budget for this area would not alter the trip budget already set out in the Transport Evidence

Base. Any trip budget for this additional area would need to look at the current level of trips generated by the existing land use on the Car Showroom site.

Cambridge Regional College

The inclusion of Cambridge Regional College (CRC) within the AAP area requires the introduction of a trip budget and car park cap for the Kings Hedges Road site access. The existing trip budget and car park levels apply to trips accessing the AAP area via Milton Road and therefore, the introduction of a trip budget for the Kings Hedges Road access would not result in any reduction in the trip budget set out in the Transport Evidence Base (September 2019) assuming that the internal road network within the Cambridge Science Park (CSP) does not allow for through trips from Milton Road to Kings Hedges Road and vice versa.

The Kings Hedges Road trip budget would cover current trips made using the Kings Hedges Road site access that serves both the college and the CSP. In order to generate this information, the count data collected in 2017 for the Hub application on the Science Park has been used (this is the same data set used to generate the Milton Road trip budget in the Transport Evidence Base published in September 2019).

The count data collected indicated that there was a total of 656 trips turning off Kings Hedges Road on to the access road. Of these, 409 vehicles entered the Science Park in the AM peak with the remaining 247 trips entering the college via one of the three possible access points.

The junction is largely able to cope with this number of trips and therefore the trip budget for the Kings Hedges Road junction is proposed to be 656 trips with the split between CSP and CRC as follows:

Table 2: Kings Hedges Road Trip Budget

-	AM Peak	AM Peak	PM Peak	PM Peak
-	Arrive	Depart	Arrive	Depart
CSP	409	106	71	527
College	247	18	31	125
Total	656	124	102	652

In order to comply with the vehicle trip budget, the area as a whole will need to significantly reduce the car-driver mode share down from the 70% indicated in the 2011 Census but the final figure depends on the development mix.

The High Level Transport Strategy (2021, and any updates) apportions the trip budget to development parcels across the site and demonstrates how the mode shares can be achieved.

Car Parking Provision

Car parking provision has a strong relationship with vehicular trip generation and so car parking standards will have an important role to play in helping to manage traffic levels associated with development.

The Transport Evidence sets out that in order to comply with the vehicle trip budget a maximum total provision of 4,800 employment related parking spaces accessed from Milton Road across the area should be provided.

The following sections set out the resulting parking levels for the CSP and College needed to accommodate the predicted trip budget set out above.

Kings Hedges Road Parking Figures

The methodology for deriving both sets of parking figures is the same as that used in the Transport Evidence Base (2019) to ensure consistency.

Cambridge Science Park

Table 3: CSP King Hedges Road Parking Accumulation

Time	Arrival trip rate	Departure trip rate	Arrival %	Departure %	Trip arrivals	Trip departures	Parking Accumulation
07:00-08:00	0.581	0.077	18%	2%	197	26	171
08:00-09:00	1.208	0.123	37%	4%	409	42	538
09:00-10:00	0.421	0.124	13%	4%	143	42	639
10:00-11:00	0.136	0.09	4%	3%	46	30	654
11:00-12:00	0.123	0.122	4%	4%	42	41	654
12:00-13:00	0.166	0.256	5%	8%	56	87	624
13:00-14:00	0.201	0.168	6%	5%	68	57	635
14:00-15:00	0.142	0.15	4%	5%	48	51	632
15:00-16:00	0.09	0.261	3%	8%	30	88	575
16:00-17:00	0.091	0.421	3%	13%	31	143	463
17:00-18:00	0.069	0.851	2%	27%	23	288	198
18:00-19:00	0.031	0.561	1%	18%	10	190	19
	3.259	3.204	100%	100%	1103	1085	-

In order to ensure that the car park operates effectively it has been assumed that 654 vehicles represents 85% occupancy of the car park and therefore the number of spaces proposed for the Kings Hedges Road access is 770.

In order for the Milton Road and Kings Hedges Road accesses to be accurately monitored and managed it will be necessary to prevent traffic driving through the Science Park as currently some traffic is recorded as driving through from Milton Road to Kings Hedges Road and vice versa.

The separation of the two access roads means that there is no impact on the trip budget for the remaining sites within the AAP area as these can only be accessed via Milton Road.

Cambridge Regional College

The trip budget has been set by taking the number of trips recorded in the 2017 surveys. The resulting cap on the number of parking spaces the college can have in order to comply with the trip budget is shown in the table below:

Table 4: Cambridge Regional College Parking Accumulation

Time	Arrival trip rate	Departure trip rate	Arrival %	Departure %	Trip arrivals	Trip departures	Parking Accumulation
07:00-08:00	0.012	0.003	5%	1%	45	11	57
08:00-09:00	0.067	0.021	27%	8%	253	79	332
09:00-10:00	0.027	0.013	11%	5%	102	49	151
10:00-11:00	0.017	0.01	7%	4%	64	38	102
11:00-12:00	0.015	0.014	6%	6%	57	53	110
12:00-13:00	0.016	0.019	6%	8%	60	72	132
13:00-14:00	0.016	0.015	6%	6%	60	57	117
14:00-15:00	0.011	0.018	4%	7%	42	68	110
15:00-16:00	0.013	0.023	5%	9%	49	87	136
16:00-17:00	0.015	0.036	6%	14%	57	136	193
17:00-18:00	0.015	0.031	6%	12%	57	117	174
18:00-19:00	0.012	0.011	5%	4%	45	42	87
	0.25	0.251	100%	100%	944	948	1892

In order to ensure that the car parking operates effectively we have assumed that 332 vehicles represents 85% occupancy of the car park and therefore the number of spaces proposed for the Kings Hedges Road access is 390. This compares to the maximum occupancy recorded during the survey of the college car park (undertaken

10th March 2020) of 621. Therefore, the college will need to ensure the car mode share for the site is reduced to ensure the trip budget and parking cap are not exceeded.

For residential uses, a maximum site-wide parking standard of 0.5 spaces per dwelling should be used as a starting point, with an expectation that lower levels will be achieved for all housing types and tenures.

A site-wide residential parking strategy should be developed to incorporate neighbourhoods of car-free housing, particularly close to centres of activity and mobility hubs. For ancillary uses, parking should be limited to operational and blue badge use only.

The NEC AAP High Level Transport Strategy (2021) (and any updates) apportions the total car parking to development parcels across the site according to the total anticipated size of each area (current and future).



North East Cambridge Area Action Plan

Policies Map

Proposed Submission

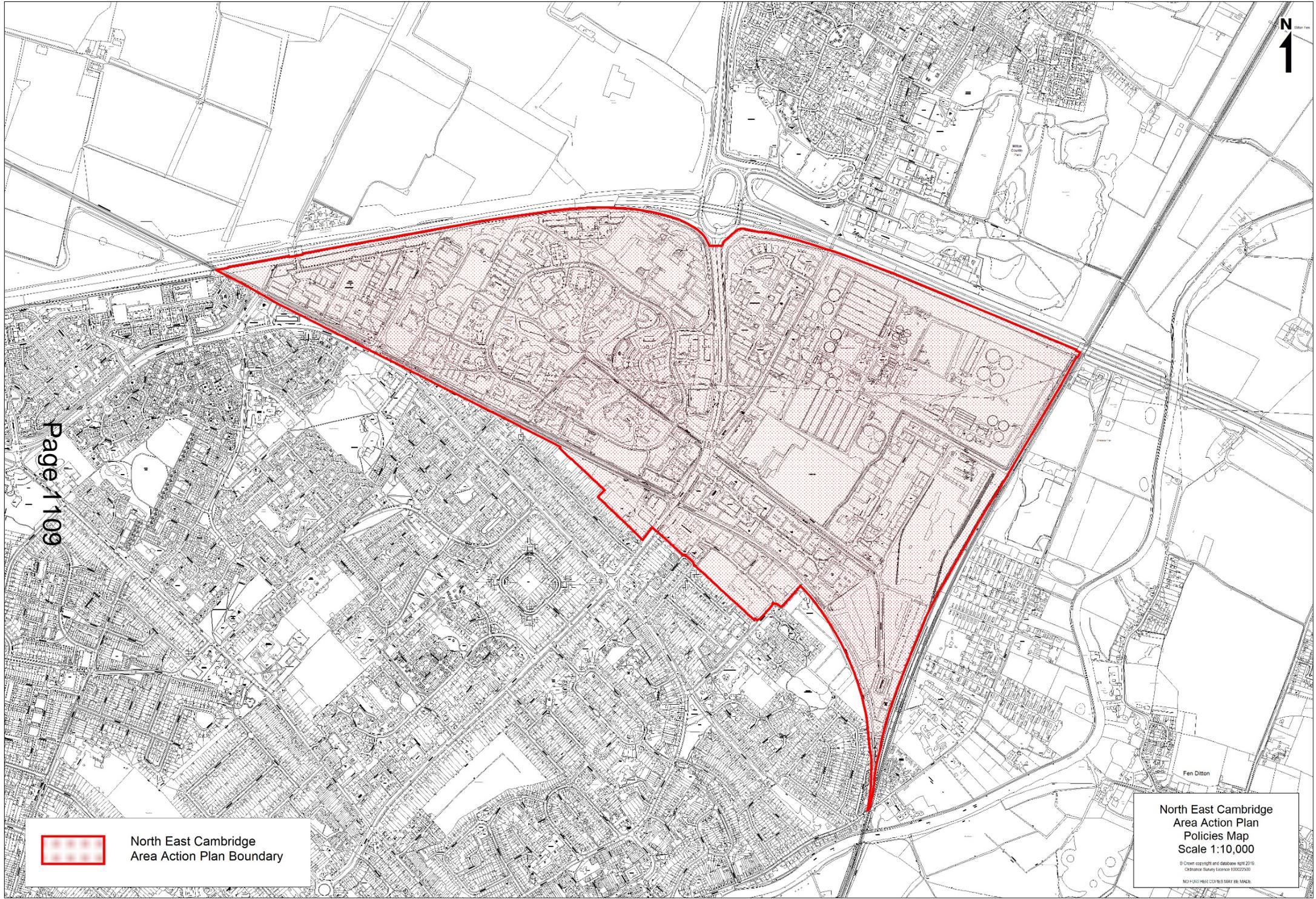
Regulation 19 of the Town and Country Planning (Local Planning)
(England) Regulations 2012

Greater Cambridge Planning Service

November 2021

The National Planning Policy Framework (NPPF) requires land-use designations and allocations to be identified on a policies map. Planning Practice Guidance states that the policies map should illustrate geographically the policies in the plan and be reproduced from, or based on, an Ordnance Survey map. If the adoption of a Development Plan Document (such as the North East Cambridge AAP) would result in changes to a previously adopted policies map, when the plan is submitted for examination, an up to date submission policies map should also be submitted, showing how the adopted policies map would be changed as a result of the new plan.

In accordance with the requirements above, this policies map sets out the proposed amendments from the adopted policies map for the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018).



North East Cambridge
Area Action Plan
Boundary

North East Cambridge
Area Action Plan
Policies Map
Scale 1:10,000

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CAMBRIDGE CITY COUNCIL Agenda Item 9

Record of Executive Decision

Creating a Vision for the Oxford-Cambridge Arc (Spatial Framework) Consultation Response

Decision of:	Councillor Thornburrow , Executive Councillor for Planning Policy and Transport		
Reference:	21/URGENCY/P&T/14		
Date of decision:	07/10/21	Published:	14/10/21
Decision Type:	Non Key		
Matter for Decision:	This decision relates to specific delegations to the Executive Member for Planning Policy & Open Spaces endorsed by Planning & Transport Scrutiny Committee on 28th September 2021.		

The recommendation relating to this item was as follows:

1. a) To agree a joint response with South Cambridgeshire District Council to the Government's Creating a Vision Oxford-Cambridge Arc Consultation as set out in Appendix 1.

The purpose of this decision is to approve the final response to the Government's Creating a Vision for the Oxford-Cambridge Arc (Spatial Framework) Consultation

A copy of the report considered by the Planning and Transport Committee on 28th September and all associated documents can be viewed at the link below:

[Agenda for Planning and Transport Scrutiny Committee on Tuesday, 28th September, 2021, 5.30 pm - Cambridge Council](#)

The response has now also been considered by South Cambridgeshire Cabinet, and the response attached is proposed to be joint.

This decision seeks to finalise the response for submission to government. The response considered by the scrutiny committee and no amendments or refinements were made. However there were a number of questions originally omitted from the report which are now included and detailed below;

- **Homes in your area (Section 5.3 under Placemaking).**
- **Question:** Ensuring the right types of housing are delivered in the right locations to meet the needs of both renters and buyers. For example, family houses, first-time buyers, specialist housing, student accommodation and opportunities for people to build their own homes. [Not important/ Less important/ Neutral/

Important/ Very Important] 4. Increasing the amount and availability of affordable homes within the Arc

- **Answer:** Very Important
- **Question 8 in the Sustainability Appraisal**
- **Question 1:** To what extent do you agree with the key strategic issues and opportunities in the proposed scope for the Sustainability Appraisal of the Spatial Framework?
- **Answer:** Strongly agree
- **Question 2:** Are there any other strategic issues and/or opportunities that need to be considered in the appraisal?
- **Answer:** Not enough detail at this stage to provide comment we would urge the Vision to align and consider all issues identified in our own SA which is detailed here. [Greater Cambridge Local Plan: First Proposals \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)
- 3. Are you aware of any additional strategic data that we should take into account as part of the sustainability appraisal?
- **Answer:** Not enough detail at this stage to provide comment we would urge the Vision to align and consider all issues identified in our own SA which is detailed here. [Greater Cambridge Local Plan: First Proposals \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)
- **Question 4:** Are you aware of any additional plans or programmes you think will be important to consider within the sustainability appraisal?
- **Answer:** Not enough detail at this stage to provide comment we would urge the Vision to align and consider all issues identified in our own SA which is detailed here. [Greater Cambridge Local Plan: First Proposals \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)
- Question 5: To what extent do you agree with our approach to the Sustainability Appraisal?
- **Answer:** Neutral

The response has also been considered by South Cambridgeshire Cabinet, and the response attached is proposed to be joint.

Why the decision had to be made (and any alternative options):	The consultation raises important issues that the council wishes to respond to. The decision seeks to formalise the response, following debate at the Planning & Transport Scrutiny committee.
The Executive Councillor's decision(s):	To approve the proposed responses to additional questions for the Creating a Vision for the Oxford-Cambridge Arc (Spatial Framework) Consultation, as set out in the documents appended to this decision which can be viewed at the following link: Agenda for Planning and Transport Scrutiny Committee on Tuesday, 28th September, 2021, 5.30 pm - Cambridge Council
Reasons for the decision:	Outlined in the report why the decision had been made.
Scrutiny consideration:	The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.
Report:	Attached is the Member Consultation Paper.
Conflicts of interest:	None known.
Comments:	No adverse comments were made.

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CAMBRIDGE CITY COUNCIL

Record of Executive Decision

Greater Cambridge Local Plan: Preferred Options (Regulation 18) –
Post Scrutiny Committee Changes

Decision of: Executive Councillor for Planning and Transport, Councillor Thornburrow

Reference: 21/URGENCY/P&T/15

Date of decision: 20/10/21 **Published on:** 02/11/21

Decision Type: Key Decision

Matter for Decision: Greater Cambridge Local Plan: Preferred Options (Regulation 18) – Post Scrutiny Committee Changes

Why the decision had to be made (and any alternative options): This decision relates to specific delegations to the Executive Councillor for Planning and Transport agreed at the Planning & Transport Scrutiny Committee 28 September 2021

The Local Plan is being prepared jointly for the Cambridge City Council and South Cambridgeshire District Council authority areas, the First Proposals consultation documents were considered by the following meetings:

- Joint Local Plan Advisory Group (JLPAG) 8 September 2021
- South Cambridgeshire District Council Scrutiny & Overview 21 September 2021
- South Cambridgeshire District Council Climate and Environment Advisory Committee 21 September 2021
- Cambridge Planning & Transport Scrutiny Committee 28 September 2021
- South Cambridgeshire District Council Cabinet 1 October 2021

Following the meetings, and in liaison with JLPAG members, amendments have been identified to the Local Plan First Proposals document and supporting documents, responding to issues raised at the meetings and providing clarifications on a number of issues. These amendments are provided in a schedule appended to this decision as appendix 1 (which includes Annex 1: Greater Cambridge Local Plan: First Proposals Sustainability Appraisal (October 2021) and Annex 2: Greater Cambridge Local Plan: First Proposals Sustainability Appraisal Non-Technical Summary (October 2021), both revised to reflect changes in the schedule, and Annex 3: a finalised version the Greater Cambridge Local Plan Preferred Options Transport Evidence Report).

The purpose of this decision is to approve these amendments.

Note: To ensure an aligned agreement on these documents between Cambridge City Council and South Cambridgeshire District Council, the South Cambridgeshire District Council Portfolio Holder for Planning Policy and Delivery is also taking an out of cycle decision at the same time.

The Executive Councillor's decision(s):

To approve the amendments to the Greater Cambridge Local Plan First Proposals document and supporting documents as set out in the schedule appended to this decision. Supporting documents can be viewed at the link below:

Reasons for the decision:

[Document Supporting Documentation - Cambridge Council](#)

Scrutiny consideration:

Outlined in the report why the decision had been made
The Chair and Opposition Spokes of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised.

Conflicts of interest:

None known.

Comments:

No adverse comments were made.

CAMBRIDGE CITY COUNCIL Agenda Item 11

Record of Executive Decision

JOINT RESPONSE TO NETWORK RAIL'S ELY AREA CAPACITY ENHANCEMENTS 2 CONSULTATION

Decision of: Councillor Katie Thornburrow Executive Councillor for Planning Policy and Transport

Reference: 21/URGENCY/P&T/16

Date of decision: 26/11/21 **Published on:** 08/12/21

Decision Type: Non Key Decision

Matter for Decision: Joint Response to Network Rail's Ely Area Capacity Enhancements 2 consultation

Why the decision had to be made (and any alternative options): To provide the Councils' comments to this consultation in recognition of the opportunities it provides to influence Network Rail's Ely Area capacity enhancements.

The Executive Councillor's decision(s): Agreed the Council's joint response with South Cambridgeshire District Council to Network Rail's Ely Area Capacity Enhancements 2 consultation

Reasons for the decision: To agree the Council's joint response with South Cambridgeshire District Council to Network Rail's Ely Area Capacity Enhancements 2 consultation.
<https://democracy.cambridge.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13491>

Background

The Ely area capacity enhancement (EACE) programme proposes to upgrade the railway to allow more trains to run through Ely.

The railway through Ely is operating at full capacity. This means that Network Rail cannot increase the number of services through Ely because the existing layout of the tracks, junctions, signals and existing speed restrictions across key bridges in the Ely area acts as a bottleneck on the network.

The aim of the EACE programme is to improve connectivity for passengers by providing an uplift in services to key destinations. Demand for rail freight is also growing and increasing capacity through Ely will support a shift from road to rail thereby providing a faster, greener, safer and more efficient way of transporting goods across the country; helping to remove lorries from roads and reduce congestion.

Earlier in 2021, Network Rail consulted on the options for upgrading the railway in the Ely South area, the results of which will be presented in 2022. This round of public consultation includes the options for remodelling the track at Ely North junction, Queen Adelaide level crossings options; and options for upgrading or closing other level crossings across the wider Ely area.

Details of the consultation are available at Network Rail's Ely Area Consultation webpage: <https://phase2b.elyareacapacity.com/>

Features of the consultation relevant to Greater Cambridge

Features of the consultation relevant to Greater Cambridge comprise:

- Overall approach – enhancements at Ely North junction supporting growth in wider area
- No proposed interventions at Chesterton Level Crossing (Fen Road)
- Changes proposed to two level crossings in Waterbeach including Bottisham Road/Bannold Road but more materially Burgess Drove, where there are two options consulted on: 1 – Remove vehicle crossing rights but retain access for pedestrians and cyclists; 2 - Close Burgess Drove Level crossing

Proposed response points

The proposed key response points and reasons supporting these are as follows. The proposed full response is provided at Appendix A which can be viewed at the link below:

<https://democracy.cambridge.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13491>

- The need for capacity enhancements at Ely North junction to be sufficient to cater for all planned growth, noting national and local priorities to support more sustainable travel
- Request to reconsider the consultation's proposal not to make any further intervention planned at Chesterton Level Crossing, given the significant current impact of downtime there and potential for further downtime with the additional planned growth in services.
- Burgess Drove Level Crossing: Of the two options proposed, support option 1 - Remove vehicle crossing rights but retain access for pedestrians and cyclists, to support the Councils' access to food growing and access to nature priorities, noting that the level crossing provides access for village residents to allotments and the River Cam.

Scrutiny consideration:

The Chair and Spokespersons of Planning & Transport Scrutiny Committee were consulted prior to the action being authorised.

Report:

Details of the background are set out in this Record of Decision. There are no relevant financial considerations.

Conflicts of interest:

None

Comments:

No adverse comments were made.