



Cambridge City Council

Planning - Pre-Application Developer Presentations

Date: Monday, 14 March 2022

Time: 5.00 pm

Venue: via Microsoft Teams

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

Agenda

- 1 Apologies
- 2 Declarations of Interest
- 3 Pre-Application Briefing by the Developer - (Eddeva Park Phase 2)
Approx: 17:00 – 18:30pm

Site History and Context

- > Eddeva Park (formerly known as Land South of Worts Causeway) is a prominent and important Site on the SE edge of Cambridge, within the City Council. It is bound to the north by Worts Causeway, to the south by Babraham Road, to the west by existing residences, and to the east by open fields abutting Babraham Road Park&Ride.
- > Site allocated (as 'GB2') along with GB1 for 430 homes and released from the Green Belt by the Cambridge Local Plan 2018.
- > Outline application submitted in 2019, approved by committee in Summer 2020, and granted planning permission upon completion of S106 agreement in Spring 2021 for: *230 homes and up to 400m2 of non-residential floorspace within A1/A3/A4/B1/D1 uses, with detail of access.*
- > Outline Permission (19/1168/OUT), spatially governed by a set of Parameter Plans including on land use height, landscape, transport, and urban form.

- > A Non-Material Amendment was approved in August 2021, which enabled a phasing of the development. The working set of outline conditions are as per *Decision Notice 19/1168/NMA1*.
- > Phasing Plan agreed pursuant to Condition 4, detailing 4 phases as follows:
 - Phase 0 – demolition of existing farm
 - Phase 1 – Site-wide infrastructure comprising the two main accesses, spine road and ped/cycle paths, southern landscape gateway, water main re-alignment. Subject to a live Reserved Matters Application, with approval targeted for March
 - Phase 2 – 80 homes to the east of the spine road, and the central square to the west of the spine road.
 - Phase 3 – all remaining land to the west of the spine road, comprising 150 homes and the neighbourhood centre.

Planning Policy Context

- > The Outline Planning Permission sets no requirements above and beyond adopted Local Plan policies.

Reserved Matters Proposal

- > Reserved matters approval sought for the layout, scale, appearance and landscaping for Phase 2 of the development. Key proposals include:
 - 80 residential dwellings – mix of apartments and houses
 - 40% affordable homes, split 75:25 social/affordable rent to intermediate products.
 - Central square, linear park and ecological buffer and SUDs features

Councillor attendance

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

Purpose of the meeting

These meetings allow developers an early opportunity to present proposals for future planning applications to elected members of the Council.

The process allows Councillors to feed into the process at an early stage and raise any questions or concerns that can then be addressed by the developer prior to a formal planning application being submitted.

Whilst the meetings will be held in public, they do not form part of the formal decision making process. All planning applications will be determined in line with formal processes as adopted by Cambridge City Council.

Format of the Meeting

For each Briefing:

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

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

- Summing up – up to 10 minutes

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

Planning - Pre-Application Developer Presentations Members: Smart (Chair), D. Baigent (Vice-Chair), Dryden, Flaubert, Gawthrop Wood, Porrer and Thornburrow

Information for the public

If you are interested in observing the meeting, please contact Democratic Services 2 working days in advance of the meeting so that joining details for the meeting can be sent to you. This meeting will be ran online but will not be livestreamed.

Email: democratic.services@cambridge.gov.uk