

Application Number	20/01972/OUT	Agenda Item	
Date Received	30 March 2020	Officer	Yole Medeiros
Target Date	28 February 2021 (with agreement)		
Ward	Queen Edith's		
Site	Netherhall Farm Worts Causeway		
Proposal	Outline application (all matters reserved except for means of Access) for the erection of up to 200 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space, and landscape.		
Applicant	GSTC Property Investments Limited		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposal is in accordance with the 'GB2' site allocation in Appendix B of the Cambridge Local Plan which supports the provision of up to 200 dwellings and density of up to 27 dwelling per hectare on this site. 2. The proposed development is in accordance with the site-specific proposal in Policy 27 of the Cambridge Local Plan as will create a generous landscaped buffer with the Cambridge Green Belt and will provide a long-term management regime to protect and enhance the ecological value of the Netherhall Farm Meadow County Wildlife Site. 3. There will be an estimated 17% biodiversity net gain through biodiversity enhancement on-site. The scheme will contribute to
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	<p>projects at Beechwoods Local Nature Reserve and the Wandlebury Country Park, to improve their capacity for recreational use and help avoid harm to Cherry Hinton Pit Site of Special Scientific Interest.</p> <p>4. The proposed development will contribute towards community facilities and services in this part of the city. It will provide a minimum of 40% affordable homes on site, with accessible services and open spaces. Part of the affordable homes will prioritise local work and social connections as well as people living in other areas of the district, which is expected to contribute to the creation of a mixed, cohesive, and balanced community.</p> <p>5. Noise, lighting, and amenity impacts arising from the development are not significant and can be addressed by imposition of appropriate conditions. The proposal will achieve Cambridge's requirements target for carbon reduction and will promote water efficiency measures. In line with the Local Plan, the proposed development includes the management of flood risk areas and existing water resources, as well as the improvement of air quality with promotion of on-site electrical vehicles infrastructure.</p> <p>6. The proposals adopt a sensitive approach to internal street layout and provides a single point of crossover with the 'GB2' site, enabling future access on to Babraham Road. All access points have been accepted by the Highways Authority. The proposed development is acceptable in transport terms, and contributions are sought towards Greater Cambridge Partnership's Cambridge South East (A1307) Transport improvements.</p>
RECOMMENDATION	APPROVAL subject to planning conditions and completion of a S106 legal agreement.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 Land at Netherhall Farm (also identified as 'GB1' throughout this report) is a 7.2ha site located on the south-eastern edge of the City, at approximately 4 kilometres from the City centre. The site currently consists of arable land and three fields of semi-improved grassland, one of these is the Netherhall Farm Meadow City and County Wildlife Site (CiWS and CWS respectively, from now on identified as CWS only). The site wraps around a small group of buildings which make up Netherhall Farm, separated from the application site by hedgerows, with a low-lying vegetation between the western edge of the site and Netherhall Farm). Worts' Causeway (A1307) runs alongside the southern edge of the site with arable fields within Green Belt to the east and the existing urban edge to the west and north of the site.
- 1.2 The site is not situated within a conservation area, and there are not statutorily or locally listed buildings or structures within the site. The farmhouse and the barns forming the adjacent Netherhall Farm are Buildings of Local Interest (BLI), falling outside the application boundary. The BLI designation is partly due to known links between Netherhall Farm and the medieval manor of Hinton, however this is not evident from the current buildings. The farm dates from the 19th century onwards and has been altered over time, including parts of the farm which have had their use changed into residential.
- 1.3 An area of Tree Preservation Order (TPO) covers Netherhall Farm and associated land covering several beeches, horse chestnut, sycamore, ash and elm trees within the curtilage of Netherhall Farm. The TPO area also includes the Netherhall Farm Meadow CWS and part of the arable fields immediately east of the CWS. According to the Council's records, the Netherhall Farm Meadows CWS contains more than 0.05ha of CG3 *Bromus erectus* (Upright Brome) calcareous grassland community and supports frequent numbers of at least 8 neutral grassland indicator species. The CWS is also a designated Protected Open Space (POS) in the Local Plan, categorized as semi-natural green space.
- 1.4 The site lies in a transition between the rural and urban landscape. Opposite Worts Causeway to the south is Land south of Worts' Causeway (also identified as 'GB2' throughout

this report), currently comprising agricultural land which has recently been given resolution to grant permission for residential development of up to 230 dwellings and up to 400m² of flexible use (falling into one or more A1/A3/A4/B1/D1 use classes). To the north and west of the site is a large residential area in Queen Edith's Ward, mainly constituted of one and two-storey residential properties between Queen Edith's Way, Fendon Road and Worts' Causeway, with the Nightingale Recreation Ground as the area's main open and recreational space, located to the east of Fendon Road.

- 1.5 Red Cross Lane Drain and Hedgerow West of Babraham Road Protected Road Verges (PRVs), CiWS and CWS are at approximately 400m to the south-west. In the opposite direction lies Netherhall School playing fields and POS at approximately 200m from the site with Cherry Hinton Chalk Pits Site of Special Scientific Interest (SSSI) beyond, at approximately 550m north-east of the site. Cherry Hinton Chalk Pits SSSI comprises a suite of 3 sites, all of which are designated as Local Nature Reserve (LNR) with public access. Other designated sites in the surrounding area include the Gog Magog Golf Course SSSI, located approximately 1.2 kilometres (kilometre) to the south-east across the GB2 site and along Babraham Road, the Beechwood LNR situated at approximately 830m east of the site and the Wandlebury County Wildlife Site (CWS) beyond at approximately 2.70 kilometre from the site and which also comprises a designated Scheduled Monument. A Grade II Listed Milestone lies on Worts' Causeway, at approximately 80m east of the site.
- 1.6 The main link for sustainable travel into the City is Babraham Road, with an existing shared cycle and footway and main bus services operating along the road. There are no pavements on either side of this part of Worts' Causeway. A bus gate is operated from the south-western corner of the site, and bus routes run along Worts' Causeway and mainly through Babraham Road, with the closest bus stop at 650m west of the site. Along Babraham Road, the Park and Ride (P&R) provides for the Linton to Cambridge bus route, and Addenbrooke's bus station to many other destinations within the Cambridge City area.
- 1.7 A permissive path can be accessed from opposite Worts' Causeway at a break in the hedge along the northern boundary

of the GB2 site, immediately south east of the existing Netherhall Farm access, up to the junction with Limekiln Road and Cherry Hinton Road. From this point a permissive route runs south, parallel with Cherry Hinton Road to the Babraham Road P&R. Another bridleway is proposed from the same point at GB2 along its western boundary connecting Worts' Causeway and Babraham Road. There is no pavement provision and there are parking restrictions the section of Worts' Causeway fronting the application site. The site currently has two access points from Worts' Causeway: one on the south-western corner of the site via a private access road providing access to Netherhall Farm and another from a gated agricultural access to the east.

- 1.8 Wulfstan Way is the closest retail / shopping area from the development, at approximately 2 kilometre north of GB1, with larger supermarkets at Fulbourn and Trumpington. A smaller convenience stores area is at approximately 1.1 kilometre from the site, within the Addenbrookes complex and local facilities are proposed to be implemented in the GB2 site. The Addenbrookes Hospital facility is located approximately 750m from the site and the application reports several General Practitioner (GP) surgeries within 1 kilometre of the site including Queen Edith Medical Practice. There are six early years facilities within 2 kilometres, the closest is Queen Edith Primary School located at approximately 870m from the site, also representing the closest primary education facility. The application reports six secondary schools within the 3 miles (4.82 kilometre) catchment area, with the closest school at approximately 1.8 kilometre from the site (Netherhall School).

2.0 THE PROPOSAL

- 2.1 The application is for an outline permission, with all matters reserved except for means of access, for the erection of up to 200 residential dwellings, with associated infrastructure works, including access (vehicular, pedestrian and cycle), drainage, public open space and landscape.
- 2.2 The application includes full details of the proposed junction and highway improvement works necessary to create access to the site. This comprises one vehicular access point and one cyclist and pedestrians access and the emergency vehicles access point (current access to the Farm) from Worts' Causeway.

Application documents

2.3 The application was accompanied by the following supporting information:

- Planning Statement (including Public Art Strategy)
- Application form and certificates
- Application Drawings including an Illustrative Masterplan and Parameter Plans
- Design and Access Statement
- Archaeological Report
- Heritage Impact Assessment
- Transport Assessment and Travel Plan
- Ecological Assessments and Surveys
- Arboricultural Report
- Landscape and Visual Impact Assessment
- Flood Risk Assessment
- Sustainability and Energy Statement
- Geo-Environmental Study
- Utilities Strategy
- Low Emissions Strategy
- Air Quality Impact Assessment
- Noise Assessment
- Lighting Appraisal
- Waste Audit Report
- Construction Environmental Management Plan (CEMP)
- Environmental Statement (ES) (including as appended documents: Biodiversity Net Gain Metric Assessment (Appendix F9); Construction Environmental Management Plan (Appendix B5); Flood Risk Assessment and Surface Water Drainage Strategy (Appendix D1); Preliminary Ecological Appraisal and Ecology Surveys (Appendices F1 - F8); Transport Assessment (Appendix C1); Framework Travel Plan (Appendix C2); and Sustainability and Energy Statement (Appendix B4)
- Statement of Community Involvement
- Affordable Housing Statement
- Local Lettings Plan
- Draft Heads of Terms

2.4 During the course of the application, the following were submitted:

- Supplementary Planning Policy Note

- Application Drawings including an Illustrative Masterplan (revised), Land Use and Access Parameter Plan (revised), Building Heights Parameter Plan (revised), Green Infrastructure Parameter Plan (revised), Built Form Parameter Plan (new), Tree Retention and Removal Plan (revised), Proposed GB1 Site Access Arrangement plan and Proposed GB1 Site Access Arrangement with GB2 Crossover plan.
- Public Art Briefing Note
- Design and Access Statement Addendum (DAS)
- Transport Assessment Addendum (TAA)
- Stage 1 Road Safety Audit
- Stage 1 Road Safety Audit Designer's Response
- Landscape and Visual Impact Assessment (LVIA) Addendum
- Technical Note: Additional Drainage Information
- Sustainability and Energy Statement
- Supplementary Environmental Statements (SES)

Environmental Impact Assessment

- 2.5 The proposal was subject to a screening opinion prior to submission in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (ref.: 19/0770/SCRE). Following consideration by the local authority it was concluded that an Environmental Statement was required, and a scoping opinion was subsequently issued upon request from the applicants (ref.: 19/1457/SCOP). The Council was supportive of the scope of the EIA covering the matters of Transportation; Ecology and Nature Conservation; Water Environment and Socio-Economics and agreed with the proposal to scope out other matters to be covered by separate documents submitted with the application.
- 2.6 The ES submitted with the application includes an introductory chapter, as well as those covering the site and scheme description; transport; water environment; socio-economics; ecology; and those assessing the residual and cumulative impacts as well as mitigation and monitoring measures. Chapter B (Site and Scheme Description) sets out that the impact assessment has been prepared on the basis that construction is proposed to start on site in 2021/2022, with completion in 2024/2025. The build period will therefore be around 3 years

and will form a single phase of construction, with no demolition required prior to the commencement of development.

- 2.7 The conclusion in the ES provided with the application is that for all the environmental topics covered by the report, the development would not have a significant effect. The only exception would be the residual effect on the economy through construction employment and Gross Value Added (GVA), assessed as moderate beneficial impact. This conclusion considers all mitigations proposed and it has not changed with the submission of the Supplementary ES with the amended applications.

3.0 SITE HISTORY

- 3.1 The relevant planning history identified for the site is the following:

Reference	Description	Outcome
Screening and scoping		
19/1457/SCOP	Request for a Formal Scoping Opinion in respect of proposed development of 200 residential dwellings - site to the North of Wort's Causeway (Allocation GB1) South Cambridge.	Scoping report issued
19/0770/SCRE	Site to the North of Wort's Causeway (Allocation GB1) Cambridge - Request for Screening Opinion.	Screening required
Trees		
10/215/TTPO	T1 - Elm: evenly thin any dead, dying or defective branches from the crown T2 - Elm: evenly thin any dead, dying or defective branches from the crown T3 - Sycamore: fell and remove T4 - Sycamore: fell and remove T5 - Elm (dead): fell and remove T6 - Elm (dead): fell and remove T7 - Elm (dead): fell and remove T8 - Elm (dead): fell and remove	Permission granted
14/394/TTPO	T5 - Sycamore - remove and replace,	Permission

	T6 - Horse chestnut - pollard back to previous pollarding points, T7 - Horse chestnut - re-pollarded back to previous pollarding points, T8 - Sycamore - re-pollarded back to previous pollarding points, T9 - Horse chestnut - section felling of the tree, T14 - Sycamore - to fell.	granted
15/071/TTPO	T4 - Ash: Sever ivy, remove deadwood and carry out climbing inspection. T5 - Ash: Sever ivy. T6 - Elm: Fell as dying T7 - Ash: Sever ivy. Carry out climbing inspection.	Permission granted
15/260/TTPO	T7 - Ash: pollard	Permission granted
15/593/TTPO	Ash tree - to fell, and replace at a later	Refused permission
16/370/TTPO	T1, T2 & T5: Sycamore - Fell	Permission granted
17/016/TTPO	3 No Ash trees - fell.	Permission granted
17/370/TTPO	T1: Beech - Remove branches A and B, reduce second lowest branch back to v point, crown reduce any other branches over track to 3.5m T2: Ash - Remove branch D and cut back branch E to v points, crown raise other branches to clear track to 3.5m T3: Ash - Crown raise over drive to 3.5m. Repeat work every 2 years for 15 years.	Permission granted
17/634/TTPO	Reduce pollard by: T1 - 6-7m T2 - 2-3m T3 - 4 m Rough heights to suitable points	Permission granted

18/097/TTPO	T1: Ash - Lift the Crown over the access track to a height of 4.5m above track level. Prune the branches back to a suitable branch collar to prevent regrowth. Lift the Crown also on the field (East) to a height of 3m.	Permission granted
18/099/TTPO	T1: Beech & T2: Ash - Lift the Crowns	Permission granted
19/638/TTPO	3 x Ash trees, Fell.	Permission granted

3.2 Whilst not part of the application site, the following applications are part of the relevant planning history identified for the adjacent site of Netherhall Farm, demonstrating the change from farm production to the residential use of the buildings:

12/0441/FUL	Conversion of farm buildings to 4 no. dwellings	Permission granted
15/2121/FUL	Retrospective change of use of former agricultural barns and paddock to incidental residential use and garden land. Proposed modification to roof form of Barn 2 to a pitched roof.	Permission granted
16/2118/FUL	Full renovation/restoration of dwelling including extensions	Permission granted
18/0966/FUL	Partial demolition and restoration of former stables to create annexe accommodation	Permission granted

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan (October 2018)	<p>Section 2 – Policies 1, 3, 5, 8</p> <p>Section 3 – Policy 27</p> <p>Section 4 – Policies 28, 29, 31, 32, 33, 34, 35, 36, 37, 38</p> <p>Section 5 – Policy 42</p> <p>Section 6 – Policies 45, 50, 51</p> <p>Section 7 – Policies 55, 56, 57, 59, 60, 61, 67, 68, 69, 70, 71</p> <p>Section 8 – Policies 73, 74, 75</p> <p>Section 9 – Policies 80, 81, 82, 85</p>

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	<p>National Planning Policy Framework February 2019</p> <p>National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards</p> <p>Circular 11/95 (Annex A)</p> <p>Community Infrastructure Levy (CIL) Regulations 2010 (as amended)</p>
Development Plans	The Cambridgeshire and Peterborough Minerals and Waste Plan (2011)
Supplementary	Sustainable Design and Construction SPD

<p>Planning Documents</p>	<p>(2020)</p> <p>Cambridgeshire Flood and Water SPD (2018)</p> <p>RECAP Waste Management Design Guide (2012)</p>
<p>Material Considerations</p>	<p>Cambridgeshire County Transport Assessment Guidelines (2019)</p> <p>Cambridge City Air Quality Action Plan (2018-2023)</p> <p>Cambridgeshire draft Planning Obligations Strategy (March 2016)</p> <p>Cambridge City Citywide Tree Strategy 2016-2026 (October 2015)</p> <p>Cambridge City draft Affordable Housing SPD (June 2014)</p> <p>Cambridgeshire Green Infrastructure Strategy (June 2011)</p> <p>Cambridge and South Cambridgeshire Strategic Flood Risk Assessment (November 2010)</p> <p>Cambridge Planning Obligations Strategy SPD (2010)</p> <p>Cambridge Public Art SPD (2010)</p> <p>Cambridge City Cycle Parking Guide for New Residential Developments (February 2010)</p> <p>Contaminated Land in Cambridge - Developers Guide (April 2009)</p> <p>Cambridgeshire Quality Charter for Growth (2008)</p> <p>Building Stronger Communities – Cambridge Community Centres Strategy</p>

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6.0 CONSULTATIONS

Highways England

- 6.1 No objection. Highways Act Section 175B is not relevant to this application. Note the proposed development is 6 kilometre distant from the Strategic Road Network (SRN) and is in close location to local major facilities and the future Cambridge South train station, and that the local highways authority is engaging with the applicants to promote sustainable travel, which is supported.

Local Highways Authority (Cambridgeshire Highways – Transport Assessment team)

- 6.2 No objection subject to mitigation package. Following submission of a revised Transport Assessment to seek more parity with the assessment presented for the GB2 site the Local Highways Authority (LHA) concluded sufficient detail has been presented to make a sound assessment. Note local policies requiring appropriate public footpaths linking the development with the surrounding chalk farmland.
- 6.3 Based on the junction modelling provided, it is concluded that measures are necessary to mitigate impact from development, including: Contribution of (£300,000) towards Greater Cambridge Partnership's Cambridge South East (A1307) Transport improvements; Provision of footway on Worts' Causeway; Provision of a crossing over Worts' Causeway as a condition; Details of work to connect the site to the west and north; and submission of a Travel Plan. On further correspondence, officers explained that the footway on Worts' Causeway is to be required in the full extension from the vehicular access to Fields Way, in the event the development of the GB2 site, with similar requirement, does not come forward.

Local Highways Authority (Cambridgeshire Highways – Development Management team)

- 6.4 No objection following the further information provided on technical note dated 15 January 2021. Recommends conditions to address minor issues raised by the Stage 1 Road Safety Audit (RSA) which have not been resolved in time of the conclusion of this report. These are in relation to location of pedestrian crossing to the east, cyclists' point of return along Worts' Causeway and street lighting assessment.
- 6.5 In previous correspondence, the LHA required confirmation of the access design and that this is approved as a separate document. Required visibility splays were shown on the emergency/pedestrian/cycle access on the relevant drawing, noting this section of adopted public highway is subject to a 40mph speed limit therefore splays of 2.4m x 120m are required. The Highway Authority will accept the interpolation of the Y distance is [if] suitable empirical data is provided. The private Netherhall Farm access will require separate inter vehicle visibility splays to show 2.4m x 25m (2.4m from the back of the footway) from the proposed access onto this path. Notes the extension of the 20mph speed limit falls outside the planning process. In further correspondence, clarified that the extension of the reduced speed limit is supported, and the relevant processes will be progressed alongside the detailed design stage under the Road Traffic Regulation Act where appropriate/supported.

Natural England

- 6.6 No objection. Refers to letter dated 12 July 2019 regarding appropriate consideration of recreational pressure impacts, through relevant residential development, to sensitive SSSIs and provides generic advice on other environment issues. The letter informs the Local Planning Authority (LPA) of the updated Impact Risk Zones (IRZs) for several SSSIs across Cambridgeshire, to reflect potential zones of influence for publicly accessible SSSIs sensitive to the effects of recreational pressure. The amended IRZs indicate where planning applications for new housing development will require assessment of recreational pressure effects on relevant SSSIs and adverse impacts appropriately avoided and mitigated.
- 6.7 Annex A of the letter gives general advice on assessing, avoiding and mitigating impacts. Annex B consists of a table

with relevant SSSIs, their location and the (higher or lower) level of potential risk.

Nature Conservation Officer

- 6.8 No objection following the submission of the Supplementary ES with the inclusion of the following mitigations: funding to aid in the management of the nearby Wandlebury Country Park and Beechwoods to account for increased visitor pressure from residents of the development; Implementation of a Landscape and Ecological Management Plan (LEMP) for a minimum of 30-year period, (including monitoring of the Netherhall Meadow CWS and implantation of biodiversity enhancements).
- 6.9 States to be content with all survey effort across the site and to be in support of all recommendations proposed for protected species and recommend they are secured by condition. The predicted 17% Biodiversity Net Gain (BNG) does provide a comfortable buffer with regard to the detailed layout of the site at reserved matters, and recommends a revised BNG be required for any subsequent phase reserved matter applications to confirm the potential gain.
- 6.10 Satisfied that all relevant ecology issues are incorporated within the Construction Management Plan [CEMP], particularly with regard the CWS, noting that any footpath creation, fencing or services within the site boundary will require specific method statement to avoid negative impacts on the grassland condition. Note that West Field has potential to reach CWS status with enhanced management and encourages applicants not to plant fruit trees over the entire area as they can restrict ability to manage the grassland through hay cuts and ultimately over shade the grassland species. If a true orchard is proposed, then management should reflect this. Further notes that the parameter plans are acceptable, considering a management plan to bring the CWS into favourable condition and maintain as such thereafter.
- 6.11 Notes the proposed attenuation SUDs features have potential to develop reasonable quality habitat, subject to careful design. Supports the breeding Barn Owl mitigation in the adjoining farm complex and suggests additional mitigation in the form of

enhanced management of fields margins to the east of the site for foraging habitat is also considered. The Badger report identifies badger setts close to site but predicts no negative impact following proposed mitigation, which is agreed. The CEMP should include potential impacts and mitigation for badgers on site. Bat survey is recommended for the declining ash proposed for removal, and advocates for the retention of standing deadwood wherever possible, including the isolate T2, which could be reduced to a safe as monolith.

- 6.12 On further correspondence with officers, suggests bringing a new hedge line further into the site at the junction between the primary road and Worts Causeway, and then bridging the road at its narrowest point with mature trees. This could benefit bat commuting and contribute to addressing the potential impact of the required visibility splays and any necessary removal of hedgerows. Recommends all lighting proposals to follow the guidance in: <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting> and that the above detailing of the landscape and lighting in the access area is secured as a standalone condition or be integrated into a site wide Ecological Design Strategy (EDS) condition. Further recommends informative regarding hedgerow removal and wider site clearance.

Arboricultural Officer

- 6.13 No objection following the revision of the Tree Retention and Removal Plan (TRRP). Officers confirm to be satisfied with the principle provided that the detail respects the root protection area (RPA) and future growth of trees close to new structures. Previously the plans showed structures close to trees and hedges proposed to be retained, and officers have objected the proposal on the basis that these hedge and trees would be significantly affected, particularly tree T3 as, given the proximity of the adjacent proposed building, the tree removal would be required, and this was not supported.
- 6.14 No lowering of levels, including for construction, drainage or landscaping purposes are to be carried out within the RPA of retained trees. Requests conditions for each phase of any reserved matters application, in relation to the submission of an updated AIA; submission and implementation of an Arboricultural Method Statement (AMS) and Tree Protection

Plan (TPP); a pre-commencement site meeting; and replacement of trees.

Landscape Officer

- 6.15 No objection, following revision of the illustrative masterplan, parameter plans (PPs) and visual assessment and photomontages from viewpoints V6 and V9. Welcomes the reduction in heights generally across the site and particularly where the 2.5 storey height has been moved further north away from Worts' Causeway thereby better preserving the rural character of the road. Viewpoints V6 and V9 now show an acceptable height of development in views from the east and from Worts' Causeway in relation to the Netherhall Farm complex and access road.
- 6.16 Regarding the new pedestrian/cycle access adjacent to Netherhall Farm access officers note that from a landscape perspective, the access that does least harm to the verge is the more compact version which has a direct link to the GB2 cycle/pedestrian access on drawing no. 19/124/TR/020 Rev E. Regarding the removal of part of the hedgerow along Worts' Causeway to create sightlines to both access points, officers require the replacement of hedges immediately on completion of the footway and access works (i.e. prior to building works starting on site), where hedge removal is necessary.
- 6.17 Requires further amendment to the description of the southern boundary in the Green Infrastructure and Land Use PPs, to allow 5 metres between the top of bank of the basins and the inside face of the existing or replacement hedge alongside Wort's Causeway and 8m between the top of bank of the basins and any buildings, including cycle/pedestrian routes and landscape/privacy setting for buildings.
- 6.18 Officers are generally satisfied and offer no further comments to the proposed location of play areas, internal hedge and mature trees, the green edge and boundary treatments. Notes that, in line with the Drainage Officer comments, Basins B3 and B5 should be included on the Green Infrastructure and Land Use PPs, whilst acknowledging that the drainage strategy may change in the future when detailed information is provided. Requires several conditions including landscape principles and

further information to be provided with any reserved matters application, and in different stages of the development.

Urban Design Officer

- 6.19 No objection, following the further amendments to the application, stating that most issues previously raised have been addressed. Notes the illustrative masterplan and addendum to the Design and Access Statement (DAS) shows alternative layouts for the parcels between the primary street and the Green Edge, as previously required. Notes that the parking courts are much reduced in size and that the courts are intersected by well-connected pedestrian paths which provide convenient route to the Green Edge. The illustrative masterplan now demonstrates how an acceptable layout could be delivered within the constraints set out on the parameter plans, subject to approval from the officers dealing with the refuse strategy. Recommends a set of design principles need to be secured by condition to ensure the delivery of good quality of place.
- 6.20 Welcomes the relocation of the primary east-west route from the verge of Worts' Causeway to the inside the parcel, noting the main sections of the routes through the character areas are now more direct, legible and convenient to use. States there are no further concerns relating to the pedestrian and cycle network.
- 6.21 The latest illustration of the Farmstead Character Area and the further reduction of heights on the eastern edge is welcomed and considered acceptable. Recommend a design principle is secured by condition to ensure an articulation of roofscape that reflects the rural, farm-like character that seeks to reflect. The amended locations of focal buildings and trees are agreed. A focal building included to the south-west corner of this parcel would mark the entrance of the site without impacting on Worts' Causeway and would terminate views when exiting the street that provides access to the Farmstead Character area. Notes this is on the basis that focal buildings distinguish themselves through detailed / stand-out architectural features and not through height. Focal buildings are expected to conform the maximum heights established in the Building Heights Parameter Plans.

6.22 Recommends potential changes to the primary road access point that would help in reducing the visual impact on Worts' Causeway and provide a more convenient pedestrian / cycle connection. Highlights however that it is understood that the suggested amendments need to balance accessibility, highway safety and visual impact on Worts' Causeway, and that they should be accepted by the LHA as well. Recommends design details and finishing materials, for the vehicular access east of the site, which could be adopted subject to LHA acceptance.

Cambridgeshire Constabulary – Designing Out of Crime Officer

6.23 No objection. Following review of the Design and Access Statement and indicative site layout concludes the design team have considered elements of Crime and Community Safety and that the indicative proposals for this site appear to be acceptable. Requests early consultation with the Constabulary to ensure that the detailed development design fully addresses vulnerability to crime, should this application receive outline approval.

Public Art Officer

6.24 No objection. Notes the background for planning applications to require mitigations, and the policy in favour of the inclusion of public art within new development in the NPPF, Cambridge Local Plan and Public Art SPD.

6.25 Notes insufficient information has been provided with the application, include that of an indicative budget for the strategy and what the budget will allow for. The proposal for a timber structure does not set out any artist commission principles and, for this reason, the proposal is considered a piece of landscape infrastructure and not part of a Public Art Strategy. Advises on how the process and further requirements for a strategy to be prepared and for delivery plans to be prepared with the submission of the applications for reserved matters and recommends a Public Art strategy to be approved by the Council prior to the submission of the first reserved matters application.

6.26 Notes that on sites of this scale, the Council and the applicant will need to agree a budget for public art delivery and

recommends a budget of a minimum of £400,000, based on other sites of the same size and understanding all the costs and fees involved to deliver a project that is appropriate to the scale of the Netherhall Farm development. Notes this would ensure the appropriate social and environmental mitigation from development and indicates the Council's Public Art Panel for advice in terms of the strategy and budget. Includes an outline of what is considered part of public art budget and the requirements of a Public Art Strategy.

Access Officer

- 6.27 Objects the application on the basis that the Design and Access Statement should include more accurate drawings and more information about access. Insufficient information regarding the review by the Council's Disability Consultative Panel has been provided which prejudices officers' review. Requires details on how proposals meet Building Regulations M3(3) and M3(2) and recommends play areas to include disabled access; pathways with surface suitable for wheelchairs; time limited spaces for visitor parking.

Conservation Officer

- 6.28 No objection following revision of the Building Heights Parameter Plan and photomontages of key viewpoints integral of the Landscape and Visual Impact Assessment. Officers stated to be satisfied with the building heights close to the entrance to Netherhall Farm which are now two storeys, and the degree of separation between that entrance and the built form. The width will allow for the hedging to be more prominent and will allow further views across to the Buildings of Local Interest (BLIs).
- 6.29 Officers had previously noted the buildings of the Netherhall Farmstead (BLIs) themselves were not being altered under the proposals, therefore their special interest would not be affected. However, development within the local area affects the setting of the farm buildings which will lose their context as being of agricultural use, tied into the land. To mitigate this, officer had suggested that part of the development is set back from the BLIs themselves, and the access road around them, allowing for a buffer zone, leaving a 'green' area in which they can sit, without which there would be potential for the impact on the

setting of the BLIs and the character of the area to be negative. In this context, the proposals would not comply with policy 62 with regards to the significance and the setting of the BLIs.

**Cambridgeshire Historic Environment Team –
Archaeological Officer**

6.30 No objection to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition. Recommend two conditions to secure the submission of a Written Scheme of Investigation (WSI) and completion of the field work as agreed in the WSI; as well as to secure the post-field works of the programme. An informative relating with the timetable for the archaeology programme is also recommended.

Sustainability Officer

6.31 No objection following submission of a revised Sustainability and Energy Statement, which confirms a range of targets and design intentions related to the sustainability of the proposals. This includes a minimum target for carbon reduction, with officers noting the changes predicted by the Future Homes Standard and the resulting flexibility given at this outline proposal with respect to achieving those targets. The Statement includes other sustainability measures including water efficiency target and reference to the design and orientation of buildings, with officers noting risks of the buildings' overheating.

6.32 In previous correspondence dated of 11 May 2020, officer noted the remarks of the original Sustainability and Energy Statement, which argued for compliance with the national Framework through the UK Building Regulations and the changes in national sustainable development and zero carbon resulting from the Deregulation Act 2015. The officer response points out Policy 28 of the Local Plan require a 44% improvement on Part L 2006 (equivalent to a 19% improvement on Part L 2013, which is equivalent to Code Level 4 energy). This is in line with the requirements of the Planning and Energy Act, which have yet to be revoked in line with Section 43 of the Deregulation Act.

6.33 In addition, the National Planning Practice Guidance at Paragraph: 012 Reference ID: 6-012-20190315 also notes that

local planning authorities can set energy performance standards for new housing, or the adaptation of buildings to provide dwellings, that are higher than the building regulations, as long as this is up to the equivalent of Level 4 of the Code for Sustainable Homes.

Sustainable Drainage Engineer

- 6.34 No objection, following review of further information (additional technical notes dated August and June 2020) and revised Flood Risk Assessment (FRA) submitted with the amended application.
- 6.35 States that the proposals have demonstrated that a suitable surface water drainage strategy for the site can be delivered. The submitted technical notes show that the site has potential for infiltration, subject to further tests at the detail design stage specifically at the south part of the site. A second surface water alternative discharge to a surface water sewer has been shown to be possible for the south part of the site in case infiltration rates are not suitable.
- 6.36 Notes the submitted information addressed the main issues raised previously and recommends any reserved matters application in the future to include a detailed surface water strategy pursuant to the site for which approval is sought. On further revision of the Green Infrastructure Parameter Plan, raised comments and questions potential overlapping of open spaces and areas for SuDS, and regarding drainage alternatives, although acknowledging these may be defined during detailed stage.

Environment Agency

- 6.37 No objection. Comments include recommendations and informative regarding contaminated land, SuDS, pollution control, foul water drainage, wildlife conservation and dewatering.

Lead Local Food Authority (Cambridgeshire Flood Risk and Biodiversity Team)

- 6.38 No objection following review of the technical notes and revised FRA which demonstrate that surface water from the proposed

development can be managed using infiltration basins, noting that infiltration tests have been carried out. Also notes an Anglian Water (AW) surface water sewer can be used as alternative point of discharge, in the event infiltration fails on a later detailed design stage. Expect source control to be incorporated at detailed design stages, with the use of SuDS features. Recommends a condition relating with a surface water scheme and further informative.

Anglian Water

- 6.39 No objection. Notes there are no affected assets owned by AW within the development site boundary. Further notes the foul drainage from development to be in the catchment of Cambridge Water Recycling Centre, currently without capacity to treat the flows the development site. Nevertheless, AW are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the LPA grant planning permission.
- 6.40 States that the sewerage system at present has available capacity for the flows indicated in the FRA, and that if the developer wishes to connect to AW sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. AW will then advise on the most suitable point of connection. Requires a set of informative relating with used water network. Noted the preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option and gives further advice on the matter. Notes the proposed method of surface water management does not relate to AW operated assets and advises on consulting infrastructure operators accordingly.
- 6.41 On further correspondence, AW confirmed to be their responsibility to take the necessary steps to ensure that there is sufficient treatment capacity should the Local Planning Authority (LPA) grant planning permission. Notes the development site will be required to pay an infrastructure charge for each new property connecting to the public sewer that benefits from permission. Further confirmed that the infrastructure charge applies to any development with planning permission (outline or reserve matters permissions included) when the development

site requires a new connection to public sewer and water supply network.

Cambridgeshire Planning, Minerals and Waste

- 6.42 No objection. Acknowledges the submission of a Waste Audit Report and welcomes the commitment to undertake a site waste management plan. To ensure compliance against Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011), requests a condition be imposed regarding the submission of a Detailed Waste Management and Minimisation Plan (DWMMP).

Waste Project Officer

- 6.43 No objection. Advises on technical requirements for bin storage and that applicants have regard to the “Information for developers” guide on the Council’s website at: <https://www.cambridge.gov.uk/recycling-and-waste-guide-for-developers>, noting the guide to hold information specific to the Cambridge authority waste collections. Further notes some important information is different to the RECAP guide, such as size of bins, waste capacities for flats, waste vehicles sizes and crew pull distances.

Environmental Health

- 6.44 No objection. Proposed development is acceptable subject to the imposition of the condition(s)/informative(s) relating to a site wide Demolition and Construction Environmental Management Plan (DCEMP) [CEMP]; Construction Method Statement (CMS); Acoustic Design and Noise Insulation Scheme Report for the residential element; Artificial lighting; Electrical Vehicle Charging Point (EVCP) provision; Plant noise; and Land contamination. Informative are also recommended.

Cambridge International Airport

- 6.45 No objection. Requests to be informed of any intended crane usage so the Airport can assess the information against Protected Surfaces.

Cadent Gas, East Anglia Pipelines

6.46 No objection. Notes affected apparatus in the vicinity of the proposed development to be: (i) High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment; and (ii) Low or Medium pressure (below 2 bar) gas pipes and associated equipment. As a result, refers the consultation to the Cadent Pipelines Team, and request no further action to be taken with regards to the proposal until a repose is submitted. On further correspondence dated 24 April 2020 the Cadent Pipelines Team stated not to object to the proposal in principle.

Health and Safety Executive, Land Use Planning (LUP)

6.47 No objection. The development does not intersect a pipeline or hazard zone, therefore HSE Planning Advice does not have an interest in the development.

Cambridgeshire Fire & Rescue Service

6.48 No objection. Request that adequate provision is made for fire hydrants in accordance with the relevant guidance, which should be secured by way of a S106 Agreement or a planning condition, the cost of which should be recovered from the developer. Advise on buildings over 11m high that are not fitted with fire mains to have access for aerial (high reach) appliance and provides further technical and procedural guidance.

Cambridgeshire and Peterborough Clinical Commissioning Group (CCG) National Health Service (NHS)

6.49 Advised that due to the COVID-19 pandemic, staff supporting premises have been diverted to provide daily support to primary care and that only urgent items are being dealt with on an adhoc basis.

Local Children's Services Authority and Library Authority (Cambridgeshire Education and Library Services)

6.50 No objection. Provides methodology and approach to assess and calculate the contributions for the proposed development to demonstrate the requirements comply with paragraph 56 of the National Planning Policy Framework (NPPF) and Regulation 122 of the CIL Regulations.

- 6.51 Based on the above, requires £3,125,054 as financial obligations towards early years, primary and secondary education as well as to libraries, based on the projected population output and proposed unit tenure and size mix. Table 1 summarizes each of the financial contributions, the projects where the resources would be applied, the indexation date and triggers for payment. It also includes a fixed monitoring fee.
- 6.52 Table 2 sets out the permitted developments within the surrounding area, with following tables and text demonstrating the projected population and resulting limited/ lack of capacity of the existing schools and libraries, which justify the above requirement.
- 6.53 Further correspondence has taken place between the Authority and the applicants regarding the methodology applied to calculate the contributions, with the final response received from County Council on 29 October 2020, whereby the Authority concludes that the assessment of the contributions that would be required to make the development acceptable has not changed, from the perspective of ensuring sufficient school places in the local area.

Developer Contributions Monitoring Unit

- 6.54 No objection. S106 financial contributions from the proposed development may be sought, as described:
- Community Facility (D1 use class) – Pro-rata financial contributions towards the provision of Community Facility (including equipment) within use class D1 to fulfil the community needs of the residents of GB1 and GB2, and any shortfall in the 100% provision to trigger financial contributions towards the provision and / or improvement of facilities and equipment at Nightingale Recreation Ground Pavilion;
 - Indoor Sports: Pro-rata financial contributions will be sought for provision of and / or improvements of facilities at Netherhall Sports Centre;
 - Outdoor Sports: Pro-rata financial contributions will be sought for allocation across two projects, at Nightingale Recreation Ground and at Netherhall Sports Centre;
 - Informal Open Space: any shortfall in the 100% on-site provision will trigger pro-rata financial contributions

towards the provision of and / or improvement of and / or access to facilities at Nightingale Recreation Ground;

- Play provision for children and teenagers: any shortfall in the 100% on-site provision will trigger pro-rata financial contributions to be allocated across two projects at Nightingale Avenue play area and at Holbrook Road play area.

6.55 Notes where it has been agreed by the Council to transfer ownership of any part of the application land (including but not exclusive to open space land, play areas and SuDS) to Cambridge City Council, a commuted sum contribution will be required to be used for the maintenance of the adopted areas.

Neighbourhood Community Development Officer

6.56 No objection. Confirms that the Council's preference is that the GB1 contributions for community facilities are provided towards on-site provision on the GB2 site and facility/ equipment costs and running costs for the organisation running the facility. Any off-site contributions would go to other facilities in the surrounding wards of Cherry Hinton, Queen Edith or Trumpington wards.

Housing Development Officer

6.57 No objection. Recommends conditions relating with indicative size and tenure mix for the affordable units and provides a comparative table showing the indicative mix within the proposal and that identified as housing need for the Cambridge City Council in June 2020. Recommends that further conversations with the Housing Strategy Team take place ahead of the submission of the reserved matters application, to ensure any proposal satisfies the local housing need.

6.58 Notes the applicant has referred to the tenure split in the Planning Statement, with indication that this would be determined at the reserved matters applications, which will not meet expectations of the Planning Committee for an outline application. Advises on the clustering of the affordable housing units having regards to the 2014 draft Housing SPD, and noting that albeit the indicative masterplan suggests not to be any cluster of more than 14 units, a couple of the clusters contain a number of 2 and 3 bedroom houses that will have high child

densities. Notes the cluster at north-west of the site potentially housing as many as 37 children in one area, which may potentially cause anti-social behaviour issues. Recommends the applicants to hold further discussions with the Housing team ahead of submitting the reserved matters application.

- 6.59 Notes further consultation is required regarding the submitted a Draft S106 Heads of Terms and in relation to Affordable Housing, specifically the Delivery of Affordable Housing and Fallback arrangement. This will require further consultation to agree these points and recommends this should not form part of the application approval. Notes other policy requirements at reserved matters stage including residential space standards, clustering, design and appearance and accessibility of the units.
- 6.60 Following the submission of a draft standalone Affordable Housing Statement, officers have reviewed the document and provided verbal comments to the applicants, which resulted in the version re-submitted in the 28 October 2020. Officers recommended a Local Lettings Plan to be discussed following consideration of the application by the Cambridge City Planning Committee.

Cambridge City Council Disability Consultative Panel (Meeting of 26th November 2019)

- 6.61 In summary the Panel appreciate being consulted at this early stage and would welcome the opportunity to be consulted on detailed stages, particularly on the accessible room and bathroom layouts as well as parking and refuse collection arrangements. Main recommendations were the following:
- Community facilities and retail – facilities should be provided on site, as the closest retail provision would be the minimal units on Wulfstan Way. The linear park and walkable linkages between the different green spaces are welcomed but when establishing new developments, there is an understood need to introduce community facilities at an early stage in order to provide residents with the space to co-ordinate events etc. Look to the Clay Farm Community Centre as a successful example.
 - Parking and the emphasis on pedestrian and cycle movements – elderly and disabled are reliant on vehicles, and existing car parking is already used by Addenbrooke's staff. A form of parking management

should be included in the proposal, with visitor spaces ideally marked for short stay use for the benefit of those needing deliveries and peripatetic care.

- Trumpington [sic Babraham Road] Park & Ride – site may be within a short walking distance, the demand from the new southern fringe developments has resulted in limited capacity after 11am. The Panel were informed that an expansion of the site is proposed.
- Shared surfaces – segregation between pedestrians and cyclists with a 25mm upstand is necessary, noting that guidance on appropriate surface material for the paths linking the green spaces can be sought from organisations such as the Sensory Trust.
- Swales – proposal to ensure these are not a trip hazard for the sight impaired and are distinguished from the footpath.
- Play equipment – require consideration for the needs of wheelchair users or the ambulant disabled who may need to sit close to the play area, recommending applicants to seek guidance on inclusive play equipment.
- Outdoor seating – should include a variety of styles and heights, and ideally with an area of hard standing at the ends of benches for the benefit of wheelchair users.
- Accessible units (Farmstead courtyards) – note scheme's compliance with policy on adaptable apartments would be at the Reserved Matters stage, but highlights all flats should be served by a lift (including at two storeys), for the scheme to be compliant with the Local Plan. The provision of accessible units should not be limited to ground floor.

Cambridgeshire Quality Panel (Meeting of 20th November 2019)

- 6.62 In summary, the main recommendations of the Panel were:
- 1) Make the development as permeable to pedestrians and cyclist as possible and map key external destinations.
 - 2) Review the function of crossing Wort's Causeway and all the linkages to GB2.
 - 3) Continue to explore community opportunities and specific provision on GB2.
 - 4) Think further about the heart of the development and what that will be and offer.
 - 5) Provide more greening integrated across the site and ensure it is a linked network.

- 6) Review the eastern edge landscape treatment.
 - 7) Embed a clear strategy for future net zero emissions homes for future housebuilders to take forward.
- 6.63 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

Great Shelford Parish Council

- 7.1 No objection. In correspondence dated 6 January 2021, the Parish Council stated that whilst they feel the development is excessive and imposes constraints on the infrastructure, they recognise it as a City development and for which revision the Parish Councils had no comments.
- 7.2 The Parish Council had previously objected to the application, as located in the neighbouring Parish, raising concerns around traffic density. Worts' Causeway opens out onto Lime Kiln Road to the east and that this road is already grid locked at certain times of the day. From there the route is onto the busy A1307 which is already under review. West again does not allow easy road access. Presumes schooling and medical centre will be at Wulfstan Way which would mean traffic along Lime Kiln Road.

Camcycle:

- 7.3 Camcycle has provided further comments, following objection to the proposals. The latest comments can be summarised as follows:
- Lack of appropriate separation between pathway and carriageway across the Netherhall Farm Access, as specified by LTN 1/20.
 - Risk of part of the primary east-west shared pathway becoming parking for cars, which could be fixed through separation from the tertiary street, with some landscape features to prevent driver incursion. Lack of continuity and priority where the primary street meets the east-west shared pathway, which would require the pathway to be prioritised where the primary street crosses it, with sensible design of this junction/crossing. Notes the Wing/Marleigh development and National Cycle Route 51, where the ultimate solution was to remove the tertiary street in that location while

continuing to face houses / natural surveillance onto the cycle route, and recommends developers to follow LTN 1/20 with the design in order to get the details of the pathway and the junction correct.

- Rejects the indication on the submitted access drawing that Worts' Causeway carriageway would be widened to 5.5m as part of a Section 278 agreement, as it would introduce more speeding and more heavy traffic on what is supposed to be a lightly used road with 'rural character'. Recommend private car through-traffic is removed from Worts' Causeway, not only on weekday mornings but at all times. Object to any attempt to put more car capacity into Worts' Causeway.
- The applicant has still failed to address the lack of direct connection for walking and cycling between Queen Edith community facilities / school and the development site. Notes this is contrary to the Local Plan policies 56, 80 and 81, and that the circuitous route via Field Way and the neglected and decayed cut-throughs hidden away in the housing estate are not suitable, and requires applicants to find a better solution linking to Beaumont Road or Almoners' Avenue.

7.4 In previous correspondence, Camcycle had objected the application raising concerns on the above points and additional matters as follows:

- Worts' Causeway is a dangerous road for cycling because of high car speeds, therefore further measures must be included to reduce car speeds or else to create a protected cycle track alongside the road.
- The Design & Access statement says that only one cycle parking space will be provided for 1, 2 and 3-bedroom homes, instead of 'one per bedroom'.
- The primary streets in the site are too wide and have poorly designed shared-use pavements that are repeatedly interrupted by side roads and will soon be obstructed by parked cars; the pavements should instead be set back behind a planted verge and designed to be high-quality, prioritised and continuous.

Wildlife Trust:

7.5 During the course of the application the Wildlife Trust (WT) removed their objection stating that the revised application had addressed their main concern raised. WT stated the Biodiversity Net gain (BNG) assessment showing a potential net gain of

17% is above policy requirements and provides an accurate assessment of baseline condition and the potential gains through development of the site. Welcomes the proposal for a Landscape and Ecological Management Plan (LEMP) with a 30-year lifespan and recommends this is secured by a S106 obligation. Further recommends the management of the Netherhall Farm Grassland CWS is secured in perpetuity rather than for the 30 years covered by the LEMP.

- 7.6 Welcomes the commitment for mitigations to the recreational pressure from residential development and the proportionate contribution to the joint proposal by the Magog Trust, the Wildlife Trust and Cambridge Past, Present and Future towards improving visitor's capacity of Beechwoods, Wandlebury and Magog Down. Recommends this is secured by a S106 planning obligation.

Cambridge Past, Present and Future (CPPF)

- 7.7 CPPF made three representations, the latter received reiterating their opposition to the proposals for reasons relating with the landscape and visual impact; community and design; and sustainability. Whilst acknowledging some improvements were made, CPPF state these seem insufficient to change their objection expressed on their initial representation dated 7 May 2020. The remaining concerns as referred in the initial representation, relate with the long time required for trees to mature in order to effectively mitigate the visual impact caused by development on the views from the green belt to the east of the site and disagrees with the applicant's assessment of the level impact to the Netherhall Farm setting, requiring a condition to ensure screening planting to take place ahead of any construction.
- 7.8 In terms of community and design, the concerns remaining relate with the lack of on-site provision of a community facility and/or the poor connection with existing facilities. CPPF criticized the design quality of the scheme as poorly attractive and required clarification about car parking and bin and cycle storage.
- 7.9 In the previous correspondences, CPPF noted the revision of the BNG calculations and the proposal for a LEMP covering a period of 30 years for the CWS management, recommending

this is secured by a S106 obligation but in perpetuity. Welcomed the commitment for mitigations to the recreational pressure from residential development and the proportionate contribution to the joint proposal by the Magog Trust, the Wildlife Trust and Cambridge Past, Present and Future towards improving visitor's capacity of Beechwoods, Wandlebury and Magog Down. Recommends this is secured by a S106 planning obligation.

- 7.10 The previous representation also noted the submitted safety audit and the changes to cycle provision and road crossing, but state not to be certain these address previous comments. The initial letter further raised concerns about the poor layout design of the scheme and advocated for community facilities to be provided on site, given the joint scale of the GB1 and GB2 proposed developments.
- 7.11 Urged the commitment to sustainable measures to go beyond policy requirements, particularly in terms of water efficiency and the commitment to a target for consumption of 85 litres per day rather than the policy complaint 110 litres a day. Requires consideration to further cycle parking on-site and stated support to CamCycle comments. Required the bus gate at Worts' Causeway to operate on a 24-hour basis, to avoid increase in vehicular traffic and harm to the Causeway country lane appearance.
- 7.12 Officers note that, albeit addressed to application 19/1169/OUT, the correspondence sent by CPPF on 23 October 2020 refers to the joint proposal by WT, Magog Trust and CPPF to mitigate the potential recreational pressure that will be caused with the development of the GB1 and GB2 sites. The letter aims to clarify that the project entitled "Acquisition of land for additional car parking and associated chalk grassland creation (to ensure BNG from the car park)" primarily aims to increase the area and quality of chalk grassland habitat on the Gog Magog Hills. The letter explains that an ancillary benefit is that the land can be used for overflow car parking on the few occasions when the car park is full.

Campaign to Protect Rural England (CPRE)

- 7.13 Third party representations objecting the application were received from CPRE, on the basis of the harm to the character

of the City edge and the Green Belt; the additional water demand and risk of draught; traffic increase; negative impact on the countryside landscape; cumulative effect and unavailability of the necessary investment on education facilities; and the separate consideration of the applications at Newbury Farm and Netherhall Farm risking cohesion between developments.

- 7.14 CPRE is concerned that current proposal in conjunction with that proposed at the Newbury Farm site (19/1168/OUT) will dominate the views from the south of the City edge and that the unique place nestled alongside the Cam river meadows currently dominated by the University buildings will be lost forever. This is particular to the views from the surrounding countryside and places such as the Gog Magog hills and the A1307, which will continue an unacceptable addition to the high rise blocks on and around the Biomedical Campus and between Addenbrookes and Trumpington Road.
- 7.15 CPRE states that Netherhall Farm lies within the statutory Cambridge Green Belt and they are concerned that development of this major site and Newbury Farm will set a precedent for further urban sprawl into the Green Belt around Cambridge. CPRE is concerned by the cumulative effects of new developments in the Anglian River Basin and urge the planning authority to not just rely on the statutory duty of local water companies to supply. The Environment Agency has warned other planning authorities within the County that they should consider the cumulative effects of developments on wastewater treatment capacity and not evaluate new demands only. Note the Council's Sustainable Drainage Engineer has identified problems with the surface water drainage proposals from this site and has recommended refusal of the application at least until solutions are found. Suggests financial contributions from the development are sought for water supply and additional wastewater treatment capacity.
- 7.16 The entirety of the vehicular traffic leaving or entering the Netherhall Farm site and travelling through Newbury Farm site to reach the A1307 will exacerbate an unacceptable current traffic situation on this road and cause significant pollution for local residents. In addition to the concerns relating with the views from the south and impact on the rural landscape, CPRE raises concern over the loss of the existing farm land which is currently managed in such a way that it supports local flora and

fauna and the character of the landscape. The letter also sets out concern over the necessary investment and the resulting new educational facilities not being ready in time for use within the planned development timescales, which requires attention before planning permission is granted. CPRE are also of the view that the developments at Newbury Farm and Netherhall Farm cannot be considered a community unless a masterplan is worked out jointly between developers of these site, to address some of the common issues between the sites.

Neighbouring residents:

7.17 Further representations were received from 36 neighbouring residents, all objecting the proposal. The main reasons relating with planning matters are summarised as follows:

- Increase in traffic (and relative detrimental impact to local amenities, wildlife, pedestrian safety, air pollution, street network in the area, including junctions)
- Lack of local facilities (including shops, schools, and healthcare facilities)
- Impact on / loss of biodiversity, ecological corridors, and wildlife in general
- Overdevelopment of the site / focal buildings / building heights and densities detrimental to/ not keeping with the character of the area
- Poor quality of application documents (LVIA, Transport Assessment/ Travel Plan, Noise Assessment, Environmental Statement, Design and Access Statement and Green Infrastructure Parameter Plan)
- Poor site layout (insufficient buffer with / potential impact on the CWS and BLI setting / poor walking and cycling routes)
- Poor connectivity of the site with the surroundings (including with GB2 development / local facilities and mainly by walking or cycling / for people with less mobility)
- Harm to residential amenity of neighbouring properties, due to siting of foul pumping station north of the site
- Removal of trees and loss of hedgerows
- Inadequate/ unsafe design of access points
- Lack of clarity on the management and public access to/ route across CWS
- Insufficient cycle and car parking
- Lack of commitment with sustainability measures

- Inappropriateness (lack of purpose/ need) of the staggered junction between GB1 and GB2
- Risk to residents' security in general and due to the proposed 5 metres buffer north of the site
- Detrimental impact on neighbouring recreational facilities / loss of green areas
- Loss of privacy and loss of light at neighbouring properties
- Loss of farmland

7.18 Fewer neighbouring responses raised the following concerns: conflict with rights of way at the access to Netherhall Farm buildings; widening of Worts' Causeway and impact in traffic and character of the road; insufficient information regarding biodiversity protection; risk of flooding/ poor water management proposal; effect on water supply; noise from construction; poor private amenity spaces/ insufficient gardens; pressure on the provision of broadband communication; and destruction of the Green Belt.

7.19 The above is a summary of the representations that have been received and the relevant planning matters will be considered in the assessment. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received, and from inspection of the site and the surroundings, the main issues considered are:

- Principle of development
- Landscape and Urban Design
- Historic Environment
- Biodiversity, Species and Habitats
- Supply of Housing
- Services and Local Facilities
- Infrastructure to Support Development
- Climate Change and Resources Management
- Planning Obligations

Principle of Development

8.2 Policy 27 of the Cambridge Local Plan releases the GB1 and GB2 sites from the Green Belt designation for residential

development of up to 430 dwellings, contributing to Cambridge in meeting its housing needs to 2031. Appendix B of the Local Plan (Proposals Schedule) sets out GB1's estimated capacity of approximately 200 dwellings and a density of 27 dwellings per hectare, with final capacity depending on detailed assessment and design.

- 8.3 Development of these sites will be supported subject to: (i) issues of flooding and contamination being mitigated; (ii) design considerations; (iii) provision of adequate access and other infrastructure; and (iv) fulfilment of other applicable policies within the Local Plan. Items 'e' to 'p' of Policy 27 set out other specific requirements for the development of the sites, relating with landscaping, ecological enhancement, the character and use of Worts' Causeway, transport, street layout and connectivity with the surroundings, scale and massing, including for pedestrian links, sustainable drainage, archaeological remains and community facilities and services.
- 8.4 In addition, for the development of the GB1 site, Policy 27 requires in its item 'q' the retention of sufficient buffer areas around the Netherhall Farm Meadow CWS, with the provision of a long-term management regime, including limited access, to protect and enhance the ecological value of the meadow. Items 'r' and 's' relate with the Netherhall Farm site, which is not part of the application.
- 8.5 These items above are assessed in detail in other sections of this report and as concluded the proposals are acceptable in terms of the principle of development, with further consideration as follows.

Residential Use

- 8.6 At this outline stage the proposals are for up to 200 residential units and an approximate density of 27.78 dwellings per hectare. Whilst the density is slightly above policy requirements, this is considered minor as Appendix B of the Local Plan indicates that the final site capacity may be greater or smaller depending on detailed assessment and detailed design. The proposals have been revised in terms of urban design and landscape through the assessment process as discussed in the relevant sections of this report. Officers consider the scheme to be acceptable in terms of design at this stage and recommend

a set of principles to be secured by condition to ensure the delivery of good quality place. This is supported and a condition is recommended accordingly.

- 8.7 In considering objections and recommendations received from third parties and the Council's Access Officer / Disability Panel due to the absence of community facilities provision on the application site, officers note the existing Wulfstan Way is the closest retail / shopping area from the development, at approximately 2 kilometre to north of the GB1. As discussed later in the Transport section of this report, measures to improve sustainable travel to this commercial area will be delivered with the GB1 development, should permission be granted.
- 8.8 Furthermore, the current development proposal at the GB2 site (19/1168/OUT) includes up to 400 square metres of A1/A3/A4/B1/D1 uses, which once implemented would be at approximately 250 metres from the pedestrian access at southwest of the GB1 site. The proposals at GB2 have received resolution to grant planning permission from the Cambridge City Planning Committee on 2 September 2020 and, if implemented, would potentially include shops, eating/drink premises, offices and/or community facilities. These future community, commercial and/or retail units aim to provide for the GB2 site and neighbouring areas, including the GB1 development.
- 8.9 The GB1 site allocation and Policy 27 of the Local Plan is for residential use, with expectations that contributions are made towards improved community facilities and services in this part of the city, and not necessarily providing these on site. In this context, the proposals including only the residential use is supported. Further considerations relating with any contributions sought through planning obligations are set out in the respective sections of this report.

Green Belt Development

- 8.10 Paragraph 141 of the NPPF sets out that LPAs should plan positively to the beneficial use of the Green Belt and look for opportunities to provide access as well as opportunities for outdoor sport and recreation; and to retain and enhance landscapes and visual amenity. Furthermore, paragraphs 145 and 146 of the NPPF in setting out the exceptions to

inappropriate development within Green Belt include the provision of outdoor recreation facilities in connection with the existing use of land and engineering operations. In both cases the use of the Green Belt should also preserve its openness and that the proposed Green Belt development do not conflict with the purposes of including land within it.

8.11 The Cambridge Local Plan through Policy 27 (m) requires development at the GB1 site to adopt of a sensitive approach to design to integrate the development into this setting on the edge of the Cambridge Green Belt. Moreover, Figure 3.12 of the Local Plan, when representing the site allocation, incorporates a green buffer which extends beyond the site allocation into the Green Belt, identified as a landscape edge to the Green Belt.

8.12 The proposals include a green buffer east of the site, immediately adjacent to the GB1 site allocation and located within designated Green Belt. As further detailed in the next sections of this report, the proposed green buffer will form the development's 'Eastern Boundary', with minimum specifications in the Green Infrastructure and Land Use PPs stating that it should 'be a minimum of 30m wide (counted from the eastern site allocation boundary) and contain mainly native planting of grouped large species trees providing intermittent view gaps between tree canopies as well as a continuous understorey swales, play, non-motor vehicle movement and biodiversity enhancement'. This is considered to align with Paragraphs 141, 145 and 156 of the NPPF and the requirements of the Local Plan when referring to the development of the GB1 Site allocation.

Conclusion

8.13 The proposed development for the erection of up to 200 residential dwellings in this GB1 site and the implementation of a green edge within Green Belt as proposed align with the aims of the NPPF and Policy 27 of Cambridge Local Plan.

Landscape and Urban Design

Site Layout and Building Typologies

- 8.14 Three character areas are proposed for the residential development: the 'Farmstead Courtyard' character area is a higher density area to the south-west where the farmstead courtyards typology is used to respond to Netherhall Farm's character and orientation; the 'Townhouses' area is a series of mews streets and compact house types running north-south in the central portion of the site, creating a regular grid along the main road; and the 'Green Edge' is a lower density, softer edge backing onto the existing residences to the north and facing the eastern green edge and the transition to the Green Belt.
- 8.15 The buildings proposed at the Farmstead Courtyard area should represent long barn-style buildings shaping the courtyard where the parking area will predominantly be arranged. Most of the buildings will be of three storeys height, with orientation and character of the buildings to create a dialogue with the existing Netherhall Farm buildings. Officers note that care will need to be taken with regards to orientation of the buildings, glazing and potential overheating, as discussed in the 'Carbon reduction and sustainable design' section of this report. Illustrative typical floor studies were included as part of the Design and Access Statement (DAS) and subsequent addendum, illustrating how the apartment blocks could be arranged to maximise the floor space, within the 11.5 metres maximum ridge height allowed by the revised Building Heights PP. The latest illustration of the Farmstead Character area was welcomed and considered acceptable by the Council's Urban Design officers.
- 8.16 The Townhouses character area is a higher density area typified by compact house typologies on smaller plots, set around mews style streets. The proposal is for two and a half and three storeys high terraced houses along shared-surface mews streets. Whilst gardens are proposed to be shorter, the layout enable opportunities for upper floor terraces and balconies to optimise access to open space, and pockets of green between groups of dwellings are proposed to form an integral part of the green infrastructure network. The DAS include in its section 5 further detailing of the potential layouts for two, three and four bedroom houses in this character area.
- 8.17 The 'Green Edge' character area is proposed to mostly comprise two to two and a half storeys detached and semi-detached dwellings fronting the eastern green corridor to maximise the great views onto the adjacent countryside. The

illustrative masterplan and DAS addendum show alternative layouts for the parcels between the primary street and the Green Edge. Although some parking courts are retained, the Council's Urban Design note these are much reduced in size and are intersected by well-connected pedestrian paths which provide convenient route to the Green Edge.

- 8.18 The Crime Prevention Design team at the Cambridgeshire Constabulary did not object the proposals and notes the indicative site layout is acceptable concluding that elements of Crime and Community Safety have been considered. The amendments made to the initial submission have addressed previous concerns raised by Landscape and Urban Design officers, who are now satisfied that the application has demonstrated that an acceptable layout could be delivered within the constraints set out on the parameter plans, subject to a set of design principles to be secured via condition and observed at Reserved Matters stage. This is supported and recommended accordingly.

Scale and massing

- 8.19 The revised Building Heights Parameter Plan (PP) indicates that the taller elements of up to 12 metres height would be located in the central part of the buildable site (i.e. excluding the open spaces to the west), with slightly lower buildings heights of a maximum of 11.5 metres towards the edges. A third zone of maximum building heights of 9 metres is proposed closer to the more sensitive locations along the northern boundary and existing neighbouring houses and immediately east of the Nether Hall Farm access and setting of the BLIs.
- 8.20 The Council's Landscape officer is content that the where the 2.5 metres storeys (11.5 metres) as maximum building heights has been moved further north away from Worts' Causeway the proposal would better preserve the rural character of the road. Viewpoints 6 and 9 of the LVIA have been remodelled to represent the further reduction on buildings heights and the Council's Landscape officer if of the view that they now show an acceptable height of development in views from the east and from Worts' Causeway in relation to the Netherhall Farm BLIs and access road.

- 8.21 Officers note concerns have been raised by neighbouring properties to the west of the site and along Worts' Causeway, with regards to potential overlooking and their loss of privacy. It is noted that whilst the higher density area proposed in to the south-west of the site, this is separated from these neighbouring properties by the County Wildlife Site and the proposed open space, where no development are proposed in this area. This would enable a distance of approximately 30 metres between both existing and proposed built areas, as indicated in the Green Infrastructure PP. Therefore, it has been considered that the proposed heights, setbacks and buffer will allow for the future detailed applications to work with the appropriate articulation of facades and openings to avoid any overlooking onto and/ or loss of privacy at neighbouring properties.
- 8.22 The revised building heights have been welcomed by the Council's Urban Design and Landscape officers have welcomed this revised proposal and recommends that articulation of roofscape that reflects the rural, farm-like character is secured by a design principle condition. The Council's Conservation officer has considered that the proposals would not lead to loss of the significance of the Netherhall Farm BLIs.

Frontages and Interface

- 8.23 The DAS sets out that the technical surveys and site analysis have set the key fixes of the proposed development which resulted in the proposed setting of the site and the green infrastructure network. The eastern edge represents a transition between the new development and the countryside/ green belt, where a central equipped play area will be located and adjoining the community green which runs east westerly in the central portion of the masterplan. A second central green space of similar nature to the central community green is proposed next to Worts' Causeway, terminating the green street running along Netherhall Farm's boundary.
- 8.24 This is linked to the two open spaces to the west of the site which will be retained as a natural buffer to the existing development and also represent a great opportunity for community growing areas and to enhance the ecological value of the site by retaining the Netherhall Farm Meadow County Wildlife Site. A green buffer is proposed along the western boundary, softening the transition to the Netherhall Farm BLIs

and providing mitigation to the visual impact and any harm to its setting. Incidental green spaces are proposed along the main road and within the higher density parcel, to provide resting points with seating areas and trees for shade.

- 8.25 The Green Infrastructure PP reflects the above and indicate the minimum widths and composition of the edges of the site. The eastern green corridor is proposed with a minimum of 30 metres width, and contain mainly native planting of grouped large species trees providing intermittent view gaps between tree canopies and also incorporate swales, play areas, non-motor vehicle movement and biodiversity enhancement features. The northern boundary will consist of a minimum of 6 metres to accommodate a landscape buffer and a maintenance strip to serve the proposed pumping station north-west of the site.
- 8.26 The western boundary will generally be of a minimum of 20 metres width, with potential reductions where the existing vegetation already provides softening and the physical and visual separation required to protect neighbouring amenity and the setting of the BLIs. A new hedge planting is proposed between the Netherhall Farm access road and the new cycle and pedestrian route is expected to be included with the western buffer. The proposal includes the retention of the CWS linked by a path to the proposed open space to the western-most part of the site. It is noted that the Trees Retention and Removal Plan submitted with the application indicates the retention of all existing trees and hedges in the portion of the site. Officers note concerns raised by neighbours in relation to the buffer between these areas and the existing properties to the west of the site and along Worts' Causeway, which should be addressed at the future planning stages, with the submission of landscape details and information regarding the management of the CWS.
- 8.27 The hedges along the southern boundary will be partially impacted by the implementation of the necessary visibility splays to the proposed vehicular and pedestrian/cyclist access points. For this reason, the specification for the southern boundary include provisions for the replacement with sections of instant mature native hedge to match species found in the vicinity. Minimum setbacks between the southern boundary and the proposed retention basins, and from these and the proposed buildings also integrate the description of this

southern boundary in the Green Infrastructure PP. This is expected to ensure safety for users of this open space and the retention of the rural character of Worts' Causeway, as required by the Local Plan.

Landscape, Trees and Public Realm

- 8.28 Besides the framework of green boundaries, the central community green and the green pockets, the proposal also includes focal trees, as indicated in the Green Infrastructure and Land Use PPs. These, along with the focal buildings would be situated in key locations along the primary vehicular route, creating opportunities for the focal buildings and trees to terminate forward visibility. A design principles condition is recommended to ensure that the focal buildings are defined as buildings that distinguish themselves from their surroundings because of specific architectural features, a change of orientation and/or building materials, with maximum height falling within the parameters set out on the Building Heights PP. Focal trees should include appropriate large species trees, with specific species to be agreed at Reserved Matters stage.
- 8.29 The revised Trees Retention and Removal Plan indicates that most trees and hedges would be retained with the proposal, exception made to one tree (T2 on the plan) and part of the vegetation along the southern boundary. The removal of the T2 tree will provide the secondary access to the higher density area, which was considered acceptable by the Council's Tree Officer, given the overall enhanced arboricultural contribution of the proposal. As required by the Council's Landscape officer, the Green Infrastructure PP includes in the southern boundary specification text to note that 'where sections of hedge along Wort's Causeway need to be removed for access they shall be replaced with sections of instant mature native hedge to match species found in the vicinity and that the new hedge shall be protected and maintained to ensure good establishment'.
- 8.30 Recommendations made by the Cambridge City Council Disability Consultative Panel regarding shared surfaces, swales, outdoor seating and play equipment are noted and officers should refer to them when assessing the planning detailed stages, should outline permission be given to this application. The same approach is applied following consideration of CPPF suggestion for early planting of screening landscape, as this

would be part of the landscape proposals constituting reserved matters, should outline permission be given. Further detail will enable better understanding of how the planting interacts with the SuDS, play areas, foot/cycle paths and further biodiversity enhancements that are also proposed for landscaped areas that will mitigate views of the development.

- 8.31 The Council's Landscape officer has welcomed the amendments to the application, appreciating the advancement that has been made on the proposals. Conditions are recommended in to secure appropriate trees and vegetation protection, groundworks and earthworks.

Public Art

- 8.32 Whilst not objecting the proposal, the Council's Public Art officer notes insufficient information has been provided with the application, including an indicative spent for the implementation of a Public Art Strategy (PAS). Considers the proposed timber structure to be a piece of landscape infrastructure and not part of a strategy, as it does not set out any artist commission principles. This is agreed and a condition is recommended to secure a Public Art Strategy is agreed prior to development commencing. The recommendation for delivery plan(s) to be secured with any reserved matters application is also supported and a condition is recommended accordingly.

- 8.33 The Council's Public Art officer indicates the sum of £400,000 as minimum budget stipulated for the proposed development, based on other sites of the same size and costs involved to deliver a project that is appropriate to the scale of the Netherhall Farm development. In response to officer's comments, the applicants have provided further assessment on more recent cases, including Land North of Cherry Hinton (18/0481/OUT) and GB2/ Newbury Farm (19/1168/OUT). When considering these, the secured financial contribution towards public art was equivalent to £350-£400 per dwelling, against the required total of £400,000 (equivalent to £2,000 per dwelling) for the GB1 site.

- 8.34 At the time of concluding this report, an agreement has not been reached in relation to the minimum budget to be secured for the implementation of a Public Art strategy with development of Netherhall Farm. In the absence of this, and of a clear strategy to outline relative costs, it is recommended that a

commitment to an expense of a minimum of £400 per residential unit towards public art is secured by S106 agreement. This recommendation is based on recent resolutions to grant of the developments at Land North of Cherry Hinton (18/0481/OUT) and GB2 / Land at Newbury Farm (19/1168/OUT).

Conclusion

- 8.35 Officers consider that the proposal responds to the site context adequately and would enable high quality development with the next stages of this application, and is therefore compliant with Cambridge Local Plan policies 55, 56, 57, 59 and 60, subject to recommended conditions and planning obligations.

Historic Environment

Built Heritage

- 8.36 Officers agree with the Heritage Impact Assessment that the designated Grade II listed 'Old Milestone' will not be affected by the proposals for the site, and highlight in their review the impacts on the non-designated Netherhall Farmhouse (and associated buildings) Buildings of Local Interest (BLIs).
- 8.37 The Council's Conservation officer noted the Netherhall Farmstead and associated buildings are not being altered under these proposals, therefore the proposals will not affect their special interest. However, development within the local area will affect the setting of the farm buildings which will lose their context as being of agricultural use, tied into the land. To mitigate this, the applicants propose part of the development is set back from the BLIs themselves, and the access road around them, allowing for a buffer zone, leaving a 'green' area in which they can sit. In addition, the CWS meadow to the west of the access to Netherhall Farm will be preserved (and managed) as such, retaining its connection with the land, which is supported.
- 8.38 Following revision of the west boundaries proposal in the Green Infrastructure and Land Use PPs, as well as the retention of the hedge along the existing Netherhall Farm access track, the Council's Conservation officer is of the view that the proposals will comply with Local Plan policy 62 as the significance of the BLIs will not be lost.

- 8.39 Officers note the reduction of the height of the buildings on the western edge of the development, where it meets the access road to Netherhall Farm and the other existing buildings. This enables a better relation with other houses along Worts Causeway which are of the same scale and reduces the impact of this new massing on the edge of the city where it meets the open countryside.
- 8.40 Furthermore, officers note that the revised illustrative masterplan shows that the western building line has now been brought away from the access road, which gives space around the former farm buildings where there are areas of open space which served as paddocks. The new planting of the hedgerow and the cycle path to the east of the Farm access road allows for a more generous approach to the site and where the BLIs can be seen, they can be appreciated for their interest as a former farm within the City.
- 8.41 Consideration has been given to all comments made, including objection from CPPF and neighbouring residents, due to the likely significant harm caused to the setting of the Netherhall Farm BLIs. Nevertheless, taking the above into account, the Conservation officer concludes that although some views across the fields towards the BLIs will be lost, the proposal will not adversely affect the character of the BLIs as there are still some views from Worts Causeway and the buildings themselves still sit in characterful open spaces.
- 8.42 This conclusion is supported and applies Paragraph 197 of the NPPF which sets out that in weighing applications that directly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Archaeology

- 8.43 An Archaeological Assessment was submitted with the application setting out the predicted impact on archaeological assets on the site. The assessment indicated the existence of buried archaeological remains of interest on the site, including a dense middle Bronze Age field system and possible Late Bronze Age/Early Iron Age period settlement features directly to the south of the study site. Trenches identified the remnant of a

cobbled trackway with an associated roadside ditch running broadly east west, which could be regionally significant when seen in relation to the wider landscape features excavated nearby. The assessment indicates that, except for a World War II anti-tank trench of local significance, there are no other known remain on the site. The assessment proposes therefore that a programme of archaeological works be secured via a planning condition.

- 8.44 The above is supported by the Cambridge Historic Environment Team and a Written Scheme of Investigation (WSI) and pre-commencement and post-field works sections of the programme in the WSI are recommended to be secured by condition. Informative is also recommended accordingly.

Conclusion

- 8.45 In light of the site allocation the proposals are acceptable when assessed against the NPPF and Policy 62 of the Local Plan.

Biodiversity, Species and Habitats

- 8.46 Chapter F of the Environmental Statement (ES) deals with Ecology, and describes the site as mainly comprising arable farmland, field margins, calcareous grassland, semi-improved calcareous grassland, poor semi-improved grassland, woodland, and hedgerows.
- 8.47 In terms of ecological value, the arable field is of low value, and its margins generally narrow and species poor, and the semi-improved calcareous grassland meadow to the west of the CWS is of local value. The calcareous grassland of Netherhall Farm Meadow CWS is a Habitat of Principal Importance as listed on the Natural Environment and Rural Communities (NERC) Act 2006, and is considered to be of county importance, with recent surveys confirming the continued presence of the grassland community for which it was originally designated. Several hedgerows are present through the site, typically of low species richness, with the ones along Worts' Causeway and between the arable field and the semi-improved grassland (along the existing farm track at the gated access) showing a higher species diversity. The ES concludes that the hedgerows on site are Habitats of Principal Importance of local value.

8.48 Surveys carried out on the site have identified a total of 40 breeding bird species, 22 of which considered to be breeding. A typical lowland farmland bird community was present. Three of these are notable species (skylark, song thrush and dunnock) and were breeding on site with two skylark territories recorded in the arable field. A barn owl was observed using the nest box located at the adjacent Netherhall Farm, with breeding confirmed during the inspection survey and considered to be of local value. The wintering bird surveys recorded 40 species, three of which of conservation significance and six are Species of Principal Importance (grey partridge, skylark, starling, song thrush, dunnock and house sparrow.) A locally significant number of grey partridges were recorded in the arable farmland, as well as low numbers of skylark. Overall, the ES concludes the wintering bird community to be of local value, particularly when considering the urban fringe setting.

8.49 A relatively high diversity of bats for the region was recorded in the survey area, with the Common pipistrelle *Pipistrellus pipistrellus* species being the most frequently recorded. Higher levels of bat activity were recorded around the south-western corner and across the northern hedgerow. No significant areas of commuting and foraging were recorded on site. Barbastelle is one of the rarest bats in the United Kingdom and was recorded along the north western site boundary. A small roost of barbastelle is thought to be present at the adjacent Netherhall Farm, and it is likely that bats from this roost occasionally use the site to commute into the wider countryside. Whilst the diversity of bat species is relatively high, and that the rare species barbastelle is present, the overall bat community is of local value, mainly because most species were recorded very infrequently. No evidence of badger was recorded on the site.

Biodiversity Net Gain (BNG)

8.50 The Biodiversity Net Gain (BNG) report submitted as Appendix 5.1A of the Supplementary ES states that the habitats that will be provided with the proposed development include calcareous grassland, meadow and amenity grassland, woodland, hedgerows, swales and scattered trees. Using the Department for Environment, Food and Rural Affairs (Defra) Biodiversity Metric 2.0 methodology, the revised calculations conclude that the proposed development will lead to a 17% net

gain in biodiversity units on the site, which is well beyond policy requirements of no net loss.

- 8.51 This outcome has been reviewed and welcomed by Wildlife Trust (WT) and the Council's Nature Conservation officer. WT and officers are of the view that the BNG assessment provides an accurate assessment of baseline condition and the potential gains through development of the site, and that the potential 17% gain provides a comfortable buffer with regard detailed layout of the site at reserved matters.
- 8.52 The proposal for a Landscape and Ecological Management Plan (LEMP) with a 30-year lifespan is recommended to be secured by a S106 obligation and this should include details of the management of the Netherhall Farm Grassland CWS. These later will also be integrated to the site wide Ecological Design Strategy (EDS). Officers are of the view that it would be unreasonable to require the management of the Netherhall Farm Grassland CWS to be secured in perpetuity and recommend this follows the same 30-year lifespan as the LEMP. The recommended EDS condition includes the demonstration of the Biodiversity Units provided with the proposed ecological works, along with details of the works to be implemented through the proposed development, and details for monitoring and remedial measures. An informative regard hedgerow removal and wider site clearance to avoid the removal, damage or destruction of the nest of any wild bird is recommended, which supported.
- 8.53 Following concerns raised by the Local Highways Authority, the EDS condition has been revised to specifically include the junction as a potential constraint to Worts' Causeway hedgerow, requiring that detailed design and working methods are approved by the LPA to achieve the stated conservation objectives of the EDS. As previously reported, the Green Infrastructure PP has been revised to require that sections of instant mature native hedge replace the existing hedges that need removing to allow the junction/ access implementation, details of which is expected to be submitted with the reserved matters, including landscaping.
- 8.54 In response to the concerns raised, the applicants have provided the technical note dated 15 January 2021, confirming a suite of measures to mitigate the risk of impacts to bats

resulting from lighting on Worts' Causeway to be incorporated into the design scheme, including that hedgerow will be enhanced with similar planting set back into the site away from the roadside lighting to ensure that an appropriate dark corridor is maintained for bats along this route. Whilst an updated response has not been received at the time of concluding this report, the confirmation given by the applicants and the measures described in the previous paragraph are considered sufficient to overcome the issue on street lighting raised by the LHA on comments submitted on 13 January 2021.

- 8.55 Considering the above, the proposed development is considered compliant with Policy 70 of the Cambridge Local Plan. Planning obligations, conditions and informative are recommended accordingly.

Open and recreational spaces provision

- 8.56 Policy 68 of the Cambridge Local Plan requires all residential development to contribute to the provision of on-site open space, with Table I.1 of Appendix I setting out the standards for different types of open space and recreation provision, which apply to all schemes for new residential developments. The requirement is based on the net number of residents accommodated in the new development.
- 8.57 The Open Space strategy submitted with the Design and Access Statement (DAS, chapter 6) sets out the indicative population generated by the development will potentially be of 480 residents, which is similar to the estimated 468 population output used for the socio-economic chapter (Chapter E) of the Environmental Statement. The development proposal includes an approximate total of 2.077 hectares of informal open space, provided on site as natural greenspace, landscape buffer space, visual amenity (ecological sensitive), and informal green space/Sustainable Drainage Systems (SuDS). This figure is well above the 1.056 hectare which would be required to satisfy the Local Plan standards, and is a comfortable buffer in case details of the SuDS elements provided with at reserved matters stage restrict the use of certain areas to be used as open space.
- 8.58 A total of 0.1530 hectare is proposed as play provision, in the form of two Local Areas of Play (LAP) totalling 0.052 hectare and one Local Equipped Area of Play (LEAP) of 0.1010 hectare.

This is slightly above the requirements of the Local Plan for a total provision of 0.144 hectare and is therefore acceptable. In terms of the location of the proposed LEAP and LAPs, following comments by the Council's Landscape officer, the applicants have revised the Green Infrastructure PP, which now shows one LAP to be provided near the higher density area south-west of the site, with another LAP and the LEAP are proposed in the eastern edge of the site. These latter location was based on the neighbouring residents' suggestions to have one larger central equipment (including to provide for GB2) and that the play areas were near the homes, for safe access and use, according to the Statement of Community Involvement. The location of the play areas was considered acceptable by the Landscape officer.

8.59 The off-site contributions towards indoor and outdoor sports provision as proposed with the draft S106 Heads of Terms are acceptable given the site constrains and allocation to deliver up to 200 homes. This is supported by the Streets and Open Spaces officers through the Council's S106 Developers Contribution Monitoring Unit, and a planning obligation is recommended accordingly.

8.60 As part of the open space strategy, a total productive area of approximately 0.192 hectare is proposed to be implemented with community gardens, fruit trees and growing gardens, within the field west of the Netherhall Farm CWS. The Council's Nature Conservation officer has accepted this proposal, noting the west field has potential to reach CWS status with enhanced management secured through the application. Officers note however that the proposal to plant fruit trees over the entire area would not be acceptable as they can restrict ability to manage the grassland through hay cuts and ultimately over shade the grassland species and recommend that if the proposal is for a true orchard then management should reflect this. This is supported and expected to be demonstrated through the Landscape and Ecological Management Plan (LEMP), to be secured by S106 agreement in the event permission is granted.

8.61 It is acknowledged that only the next reserved matters stage will demonstrate the accurate provision of informal open spaces and play areas and as such, planning obligations to account for any shortfall in the future are recommended. Considering this and the relevant conditions and obligations set out in the

previous paragraphs, the proposals are considered in line with the relevant policies and are therefore acceptable.

Recreational pressure over SSSIs

- 8.62 Whilst not objecting to the proposal, Natural England (NE) have highlighted concerns over the recreational pressure that the proposed development could impose on Sites of Special Scientific Interest (SSSIs) in the surrounding area. A recent review by NE regarding publicly accessible SSSIs across Cambridgeshire has identified sites at risk from the effects of visitor pressure, and the revision of Impact Risk Zones (IRZs) for the relevant SSSIs to indicate where proposals for residential development pose a potential risk to these sites.
- 8.63 Details of the revision of the IRZs within Cambridgeshire are set out on the letter dated 12 July 2019 addressed to authorities within the county, which was appended to NE's consultation response dated 12 October 2020. The letter includes the reporting of increasing evidence that more people are accessing the natural environment for activities such as daily exercise, dog-walking, and enjoyment of the countryside. In contrast, studies including NE's Accessible Natural Spaces analysis, used to inform the Cambridgeshire Green Infrastructure Strategy, indicate a deficiency in levels of provision of accessible natural green space across most Cambridgeshire districts.
- 8.64 The proposed development falls within the IRZ of Cherry Hinton Pit SSSI, which has been identified in NE's recent review as to be at significant risk from the effects of visitor pressure. NE's review has confirmed many of these publicly accessible sites are small and isolated, that already experience high levels of visitor pressure. Furthermore, the SSSI's identified to be at risk already are also at recreational carrying capacity, with limited opportunity for further management actions to deal with additional visitors. NE notes grassland and woodland sites, as in the case of Cherry Hinton Pit, are particularly vulnerable with evidence of vegetation and soil damage, as well as disturbance of wildlife.

- 8.65 Where risk has been identified to SSSIs, NE's advice is for the identification of a package of mitigation measures focusing on the provision of Suitable Alternative Natural Green Spaces (SANGSs). These should be capable to meet people's needs for recreation and divert pressure away from, thus avoiding adverse impact to, sensitive sites, such as Cherry Hinton Pit SSSI. A joint proposal prepared by the Wildlife Trust, CPPF and the Magog Trust as managers of recreational areas within reasonable distance from the proposed development has been put forward in relation to developments coming forward at the GB1 and GB2 sites. These entities manage the Beechwoods LNR, the Wandlebury Country Park and Magog Down respectively, and have proposed a mitigation package entitled 'Access and Recreation Management Proposals' (dated 25 March 2020) for these recreational sites.
- 8.66 The proposals would enable the management entities to support and attract the increased recreational visits arising from the Netherhall Gardens and Newbury Farm (GB1 and GB2 respectively) developments, with the implementation of the projects. These would include the production of informational material to promote the Beechwoods LNR, the Wandlebury Country Park and Magog Down as areas in vicinity for recreation; production of signage showing walking routes within and beyond the development. Further projects relating with each of the areas and their infrastructure are proposed, including signage, dog bins, and mobility scooter storage, toilet facilities, as well as relating with their natural areas, including woodland and chalk grassland meadow management. Officers note Wandlebury Park and the Magog Downs are part of the Cambridgeshire Green Infrastructure Strategy (June 2011), and have been identified as potential quality places to accommodate Cambridge's growth and be the City's 'gateway' to the rural environment, providing 'opportunities to exercise, and spaces to play in, learn from and enjoy, therefore encouraging healthier lifestyles and a sense of well-being'.
- 8.67 Officers note the letter submitted by CPPF on 23 October 2020, following decision at Planning Committee to approve the GB2 proposal, which included the same mitigation package proposed by the Wildlife Trust, Magog Trust and CPPF. The letter aims to clarify that part of the package is the project entitled "Acquisition of land for additional car parking and associated chalk grassland creation (to ensure Biodiversity Net Gain from the car

park)” which primarily aims to increase the area and quality of chalk grassland habitat on the Gog Magog Hills. The letter explains that an ancillary benefit is that the land can be used for overflow car parking on the few occasions when the car park is full.

- 8.68 Having reviewed the details of the project appended to the letters, officers are of the view that the project should remain eligible to receive funds from planning obligations if members are minded approving this recommendation. Whilst the creation of chalk grassland does not improve recreational capacity of the Wandlebury Park directly, the project is linked with the Gog Farm Shop project area, and jointly the areas would act as a corridor between Magog Downs and the Golf Course SSSI and Wandlebury Park, increasing access and permeability to the recreational facilities and improve the quality of the experience by visitors, making those facilities more attractive.
- 8.69 In correspondence with officers the Magog Trust has advised that the project entitled ‘Surfacing of the unsurfaced car parking’ would benefit the existing car parking and would not create any additional parking area. The Trust have advised that currently access to the park is almost exclusively by car and the poor condition of the bus services and pedestrian access outside the remits of the park area, noting they have installed more cycle racks this year. Magog Downs is a facility which indeed reaches beyond the proposed developments at GB1 and GB2 site and, whilst users of the park in such proximity can access it by sustainable modes, the recreational pressure will also affect those currently accessing the park by car. Moreover, officers note the implementation of the car parking at Magog Downs, including the currently unsurfaced area, was granted permission twice by the relevant LPA (South Cambridgeshire District Council) in the past (S/0459/90/F and S/0598/97/F). In this context, the surfacing of the car parking is recommended to be retained on the list of eligible projects towards recreational pressure over SSSIs.
- 8.70 The Council’s Nature Conservation officer is supportive of the mitigation package proposed by the Wildlife Trust, Magog Trust and CPPF, and the mitigations would help achieve the aims of the wider Green Infrastructure Strategy for this part of Cambridgeshire. Officers consider that the mitigations would help alleviate visitor’s pressure at Cherry Hinton Pit SSSI,

caused by the additional recreational pressure from the proposed development. The mitigation package would therefore contribute to avoiding adverse impact to this sensitive site, in line with the aims of Policy 69 of the Cambridge Local Plan, and it is recommended that the mitigations are secured by S106 agreement.

Supply of Housing

Dwelling Mix

8.71 Policy 45 of the Cambridge Local Plan sets out that planning permission will only be granted for residential development where a minimum of 40% of affordable housing has been secured on site, for proposals with 15 residential units or more. The Local Plan indicates that further details on the practical implementation of this policy will be set out in an up to date Affordable Housing Supplementary Planning Document (SPD).

8.72 Furthermore, the Local Plan through Policy 45 is supportive of developments which include a balanced mix of dwelling sizes, types, and tenures to meet projected future household needs within Cambridge. Whilst not being prescriptive about the matter, Policy 45 requires dwelling mix and tenure types to have regard to the different needs for different unit sizes of affordable and market housing, which is further detailed on Cambridge's draft Affordable Housing SPD (June 2014).

8.73 The proposal is for a policy compliant scheme of a minimum of 40% of units to be provided as affordable housing on the site, in line with the Greater Cambridge Housing Strategy and Local Plan policy. The application indicates a balanced mix of dwelling sizes, types and tenures as set out below:

Unit Size and Type	Tenure Mix			% Total Homes	% Size / Total Affordable Homes
	Market Units	Affordable Units	Total		
1b2p	18	27	45	23%	34%
2b4p	18	29	47	23%	36%
3b5p	43	18	61	30%	22%
3b6p	5	6	11	6%	8%
4b8p	32	0	32	16%	0%
5b	4	0	4	2%	0%
Total	120	80	200	100%	100% (80)

8.74 Applicants are reminded that in addressing development proposals coming forward, the Council will have regards to understanding of the local housing market and the level of local need for housing, based on the most up-to-date Strategic Housing Market Assessment (SHMA). This will inform both specific tenure and size dwelling mix, and the detailed applications, in case outline permission is granted, will need to demonstrate that the proposed mix of units will deliver a balanced mix of dwelling sizes, types and tenures to meet projected future household need. A condition is recommended accordingly.

8.75 It is noted that whilst the Planning Statement indicates that the tenure mix within the affordable units will be subject to a later planning stage, the amended application encompassed a standalone Affordable Housing Statement (AHS) whereby an offer of a split into up to 25% of intermediate units and a minimum of 75% of affordable and/or social rented units is made. This is supported by the Council's Housing officer as in line with Cambridge City Council draft Affordable Housing SPD (2014) and Policy 45 of the Local Plan, and the 75% / 25% tenure split is recommended to be secured by s106 agreement.

8.76 In line with the draft SPD or other document which may replace it at the time of submission, a S106 agreement should secure the delivery of the affordable units in parallel with the market units. It is recommended that the legal agreement also secures an Affordable Scheme which shall be submitted to the LPA for approval prior to development commencement. The Scheme should include the tenure and size mix to reflect household need as identified for Cambridge at the time of submission. For clarity, the fallback arrangement for an affordable housing contribution in lieu of on-site provision as set out in the draft S106 Heads of Terms submitted on 31 March 2020 is not supported.

Clustering of the Affordable Units

8.77 The indicative clustering of the affordable units is set out on the Design and Access Statement (DAS), showing that 56 affordable units will be provided as 1- and 2-bedroom flats, located in the south-western portion of the site. The other 24

affordable units are provided as 3-bedroom houses dispersed across the development, with grouping of 23 units indicated at the north-western portion of the site. In reviewing the information provided, Housing officers have recommended that applicants of the reserved matters engage in discussions with the Council regarding clustering. In their comments, officers have exemplified the anti-social behaviour which may occur with clusters, including those meeting the guidance of the draft Affordable Housing SPD. The Affordable Housing Scheme is expected to cover details of the clustering of Affordable Housing, and is recommended to be secured by S106, as described above.

Housing Provision for Qualified Persons with a Local Connection

- 8.78 During the assessment of the development proposals, the applicants have submitted a revised AHS and a draft Local Lettings Plan (LLP) as appendix. The AHS argued in favour of affordable housing provision to qualified persons with either work or social connection locally. Whilst the 'qualified person' would fall in a typical definition set out by the Council, the LLP sets out a proposal for part of the units to prioritise persons with a work within a reasonable walking or cycling distance (2 kilometre and 5 kilometre respectively) and part to persons with a social connection within 3 kilometre. The local connections would be established by the person having worked in the area for the past year and/or having lived or had close relatives living in the area for at least five years.
- 8.79 The submitted AHS compiles evidence that an unsustainable pattern of travel occurs in Queen Edith's ward, where only 7% of the people working in Queen Edith's also lived in the ward. More surprisingly, only a further 29% lived in Cambridge, and the vast majority of workers (64%) working in the ward lived outside the City, commuting mostly from South Cambridgeshire (29%), followed by East Cambridgeshire (7%) and St Edmundsbury (7%). On the other hand, among the 7% of people living and working in the ward, the vast majority (89%) walk or cycle to work, with only 8% using a van or car, which shows a clear relation of the local benefits of living and working closely to sustainable travel.

- 8.80 In parallel, the AHS argue that most workers in the ward would not be able to afford to buy, and in some cases, even rent in Queen Edith's. Information is provided showing that the lower quartile house price in Queen Edith's ward was £474,500, which was the highest of the 13 Middle Super Output Areas (MSOAs) in Cambridge City. A flat or maisonette being sold in the area represented more than 10 times average earnings in this location, going over 15 times and even more than 22 times considering houses (terraced and detached houses respectively), putting Queen Edith's in the highest end of affordability ratio of house prices over net income in Cambridge. Moreover, with the median income in Cambridge being £34,295 per year and mortgages generally being offered up to 4 times an income, buyers would have to hold a significant deposit to be able to afford the house price in Queen Edith's.
- 8.81 In terms of rental values in the ward, recent research by Savills shows that renting a property in Queen Edith's ward is no less expensive than purchasing. On a Cambridge's lower quartile income gross salary of £24,801, more than half the gross salary would be required to afford the cheapest private market rent on a one bedroom flat. Householders with the median income of £34,295 would still need to spend over a third of their gross salary on the cheapest one bedroom flat available in the market. This context undoubtedly justifies the choice of most workers in Queen Edith's to live outside the ward and even outside Cambridge, which perpetuates the unsustainable commuting patterns previously described.
- 8.82 In this context, applicants propose that the provision of 40% or 80 affordable units overall, split into a minimum of 75% (60) dwellings provided either as social or affordable rent, and a maximum of 25% (20) dwellings provided as intermediate tenure in the form of shared ownership. Within the total of 80 affordable units, 40% (32) units would prioritise qualified persons with local work connection; 30% (24) would be prioritise qualified persons with local social connection; and the remainder 30% (24) units would be offered district-wide for any qualified persons.
- 8.83 The local work connection would be established by a 2-kilometre walking catchment area and a 5 kilometre cycling catchment area, and those working within these distances of the site should be considered first for affordable housing.

Equally, those with a social connection by having lived in the area and/or having family in the area would be given priority in the affordable units.

- 8.84 Housing officers have reviewed the proposals and are supportive of the prioritization of local residents / families and workers, and the proposed distribution of 40% for local work connection, 30% for local social connection and 30% for district wide. The proposals help promote healthy and cohesive communities as well as sustainable travel, whilst delivering affordable homes, in line with the NPPF and Policy 45, of the Cambridge Local Plan. A Local Lettings Plan including a cascade mechanism is recommended to be secured by S106 agreement.

Residential space standards

- 8.85 The level of information provided with this outline application does not include details of the residential amenity, therefore is not sufficient at this outline stage for a definitive assessment. This is acceptable at this outline stage and any reserved matters application will be expected to meet the requirements within the Technical Housing Standards (2015), as set out in Policy 50 of the Cambridge Local Plan. A condition is recommended accordingly.

Accessible Homes

- 8.86 Policy 51 of the Cambridge Local Plan requires all new housing development to enable Building Regulations requirements M4(2) 'accessible and adaptable dwellings' to be met, with 5% of the affordable housing component required to meet M4(3) 'wheelchair user dwellings' and be accessible or easily adapted for residents when needed.
- 8.87 In correspondence dated 24 September 2020, applicants have confirmed their intention to meet policy requirements, which is expected to be incorporated in the detailed design of the dwellings at reserved matters stage. A policy compliant scheme would include all flats being served by a lift (including at two storeys), and the provision of accessible units that is not limited to ground floor, as pointed out by the Council's Disability Consultative Panel. This has been considered and is inclusive

of the recommended condition to secure compliance to accessibility standards defined by policy requirements.

Conclusion

- 8.88 Overall, and considering the recommended planning obligations and conditions, officers are satisfied that the information provided at this outline stage is sufficient and conclude that the proposals as amended align with policies 45, 50 and 51 of the Cambridge Local Plan and the draft Affordable Housing SPD (2014).

Services and Local Facilities

- 8.89 Chapter 8 of the NPPF advocates for healthy, inclusive and safe places, stating that when providing the social, recreational and cultural facilities and services the community needs, planning decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Policy 27 (p) of the Cambridge Local Plan requires that, to be supported, the development of the GB1 site is expected to contribute towards improved community facilities and services in this part of the city.

Community Centres

- 8.90 The Community Centres Strategy for Cambridge identifies Queen Edith's where GB1 is located as one of the wards with highest risk score, due to the significant numbers of its high need residents who cannot access outreach services at a community centre within a 15 minute walk-time. To address the community facility gap, the Strategy indicates that the Council should explore opportunities to increase provision through S106 funding.
- 8.91 Chapter E of the submitted Environmental Statement (ES) indicates the nearest community spaces in the area, including two churches with community rooms and halls available for hire. None of these are within the catchment area of 15-minute real walk time distance (approximately 1.2 kilometre) set out by the Council's Community Centres Strategy, as acknowledged by the ES. The proposal includes in its S106 draft Heads of Terms the pro-rata contribution recommended by the Council'

Developer's Contribution Monitoring Unit, acknowledging that the development of sites GB1 and GB2 give rise for the need for improved community facilities.

8.92 The recently approved proposal for the site at Newbury Farm (GB2) (19/1168/OUT) includes flexible use floorspace and the D1 use class, applicable to community centres. If implemented, the community centre/room will be specified to provide for the GB2 site and neighbouring areas, including the GB1 site. More recent communication from the Council's Neighbourhood Community Development team confirmed that priority should be given for any financial contributions from the GB1 development to be spent towards on-site provision on GB2 and contribute towards facility/ equipment costs and running costs for the organisation running the facility. In case the D1 community facility is not provided on the GB2 site, the GB1 financial contributions would be required to contribute towards facilities in Queen Edith's or in the surrounding wards of Cherry Hinton and Trumpington.

8.93 As such, it is recommended that S106 financial obligations are secured, primarily towards the provision of / equipment for / maintenance of a community centre/ room (within D1 use class) at the GB2 development. In the absence of this facility, towards the provision of and / or improvement of facilities and equipment at facilities in Queen Edith's or in the surrounding wards of Cherry Hinton and Trumpington, as defined by the Council.

Indoor and Outdoor Sports

8.94 The ES includes the assessment of the impact on sports facilities, concluding that while the increase in resident population will increase demand on indoor sports facilities, the uplift in population is not considered to be significant to impact on the standards set out in the Cambridge Local Plan.

8.95 The indoor sports facility strategy states that there is one swimming pool in the local impact area, using the standards set out in the local plan of 1 swimming pool per 50,000 people, uplift in population would result in a ratio of 9,700 residents per swimming pool which is substantially under the Local Plan standard. There is one sports hall in the local impact area, the Hills Road Sports Centre, and applying the open space standards, the proposed development indicates a demand for

0.04 sports halls. It is anticipated that this provision will be met by the existing supply of sports hall facilities.

- 8.96 The above is acceptable as is the applicant's proposal for financial contributions towards off-site sports provision. The details of this contribution are set out in the response received by the S106 Developers Contribution Monitoring Unit and are supported. A planning obligation set out in a S106 agreement is recommended accordingly.

Educational Facilities

- 8.97 Paragraph 94 of the NPPF states that a sufficient choice of school places should be available to meet the needs of existing and new communities and in that, LPAs should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.
- 8.98 The ES submitted with the application states in Chapter E Socioeconomics that there are six early years facilities within 2 kilometres from the site, as well as thirteen primary schools within 2 miles (3.2 kilometres) and five secondary schools within 3 miles (4.8 kilometres). When considering the impact from the proposed development, the ES indicates a surplus in primary and secondary education places and acknowledges a deficit will be created in the supply of early years.
- 8.99 The County Council as Educational Authority expands this analysis as set out in their response dated 6 May 2020, with the assessment of the educational facilities in the area, including libraries. Based on the likely population output with the proposed development, the cumulative developments in the area, and the capacity of the existing educational facilities, the assessment concludes for a deficit of spaces in all types of facilities. There would be a deficit of 117 places for early years, of 307 primary school places and of 215 places in secondary schools. The assessment also concludes that there is not sufficient existing capacity and that the new residents once the proposed development is implemented will put considerable pressure on the library and local lifelong learning service.
- 8.100 Correspondence took place between the applicants and the County Council as Education Authority regarding the level of

financial obligations required to mitigate the need for the future residents of the development. To date, the position remains as per the County's response dated 6 May 2020, for financial obligations towards early years off-site provision; expansion of one form of entry (1FE) at Queen Edith Primary School; a new secondary school to be implemented with the development of Land north of Cherry Hinton; and a library mobile/ pop-up service.

- 8.101 This is supported and is recommended to be secured by a S106 obligation accordingly. Officers note subsequent communication between the applicants and the Educational Authority, which questioned the methodology used by the County Council to calculate the financial contributions, noting also that an update on the contribution requirements have not been altered at the moment of concluding this report. The proposed contributions towards education and libraries addresses concerns raised by neighbouring residents regarding the lack of facilities in the area and the potential pressure the proposed development could impose to these.

Health Facilities

- 8.102 The ES indicates in Chapter E that the potential population growth associated with the proposed development would increase the ratio of registered patients per full-time General Practitioner (FTE GP) to 1,661. This remains below the benchmark standard of 1,800 registered patients per FTE GP and, given that the National Health System (NHS) Clinical Commissioning Group did not comment on the application following consultation, is considered acceptable. This evidence also addresses concerns raised by neighbouring residents regarding the lack of health facilities in the area and the potential pressure the proposed development could impose to these.

Conclusion

- 8.103 The revised application aligns with the expectation of the NPPF, and the proposed financial obligations towards community centre, indoors and outdoors sports and educational facilities meet requirements of Policy 27 of the Cambridge Local Plan. Accordingly, it is recommended that the proposed financial contributions are secured by S106 agreement, along with fall-

back mechanisms to mitigate any on-site provision of informal open space and play areas.

Infrastructure to Support Development

8.104 The development will be served by a single vehicular access and a primary road proposed between the Green Edge and the Townhouse character areas, looping through the residential parcels in the northern portion of the site. From the primary road there will be a secondary route connecting to the higher density parcel to the west, parallel to the primary east-west pedestrian and cyclist route. A series of mews streets and minor roads form the grid of the western main parcel, being served from the primary road. The eastern edge is designed to be car free, therefore all the properties fronting the green corridor will be served by the rear.

Sustainable Travel Infrastructure

8.105 The Local Plan sets out in Policy 80 that development will be supported where it demonstrates that prioritisation of access by walking, cycling and public transport. More specifically, Policy 27 (h) sets out that given the city's urban edge location, the development of the GB1 site will be supported subject to, amongst other requirements, the establishment of appropriate public footpaths linking the development with the surrounding chalk farmland.

8.106 The proposal has been amended to include an east-west shared path in the southern most portion of the site, which will run parallel to Worts' Causeway and be the primary link for pedestrians and cyclists the south-western access and the path within the eastern edge of the masterplan. This was previously located along Worts' Causeway now relocated within the site to avoid harm to the rural character of the Causeway and provide a safer alternative, allowing the route to be built with 3 metres of width and to meet the Highways Authority adoptable standards. The Council's Urban Design officer and the Highways Authority are is satisfied with the pedestrian and cycle network proposed for the development site.

- 8.107 Officers note that the east-west shared path will also provide a more legible route to residents wishing to travel on foot or bicycle from within the site towards Babraham Road and the nearest bus stops in the vicinity. From the pedestrian and cyclists access south-west of the site, another shared route runs along the boundary with the Netherhall Farm, forming another primary link for sustainable travel. Although not prioritized for sustainable trips, the primary vehicular route running north-south also indicates spaces for pedestrians and cyclists and give access to secondary routes all comprising shared surfaces and giving access to a restricted number of homes and on-site parking.
- 8.108 The proposed pedestrian and cycle access was designed to tie in with the GB2 pedestrian and cyclist access south of Worts' Causeway, as presented with the scheme with resolution to grant by the Planning Committee meeting of 2 September 2020. The access for pedestrians and cyclists was revised to be separated by sufficient width by the existing hedgerow to be retained in the access to the Netherhall Farm, through which emergency access would be given when necessary.
- 8.109 A further revision of the access drawing 19/124/TR/020 has been made to clearly mark that priority for pedestrians and cyclists will be given in this access point. Further details (including access levels) will be included with details for the 3-metre-wide shared footway and cycleway along Worts' Causeway, which is recommended to be secured by condition. The works inside adopted highways land will be carried out by the developers through a S278 agreement with the LHA. This further revision is considered to address Camcycle concerns regarding observation of guidance provided by the LTN 1/20.
- 8.110 From this access point, a new pedestrian and cycle crossing point across Worts' Causeway is to be constructed by the developers of the site as part of a S278 agreement. This will help improve connectivity for pedestrians and cyclists wishing to travel towards Babraham Road, via the permissive path and cycle route along the GB2 site's western boundary. From there, GB1 residents can access the Cambridge-Linton Greenway along Babraham Road, with plans for the improvement of the existing shared foot and cycleway. Financial contributions towards the project and conditions to secure details of the

Worts' Causeway crossing are recommended accordingly, as detailed in the Transport Impact section of this report.

8.111 Officers note the Design Quality Panel comments regarding the site's connectivity with the surroundings and the site's allocation requirement that more efficient pedestrian and cycle access to the Wulfstan Way centre is investigated. As it stands, improvements to the cycle and pedestrian environment connecting the development to the Wulfstan Way via Field Way are recommended to be secured by condition, as well as evidence to be presented that all efforts have been made towards a more legible and direct connection between the site and the Wulfstan Way centre.

8.112 In the course of assessing the application, applicants have advised that conversations were held with owners of private land to the north-west of the site, with aims to establish more direct links, but there was no progress in achieving these. Evidence of these discussions have not been submitted, and a condition is recommended by the LHA for applicants to present further details of the work undertaken to seek a link to Almoners' Avenue or Beaumont Avenue, to determine that all reasonable efforts have been made by the applicant. This is supported and a condition is recommended accordingly.

8.113 A new shared pedestrian and cyclist path is expected to be delivered with the development of the GB2 site (19/1168/OUT), from the site's access to the existing pavement in the northern side of Worts' Causeway, as resolved in the Planning Committee meeting of 2 September 2020. This will enable the continuation of travel by people walking or cycling northwards and the nearest community facilities via Fields Way.

8.114 To avoid the risk of any delays or that the GB2 development is not implemented, a similar condition is recommended to be imposed to the present GB1 development. The details of this new shared path will include prioritisation of non-motorised modes over the vehicular access as previously described, as well as points of cyclists' return to the carriageway, as required by the RSA/ LHA and indicated in the further revision of the access drawing 19/124/TR/020.

8.115 A bridleway is proposed to run along the western boundary of the GB2 site, with access given from Worts' Causeway. This

would provide access to horse riders travelling along Worts' Causeway from the rural areas east of the GB1 and GB2 sites, towards south of Babraham Road, where further rural areas are located within Green Belt. Given this is an edge of City location, this connection is considered sufficient to accommodate the needs of people potentially travelling on horse through the GB1 and GB2 sites. At this stage there is no evidence that requiring enhancements to this equestrian infrastructure would be justifiable and proportionate to the proposed development, which in discussion has been agreed by the LHA. A condition to secure adequate crossing over Worts' Causeway is implemented with the GB1 development to enable access to the bridleway to be implemented in the GB2 development

8.116 In their objection to the proposals, the LHA also stated that more information should be provided regarding the desire lines for pedestrians and cyclists (consideration for horse riders are above), which would justify the location for the crossings over Worts' Causeway. Whilst the LHA objection has not been removed by the time of concluding this report, further information has been provided by the applicant on a technical note dated 15 January 2021, noting an extract from the previously DAS Addendum indicating those desire lines.

8.117 Officers note that those requiring crossing over Worts' Causeway would be for the purposes of accessing the GB2 development, which includes two access points approved as previously described. The remainder of the GB2 northern boundary opposite GB1 is effectively 'fenced' by an existing double hedgerow which will be retained throughout this boundary. Officers are of the view that in addition to the LHA requirement for a staggered vehicular junction between GB1 and GB2 the applicants are not left with further alternatives to consider a crossing point in this location. It is noted that in the event the LHA does not comment on this matter and members are minded to grant this outline permission, this crossing should be object of discussion and be implemented by a S278, likewise the crossing south-west of the site.

8.118 Both access points and crossing would enable pedestrian access to the permissive path along the northern boundary of the GB2 development linking the developments with the surrounding chalk farmland to the east of both GB1 and GB2 sites. Given the above, the proposed infrastructure for

sustainable travel including access for pedestrian and cyclists is considered acceptable in terms of Policy 27 and Policy 80 of the Cambridge Local Plan. For clarity, drawing 19/124/TR/019 Rev E is not recommended to be approved with this application, as would not provide adequate links with the neighbouring context, particularly development at the GB2 site (19/1168/OUT).

Vehicular Infrastructure

8.119 The vehicular access is proposed as a simple priority-controlled junction comprising a 5.5 metre carriageway with visibility splays, and a 3-metre-wide shared footway/cycleway to the west of the carriageway. The primary road connects via a staggered junction to the GB2 in the south of Worts' Causeway, allowing for a single point of crossover between GB1 and GB2 and a single access on to Babraham Road, as required by Policy 27 (k). This is also considered relevant to enable the proposal to meet Policy 27 (j) requirements for the retention of Worts' Causeway's use for buses only during peak periods, with limited car access, and is supported. Emergency access will be given via the existing Netherhall Farm access, which will be retained with the proposal.

8.120 Applicants note on the Consultation Response document dated July 2020 that the proposed primary road will be put forward for adoption by the County Council as public highway. The developer will enter into a legal agreement with the Highway Authority under Section 38 of the Highways Act 1980 to secure the adoption of the road.

8.121 The LHA requires that the Causeway's carriageway be widened to 5.5 metres, highlighting the average width of 5.1 metres of the Causeway identified in the RSA. Notwithstanding objection from Camcycle in respect to this measure, officers considered the widening would not detract significantly from the existing width and, therefore, the current rural character of Worts' Causeway. Furthermore, in weighing the character of the Causeway and against safety requirements, the widening of the carriageway as required by the LHA is supported. Works are to be carried out by the developers through a S278 agreement with the LHA.

8.122 Given the above, and confirmation by the LHA that the recommendation of refusal has now been overcome, and that

the LHA has not objected to the proposed road network and access points, the proposal is considered in line with Policy 27(j)(k) and Policy 80 of the Cambridge Local Plan. Further guidance set out by the LTN 1/20 is expected to be observed by applicants of the detailed stages of reserved matters.

Transport impact

- 8.123 Having reviewed the relative impacts of the development on the A1307 corridor, the Highways Authority conclude the development is expected to increase vehicle, pedestrian and cycle flows between the site and Cambridge City, in particular along Babraham Road and Hills Road to the north of the site. As shown by the modelling outputs the proposed development is forecast to have a vehicle impact at several junctions within the vicinity of the site, albeit in different levels of impact and not in all arms of each of the junctions. The junctions assessed were: the proposed GB2 site access onto Babraham Road (AM only); Granham's Road / Babraham Road Priority Junction (AM Only); Worts' Causeway / Babraham Road Signalised Junction; Addenbrooke's Hospital partially signalised roundabout; and Hills Road / Long Road / Queen Edith's Way signalised Junction.
- 8.124 The Highways Authority notes investigation work is being considered to adjust the signals at the Addenbrooke's and along Babraham Road to install SCOOT control, which would improve the operation of the roundabout and local highway network. Furthermore, as part of the Greater Cambridge Partnership (GCP) improvements in the area, the Babraham Road / Worts' Causeway junction will undergo junction improvements to improve the junction for pedestrians and cyclists and a SCOOT signal control will be installed, which should improve the capacity of this junction.
- 8.125 The Highway Authority recognises in their response to consultation dated 24 September that significant modal shift towards sustainable modes is required to reduce the impacts on capacity of the local highway network. As such, to assist with the transition from private vehicle usage to public transport, walking and cycling the Highway Authority will seek to secure financial contributions towards the GCP Cambridge to Linton Greenway project to enable the construction of improved

walking and cycling links between the site and Cambridge City. This is recommended to be secured by S106 agreement, with a trigger of payment prior to occupation of the first dwelling.

8.126 This will form part of a mitigation package essential to mitigate development and which will also include the submission of a Travel Plan and the construction of a new pedestrian and cycle crossing point across Worts' Causeway to link to the western access into the GB2 site, with works to be undertaken by the developer as part of a S278 agreement. This is recommended to be secured by condition, which is supported.

8.127 The above deals with the transport impacts from the operational phase of the development and are part integral of the Transport Assessment submitted with the application's ES and Supplementary documents. The ES also deals with the impacts during the construction phase, concluding that the generated traffic is likely to result in temporary negligible adverse environmental effects on driver delay and on pedestrian amenity. To assess this effect, measures like wheel cleaning facilities and a traffic routing strategy are proposed by the applicant, which is recommended to be secured by a Construction Environmental Management Plan (CEMP) condition. A Traffic Management Plan has been requested to be submitted as a stand alone document, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements, and a separate condition is recommended accordingly.

8.128 In light of the above, the proposal has been considered compliant with Cambridge Local Plan Policy 81 and planning obligations and conditions are recommended accordingly.

Parking management

8.129 The Planning Statement submitted with the application indicates that car and cycle parking will be provided in accordance with the provision of Appendix L and policies 80 and 82 of the Cambridge Local Plan. The detailed breakdown of the provision will be determined at subsequent reserved matters stage, which is acceptable. Chapter 7 of the DAS presents the parking standards and the distribution of car parking spaces in on-plot corner, between dwellings and frontages, as well as in integral

garages, and rear parking courts. Cycle parking will be located to avoid obstructing routes.

8.130 On review by the Council's Disability Consultative Panel and response by the Council's Access officer, applicants were required to consider a form of parking management inclusive of visitor spaces ideally marked for short stay use for the benefit of those needing deliveries and peripatetic care. The draft Car Parking Management Strategy submitted as part of the Transport Assessment in the ES proposes on-street parking will be managed in partnership with Cambridgeshire County Council, including a visitor parking scheme and other measures. In response to consultation however, the Local Highway Authority stated not to have intention to implement a residents parking scheme and that further drainage information will be required before the Authority can accept to adopt the proposed development.

8.131 As such, details of the proposed arrangements for future management and maintenance of the proposed streets within the development are recommended to be secured by condition, and these should incorporate the recommendations made by the Disability Panel and Access officer. At this outline stage, the proposal accords with Policy 82 of the Cambridge Local Plan.

Climate Change and Resources Management

Integrated water management

Provision of Water and Sewerage Services

8.132 Paragraph 149 of the NPPF states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications including for water supply and the risk of overheating from rising temperature. Policy 85 of the Cambridge Local Plan states that the delivery of new or improved infrastructure and services to support new development in a timely and phased manner will be an important element in ensuring the appropriate and sustainable implementation of new growth in Cambridge and its sub-region.

8.133 A Service Supply Statement has been submitted covering water and foul water sewage and storm water drainage, highlighting

the information reflects the existing network appraisals. It is noted in the document that ongoing load growth will occur that may feasibly affect network availability, and that it is therefore necessary to monitor and review the existing networks capacity regularly to ensure continuity of service provision.

8.134 The statement summarises the details relating to the current network conditions outlining the requirements for reinforcements and provision of supply through the existing network. In terms of water provision, it is reported that Cambridge Water (CW) has been consulted to provide a pre-development enquiry for the proposed development. CW has confirmed that the proposed development can be supplied with sufficient spare capacity from the existing main in Babraham Road, and specified budget costs for the onsite main laying and service connection the applicants should allow for, in addition to the Standard Connection and Infrastructure Charges required as usual, through Section 146(2) of the Water Industry Act 1991 (as amended).

8.135 The same Infrastructure Charges applies to new connections to public sewer, and the Service Supply Statement reports that Anglian Water (AW) as provider of sewerage service has confirmed that gravity flows will be acceptable, with current available capacity to service the site. In response to consultation, AW has however noted foul drainage from this development is in the catchment of Cambridge Water Recycling Centre (CWRC), which currently does not have capacity to treat the flows the development site. AW further note to be obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the LPA grant planning permission.

8.136 The Service Supply Statement notes that recent changes instigated by the Water Services Regulation Authority (Ofwat) has recently instigated changes into the charging regimes of the water companies. Currently the developer is not required to fund for any reinforcement works to the existing water and sewerage network beyond the nearest/ equal point of connection or network. Any necessary works directly attributable to the new demand is to be covered by the Infrastructure Charge, payable per plot for all new connections.

8.137 Every five years AW publishes a Water Resources Management Plan (WRMP), with the most recent covering the 2020-2045 period (for reference see <https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/water-resources-management-plan/>). The WRMP sets out how AW will manage the water supplies in their region to meet current and future needs, acknowledging climate change, environmental protection, population growth and the risk of drought. The referred course of action/ plan highlighted in the WRMP is one which '(i) supports population and housing growth in our region to 2045 and beyond; (ii) provides resilience against severe drought by 2025; and (iii) provides resilience against climate change immediately in 2020 and beyond.

8.138 A similar regime applies to CW, and the most recently published WRMP also covers the 2020-2045 period (<https://www.cambridge-water.co.uk/media/2546/final-wrmp-2019-cambridge-water.pdf>). CW's WRMP acknowledges their region to be one of the direst and fastest growing in the UK. The site is in the Cambridge area, which is CW's region of supply defined as a single water resource zone (WRZ) with the risk of shortages of water being equal across the whole area of supply. The WRMP states that the region is supplied by 26 groundwater sources which are linked by a highly interconnected and integrated pipe network. Storage reservoirs are linked with large diameter mains, booster stations and remotely controlled valves to allow the transfer of water throughout the supply area. The network comprises five supply zones – the Cambridge zone is the largest of these, in terms of both supply and demand. Sources which supply water direct into this zone provide more water than is needed there to meet demand, so the surplus water is transferred to other zones as required (Section 3.3 of the WRMP).

8.139 Whilst Cambridge Water has not responded to consultation throughout the process of assessing the application, the confirmation of existing provision capacity on the submitted Service Supply Statement is sufficient for the purposes of assessing this application. As no objection has been submitted from the water and sewerage service providers, this outline stage is considered acceptable, in planning terms, in relation to these matters.

Water Efficiency

- 8.140 Sustainability officers note that the development proposals include the use of water efficient fittings to achieve potable water use of no more than 110 litres/person/day, in line with the requirements of Policy 28 of the Local Plan. A condition to secure the submission of a water efficiency specification with future reserved matters applications is recommended accordingly.
- 8.141 Officers note objections from Campaign for Rural England (CPRE) and CPPF, this latter urging that the application included a commitment to sustainable measures to go beyond policy requirements. The suggestion is for a requirement that water efficiency targets consumption of 85 litres per day rather than the policy complaint 110 litres a day. CPRE advocated for financial contributions to be sought through the development to ensure the necessary infrastructure, including for water provision, is in place.
- 8.142 As explained in the previous section, infrastructure charges may be applied directly by the water companies seeking to fund any reinforcement works to the existing water and sewerage network beyond the nearest/ equal point of connection or network. This is by force of the Water Industry Act 1991 (as amended) and outside the planning process. In terms of the water consumption targets, officers note that paragraph 11 of the NPPF requires planning decision-taking to approve development proposals that accord with an up-to-date development plan without delay. The proposals in accordance with Policy 28 of the Local Plan therefore are acceptable in these terms.

Water and Land Contamination

- 8.143 Environmental Health officers note the applicant has undertaken a Phase I Desk Study (Geo-Environmental Phase I Desk Study by Brookbanks Consulting Ltd, ref: 10184 DS01 Rv1, dated March 2020) , has gathered all of the relevant information and documentation relating to the site's land-use history and environmental setting. The resulting preliminary conceptual site model (CSM) concludes that a Phase II Site Investigation is required, and officers agree this conclusion is reasonable given the information presented in the preliminary CSM.

8.144 The ES findings highlight potential risk to the underlying Principal Aquifer which forms the prime water receptor. Potential construction phase environmental effects have been identified, including direct and indirect contamination of surface water and groundwater due to mobilisation of soils, existing contamination and spillage of oils, fuels etc. from construction plant. Furthermore, direct and indirect flooding and changes to baseline drainage hydrology due to disturbance of the ground can occur during construction works. As such, the conclusions are that development may result in short term minor adverse effects on contamination of surface water and groundwater and flood risk to water resources.

8.145 For the operational phase, the ES concludes that direct contamination or deterioration of water quality may occur due to contaminants from within the development and the associated collection of surface water runoff from hard standing area, as well as direct and indirect contamination of surface water and groundwater due to surcharging of the foul water network or the discharge of untreated foul flows. These effects would result in minor adverse impact from development.

8.146 As mitigation to the above, the ES indicates that a Construction Environmental Management Plan (CEMP) will detail the site-specific procedures and methods that must be followed to minimise the potential environmental effects of construction activities at the site, with particular focus on the potential receptors onsite such as groundwater. Furthermore, a Surface Water Strategy is recommended to be required to any reserved matters application, with measures taken to prevent pollution of the receiving groundwater and/or surface water to be included in the strategy. A full suite of contaminated land conditions is also recommended to be applied.

8.147 Considering the above, the Environment Agency, the LLFA and the Council's Drainage Engineer and Environmental Health officer are satisfied that the development is acceptable. This is supported and conditions and informative are recommended accordingly.

Flood Risk and Surface Water Drainage

- 8.148 As reported by the Environment Statement (ES) submitted with the application, the EA's Flood Zones mapping shows the site to be affected by a low to high risk of surface water flooding in the low-lying topographic areas. Nevertheless, the site is considered to have low probability of flooding from other sources such as ground water, sewer, and artificial water bodies.
- 8.149 In relation to the operational phase, the submitted ES concludes that the proposals may result in minor adverse effects to off-site flooding, flood resilience and water quality. This is due to potential effects from development which have been identified during the environmental assessment, including direct and indirect flooding of surrounding watercourses, the wider catchment area, adjacent land and property due to increases in surface water runoff from positively drained hard areas; direct flooding of the development itself due to inadequate flooding resilience and management of residual flood risk.
- 8.150 The Supplementary ES sets out that during the operational phase of the development a full drainage system will be installed to control surface water run-off, which has been shown to work as a full infiltration system or as a combination of infiltration and discharge into the existing sewer network. The submitted illustrative masterplan and DAS indicate open SuDS features are included in the lowest lying areas within the site, including the north west corner and the southern boundary of the site. Following review of the information provided with the amended application on 1 September, the Council's Drainage Engineer and the LLFA are satisfied that the proposals have demonstrated that a suitable surface water drainage strategy for the site can be delivered.
- 8.151 Officers are of the view that the submitted technical note gives clarification on the infiltration tests carried out for the site and shows that the site has potential for infiltration, subject to further tests at the detail design stage. A second surface water alternative discharge to a surface water sewer part of the AW network has been shown to be possible for the south part of the site, in the event infiltration rates are not suitable. Conditions are recommended to secure a site-wide surface water strategy and details of this strategy during reserved matters stage, in the event outline permission is granted.

8.152 The applicants have suitably addressed the issues of land contamination, water management and flood risk for this outline stage, and the proposals are in accordance with Cambridge Local Plan policies 31, 32 and 33. All conditions and informative suggested by statutory consultees are agreed and are recommended accordingly.

Carbon reduction and sustainable design

8.153 The Cambridge Local Plan seeks to ensure that Cambridge develops in the most sustainable way possible. Policy 28 states that all development should take opportunities to integrate the principles of sustainable design and construction into design of proposals. The applicant has submitted a Sustainability and Energy Statement, which sets out that as a minimum the scheme will target the carbon reduction requirements set out in the Local Plan (or a 19% improvement on current Part L).

8.154 Sustainability officers note potential changes to Building Regulations as a result of the Future Homes Standard, which will impact on the precise approach that will be taken for this scheme. The Sustainability and Energy Strategy sets out a general approach to reducing emissions following the energy hierarchy but does not further specify as this will likely be subject to change, for example with the switch from gas heating to electric heating. Further detail is recommended to be secured by condition as part of future reserved matters applications, including a minimum level of carbon reduction, and the submission of further information as part of a Carbon Reduction Strategy. Sustainability officers note the recommended condition takes into consideration future changes to Building Regulations.

8.155 Reference in the Sustainability and Energy Statement is made in relation to the orientation of buildings being designed to consider solar benefit and to respond to opportunities for passive measures of shading and cooling. The approach being proposed in relation to mitigating the risk of overheating is generally supported, but with reference to large areas of glazing to maximise daylighting, care should be taken in determining glazing ratios. Consideration will need to be given to orientation, and large areas of unshaded glazing on south and west facing facades should be avoided so as to help minimise

the risk of overheating. Condition wording is recommended to secure the submission of more detailed Sustainability Statements as part of future reserved matters applications.

8.156 Sustainability officers state that taking the above into account, the proposed scheme is supported in sustainable construction terms. As such, the proposals are acceptable for an outline stage and the aims of policies 28 and 29 of the Cambridge Local Plan, and the Greater Cambridge Sustainable Design and Construction SPD. Conditions are recommended accordingly.

Waste

8.157 A Waste Audit Report was submitted with the application, outlining the processes involved in the site enabling phase, and setting out a commitment to prior to starting on site put into place a Site Waste Management Plan (SWMP). The plan will be updated / monitored throughout the construction process to assist in achieving the waste targets and aiming to reduce waste across the waste hierarchy and result in a significant reuse of materials within the site. It is indicated that the SWMP will most likely comprise the processes of waste identification; waste storage options; waste disposal options; hazardous waste; communication, training and distribution of the SWMP; monitoring and measurement; and project completion and sign off.

8.158 The Minerals and Waste Authority welcomed the commitment to a SWMP, however in line with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011), requests a condition be imposed regarding the submission of a Detailed Waste Management and Minimisation Plan (DWMMP). This is supported and applicants are expected to cover the contents of the proposed SWMP within a DWMMP to be submitted as requested. The Council's Waste Project officer notes specific requirements to the Cambridge authority waste collections, which are expected to be observed in the DWMMP accordingly.

Light Pollution

8.159 Following review of the submitted Lighting Appraisal, Environmental Health officers note that the application site is an E2 Environmental Zone and is required to be design to achieve

the E2 limits, as defined within Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01/20.

8.160 Officers point out that during the reserved matters stage it will be necessary to establish the impact of lighting on the surrounding environment by providing details of any artificial lighting of the site. It will also be required that an artificial lighting impact assessment is undertaken with predicted lighting levels at proposed and existing residential properties. Artificial lighting on and off site must meet technical limitations and further advice provided with the Environmental Health officers' response to consultation.

8.161 The proposals align with Policy 34 of the Cambridge Local Plan and an artificial lighting condition is recommended to reflect the above recommendations.

Noise and Vibration

8.162 Policy 35 of the Cambridge Local Plan requires developments to demonstrate that no adverse impact from noise and/or vibration will occur to human health and amenity, including from cumulative effects and construction phase. When inevitable, noise impacts should be reduced preferably by high quality acoustic design.

Demolition and Construction

8.163 Environmental health officers note during construction and demolition, noise and vibration has the potential to harm the locality amenity if not controlled. Demolition is not part of the proposed development and officers recommend a condition requiring that a site wide Construction Environmental Management Plan (CEMP) be approved by the LPA. In addition, in case an outline permission is granted, a detailed construction method statement (CMS) is required to be submitted prior to development commencing, advising how the CMS accords with the site wide CEMP.

8.164 Officers also note a pumping station is to be located at the application site and possibly a substation, suggesting noise from plant associated with these uses will require assessment and possible mitigation. They advise the rating level from all

plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background sound level (LA90) at the boundary of the premises subject to this application and having regard to noise sensitive premises. Furthermore, as noise sensitive premises are located within the site boundary, the glazing of the premises and/or amenity areas will also be a location for the rating level of all plant not to exceed the existing background sound level (LA90). Tonal/impulsive sounds and other sound characteristics should be eliminated or at least considered in any assessment and should carry an additional correction (rating penalty) in accordance with the British Standard methods indicated in officers' response to consultation. Given this context, a plant noise condition is recommended.

Operation

- 8.165A Noise Assessment was submitted with the application, concluding that standard double glazing to habitable rooms located on the Worts' Causeway façade will provide acceptable internal noise levels with windows closed, with internal noise exceeding the recommended levels if windows are open for ventilation.
- 8.166 Following review of the submitted documents, Environmental Health officers note where windows are required to be kept closed to achieve acceptable noise levels inside, a ventilation system is required to provide sufficient comfort ventilation to enable the occupant adequate ventilation rates for thermal comfort without the need to open windows due to external noise. It is highlighted that during warmer weather the ventilation system needs to be able to cope with the need for increased ventilation, which necessitates an increase control for the occupier which may result in elevated noise levels. For this reason, acoustic treatment of the extract system needs to be taken into consideration in these cases, and officers advise on different systems that could be applicable in their response to consultation.
- 8.167 Environmental health officers note the requirements for reserved matters stage in case this outline application is granted permission and recommend a noise insulation scheme condition to request a full building envelope and ventilation

scheme to be provided to achieve the recommendations at the reserved matters stage.

8.168 The recommendations by the Environmental Health team are supported and, considering these, the proposals are considered in line with Policy 35 requirements.

Air quality, Odour and Dust

8.169 Cambridge Local Plan policy 36 requires applicants to demonstrate the proposed development will not lead to significant adverse effects on health, the environment or amenity from polluting or malodorous emissions, or dust or smoke emissions to air. Furthermore, the applications for sensitive end use such as the residential, must demonstrate these adverse effects will not occur within the proposed development.

8.170 Environmental Health officers note during construction and demolition dust has the potential to harm the locality amenity if not controlled. As previously mentioned, demolition is not part of the proposed development, a requirement for both a CEMP and a CMS to be approved by means of condition is recommended, including matters of related to air quality.

8.171 Furthermore, officers agree with the findings of the Air Quality assessment (Ref: 10184/AQA/0) produced by Brookbanks Consulting Ltd and dated March 2020 that all modelled pollutants are below relevant objective levels and the impact inside the air quality management area (AQMA) is negligible. Nevertheless, and although the proposed development falls outside Cambridge's AQMA, officers acknowledge the intensification of the land use with the introduction of up to 200 new dwellings and associated infrastructure will worsen air quality both outside and inside the City's AQMA.

8.172 As such, officers recommend the development to be in accordance with the adopted Air Quality Action Plan (AQAP), with relevant measures pertaining to electric vehicle (EV) charge points, car clubs and low NOx boilers. Whilst this latter is expected to be confirmed with the detailing of the sustainability strategy at reserved matters stage, the EV charge

points and car club are expected to be implemented with the development of the GB1 site and secured at outline stage.

- 8.173 Considering the above, the proposals would comply with Policy 36 of the Cambridge Local Plan, the adopted Air Quality Action Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Airport Safeguarding

- 8.174 The site is within an area of protected airspace for Cambridge Airport which is required to be kept free of obstruction from tall structures. Following requirements in Policy 37 of the Cambridge Local Plan, the application was submitted to consultation with the operator of the airport and Ministry of Defence (MOD).

- 8.175 Cambridge Airport Limited has examined the proposals from an aerodrome safeguarding perspective and states it does not conflict with safeguarding criteria. As requested, an informative is recommended to ensure Cambridge Airport is informed of any intended crane usage. MOD did not send any representations prior to the conclusion of this report.

Hazardous Installations

- 8.176 There are no gas pipelines across the application site. Following assessment of the application documents, Cadent Gas noted existing pipeline in the vicinity however did not object to the proposals. The Health and Safety Executive (HSE) did not object to the proposal, stating not to have an interest in the proposal.

Planning Obligations

- 8.177 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to assess any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

8.178 In bringing forward the recommendation in relation to the Planning Obligation for this development officers have considered these requirements, and the outline consent once approved should be subject to a S106 Agreement to secure the necessary mitigation as follows:

- Education: Financial contributions of £3,125,054 towards off-site early years provision; 1FE expansion of Queen Edith Primary School; New secondary school at Land north of Cherry Hinton development; mobile service stop; and monitoring fees.
- Community Facilities: Financial contributions to be calculated proportionately to the number and size of dwellings approved with each reserved matters application, towards the provision of a Community Facility (including equipment) within D1 use class of the Use Classes order 1987, with amount of gross internal floor area to be provided by the City Council which fulfils the community needs of the residents of GB1 and GB2. Where the Community Facility at GB1 / GB2 is not provided, the money is to be allocated towards the provision of and / or improvement of Community Facilities and equipment at facilities within Queen Edith's, Trumpington and/ or Cherry Hinton wards.
- Indoor Sports Facilities: Financial contributions to be calculated proportionately to the number and size of dwellings approved with each reserved matters application, towards the provision of and / or improvements and upgrading to the sports hall, gym and changing rooms at Netherhall Sports Centre, Queen Edith's Way, Cambridge.
- Outdoor Sports Facilities: Financial contributions to be calculated proportionately to the number and size of dwellings approved with each reserved matters application, to be allocated across two projects:
 - £35,000.00 (plus indexation) for the provision of and / or improvements to the playing pitches at Nightingale Recreation Ground;
 - The remaining balance (plus indexation) for the provision of and / or improvements and upgrades to the existing

artificial pitch, and grass pitches at Netherhall Sports Centre.

- Informal Open Space: Any shortfall in the 100% provision of on-site informal open space to trigger financial contributions will be made to the City Council within 14 days of development commencement. This will be calculated proportionately to the number and size of dwellings approved with each reserved matters application. In this being the case, the financial contribution will be made towards the provision of and / or improvement of and / or access to Informal Open Space facilities at Nightingale Recreation Ground.
- Play provision for children and teenagers: Any shortfall in the 100% provision of on-site Children and Teenager's Space as defined in the Public Open Spaces Standards, financial contributions will be made to the City Council within 14 days of development commencement. The contributions will be calculated proportionately to the number and size of dwellings approved with each reserved matters application. In this being the case, the financial contribution will be allocated across two projects:
 - 80% of the pro-rata financial contribution (plus indexation) for the provision of and / or improvements to the equipment and facilities at Nightingale Avenue play area; and
 - 20% of the pro-rata financial contribution (plus indexation) for the provision of and / or improvements to the equipment and facilities at Holbrook Road play area.
- Maintenance Commuted Sum: Where it has been agreed by the City Council to transfer ownership of any part of the application land (including but not exclusive to open space land, play areas and SuDS) to Cambridge City Council a commuted sum contribution calculated by the City Council will be required to be used for the maintenance of the adopted areas.
- Transport: Financial contributions of £300,000 (three hundred thousand pounds) to be triggered prior to occupation of the first dwelling and towards the Greater Cambridge Partnership's Cambridge South East Transport

improvements for the A1307 between Addenbrooke's and Babraham Park and Ride, specifically to be used towards:

- the implementation of SCOOT signal control
 - improvements to the junction of Worts' Causeway with Babraham Road, and
 - a greenway cycle route along the A1307 between Cambridge and Linton.
-
- Landscape/ Ecological improvements:
 - Landscape and Ecological Management Plan (LEMP) covering a period of 30 years including management and monitoring of the Netherhall Meadow CWS and implantation of biodiversity enhancements, to be approved by the LPA; and
 - Financial contributions of £225.46 per dwelling approved at reserved matters stage, to be paid prior to commencement of the residential development and allocated towards projects as jointly proposed by the Wildlife Trust, CPPF and the Magog Trust, to allow projects to be implemented prior to occupation of the dwellings.

 - Public Art:
 - Minimum expense of £400 (four hundred pounds) per dwelling approved at reserved matters stage, towards the implementation of the approved site-wide Public Art Strategy (PAS) and the relevant Public Art Delivery Plan (PADP), allowing its implementation prior to occupation of that reserved matters application.

 - Affordable Housing:
 - Minimum provision of 40% of affordable units site-wide and with each reserved matters/phase of the development, with a tenure split of a minimum of 75% of social rented and/or affordable rent units and up to 25% of intermediate units;
 - Requirements for engaging with a Registered Provider and rent levels to be approved by the Local Planning Authority;

- Affordable Housing Scheme with details of size and tenure mix, clustering, residential space standards and accessible units, to be approved by the Local Planning Authority;
- Local Lettings Plan to prioritize 40% of the units to persons with local work connection; 30% to persons with local social connection; and 30% to persons from the district regardless of local connection, with details to be agreed with the LPA prior to development commencing;

For clarity, the fallback arrangement for an affordable housing contribution in lieu of on-site provision as set out in the draft S106 Heads of Terms submitted on 31 March 2020 is not supported.

- Car Club: Submission of a car club scheme, including the financial contribution for the maintenance of the car club space provided with the GB2 development, and provision on the GB1 site in the event the car club space is not provided with the GB2 development.
- City Council S106 monitoring fees of £10,000 (ten thousand pounds).

9.0 CONCLUSION

- 9.1 Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise (Section 38 (6) of the Planning and Compulsory Purchase Act 2004). The NPPF represents current government planning policy and is a material planning consideration that must be considered where it is relevant to a planning application. This includes the presumption in favour of sustainable development found at Paragraph 11, which requires approving development proposals that accord with an up to date development plan without delay.
- 9.2 The NPPF lists the three dimensions to sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. The benefits and dis-benefits of the development proposals have been evaluated against the objectives of the

NPPF and the presumption in favour of sustainable development, as summarised below.

Economic Dimension

- 9.3 The NPPF places a clear emphasis on the importance of economic growth and delivering economic benefits as a key component of sustainable development. The ES submitted in support of the application includes an estimate of the economic benefits arising during the construction phase of the development.
- 9.4 The number of construction jobs supported by the construction phase, is based on estimated construction costs of the proposed development. It is estimated that the development will during a three-year construction period:
- Create the equivalent to 137 full-time equivalent (FTE) jobs annually.
 - Create additional 207 indirect and induced FTE jobs during each year.
 - Generate £25.8 million of net additional gross value added (GVA) annually, including direct and indirect and induced GVA.
- 9.5 Officers consider that the temporary direct and indirect positive economic impacts of the construction and operational phases are of major significance.

Social Dimension

- 9.6 The provision of up to 200 new homes, of which a minimum of 40% affordable homes to prioritise those with social and/or work connections in the area, will support the creation of a cohesive and healthy community. The provision will contribute to addressing the housing need locally with accessible services, community facilities and open spaces. Officers consider that the social benefits of the scheme arising from the provision of new housing is of major significance.
- 9.7 Whilst the submit ES concludes the proposed development would not have significant socio economic adverse effects and therefore no mitigation would be required, impact on the existing

educational, recreational and community development facilities have been previously identified by the relevant authorities.

- 9.8 This has been considered when assessing the application and financial contributions towards the creation/ enhancement of community centre, indoor and outdoor sports provision, and education and libraries are required. Officers consider that direct social benefits arising from the proposed development are the provision of on-site open space and play areas.
- 9.9 The development will also contribute to the implementation of the planned transport infrastructure to improve sustainable travel and the promotion of healthy communities in the area. Improvements to Beechwoods Local Nature Reserve, Magog Down and Wandlebury Country Park will contribute to the creation of better recreational infrastructure in the area. Such contributions generate wider social benefits and are considered of major significance.

Environmental Dimension

- 9.10 The enhancement of biodiversity in the area will generate a biodiversity gain of 17% to be provided on the site. The submitted ES concludes that during construction the proposed development will result in the loss of breeding habitat for birds and, which is expected to be mitigated through nest box scheme and barn owl box scheme to be detailed in the LEMP. Whilst bat roosts have not been identified on the site, the LEMP will also include details of the sensitive lighting scheme. The design scheme also includes implementation of new species-rich native hedgerows. An EDS condition will also ensure the design features of the development, including lighting and those applied to the access junction are reflective of the development's aims of biodiversity conservation.
- 9.11 As the development become operational, a risk of potential impacts resulting from increased recreational pressures, particularly on Netherhall Meadow CWS is identified by the ES. The LEMP will incorporate a site wide monitoring strategy over a 30 year-period, which includes the CWS area. Design features are expected to restrict access. To the CWS. The implementation of such measures would ensure that no significant residual effect from the development in either construction or operational phase.

- 9.12 The environmental assessment also concluded that the creation of new dwellings near designated sites can result in indirect impacts on these areas from increased recreational pressures. Funding proposals have also been agreed to enable project costs arising from the potential increase in visitors to the nearby parks and green areas for visitors. This will aid in increasing capacity and preventing displacement of visitors to more sensitive nature conservation sites including the nearby Cherry Hinton Chalk Pit SSSI.
- 9.13 Mitigation and adaptation to climate change will be facilitated through the proposed site wide sustainability strategy, to ensure the proposal will achieve Cambridge's requirements target for carbon reduction. The proposal will contribute towards air quality through financial obligations for the maintenance of the car club space provided with the GB2 development. The agreed transport mitigation package will also bring environmental benefits, prioritising sustainable travel modes. On this basis, the environmental benefits generated by the development are significant.
- 9.14 The Water Environment chapter of the ES identified potential construction phase impacts for the proposed development, comprising contamination of surface water and flooding and changes to baseline drainage hydrology. Mitigation measures are proposed and comprise of implementation of SuDS based on a surface water drainage scheme to be approved by the LPA and Following the implementation of SuDS based on a surface water drainage scheme, the assessments reported above do not identify any likely significant adverse residual impacts. No adverse residual impacts are anticipated either.
- 9.15 Potential impacts to the water environment at the operational phase were also identified by the ES, the receptors in relation to such impacts being the underlying Principal Aquifer and the existing drainage network. Those impacts comprise offsite flooding; onsite flooding; contamination of surface waters from onsite activities; and increase on foul drainage to the existing network.
- 9.16 During operation, a full drainage system will be installed to control surface water run-off. This has been shown to work as a full infiltration system or as a combination of infiltration and

discharge into the existing sewer network. The implementation of sustainable drainage systems within the site boundary will provide a long-term negligible effect by improving water quality and reducing peak rates of runoff from the site. The assessments do not identify any likely significant adverse residual impacts, and officers agree that the potential impacts can be fully mitigated. Provision is made within the recommended conditions to ensure prudent use of natural resources at the site, including water efficiency measures, flood management and those to minimise waste and pollution.

- 9.17 Transport potential effects include pressure on the existing network, with additional vehicular movements generating traffic on A1307 / Babraham Road, a key vehicular corridor into and leading out of the City. The proposed development will incorporate a package of measures to mitigate the minor adverse to negligible environmental effects of the traffic generated. This package of measures is focused on sustainable transport strategies aimed at limiting the demand for private car travel generated by the development and improvement to junctions. A Travel Plan will be implemented to encourage residents, staff, school trips and visitors to the development to travel by alternative means of transport to the private car. The ES concludes that the proposed mitigation measures will result in a neutral environmental effect from the proposed development and some beneficial effects for non-motorised road users, a conclusion that is agreed by officers.

Summary

- 9.18 Overall, the proposed development will bring significant measurable economic, social and environmental public benefits that accord with the three dimensions of sustainable development set out in the NPPF. Officers are of the view that the dis-benefits, includes any minor or negligible adverse environmental impact can be addressed through recommended conditions and planning obligations set out in this report. All mitigation measures are largely capable of being enforced by the LPA through planning conditions, either as part of management documents, as standalone conditions or obligations, or financial contributions secured via S106.

10.0 RECOMMENDATION

APPROVE subject to completion of the s106 Agreement and the following conditions:

1. **Expiration of Planning Permission - General**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Expiration of Planning Permission - Reserved Matters**

a) An application for the approval of the reserved matters pursuant to appearance, landscaping, layout (including internal access arrangement) and scale shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;

b) The development to which this permission relates shall begin no later than whichever is the later of the following dates: - a) the expiration of three years from the date of this outline planning permission; or b) the expiration of two years from the approval of the relevant phase of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3. **Reserved Matters Submission
Approved Drawings**

The development hereby permitted shall be carried out in accordance with the parameter plans and further approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

4. **Urban Design Principles**

Any reserved matters submissions shall be in accordance with approved parameters plans and the following principles:

- a) A series of focal buildings and focal trees should be located along the primary vehicular route as indicated on the Land Use and Access Parameter Plans, with key locations are dictated by the meandering of the road, which creates opportunities for focal buildings and trees to terminate forward visibility.
- b) Focal buildings are defined as buildings that distinguish themselves from their surroundings because of specific architectural features, a change of orientation and/or building materials. The maximum height of focal buildings is expected to fall within the parameters set out on the Buildings Height Parameter Plan.
- c) Focal trees should include appropriate large species trees, with specific species to be agreed at Reserved Matters stage.
- d) The roofscape of the development needs to be articulated using devices such as varying ridge heights, eaves heights, roof types, dormers, and/or chimneys to ensure that the massing does not dominate the skyline.
- e) The design of the Farmstead Character Area shall include buildings which reflect a rural, farm-like character, in line with Netherhall Farm. Proposed buildings in this part of the site should be of the highest quality and be designed to blend into their setting. Particular attention should also be given to deliver an increased articulation of roofscape in this area of development.
- f) Dwellings along the eastern green edge should be designed to address views towards the Green Belt.
- g) The eastern green edge should be designed to achieve a looser arrangement of large detached or semi-detached dwellings. Occasional larger spaces should allow for physical and visual permeability through this frontage to the remainder of the scheme behind, promoting connectivity and allowing residents to enter the dwelling easily via the front door.
- h) Dwellings in the green eastern edge should be designed to principally front the green edge, with multiple active frontages to provide overlooking onto the open space. The dwellings should present a positive and confident frontage onto the open space and far-reaching views across the Green Belt. Whilst small and subtle changes of orientation and set back between buildings is required to create a soft and informal edge to the Green Belt, it is expected that the edge is designed with an architectural coherence and confidence.

- i) Boundary treatment to properties along the green eastern edge should consist of low front boundaries and/or hedge planting to maintain a green and open aspect.
- j) Within the green eastern edge, private parking should preferably be located on plot. Rear parking courts may only be used in exceptional circumstances, such as to provide access to homes directly overlooking the Green Edge. Where rear parking courts are used, they should be small in size, servicing no more than four homes per court. Pedestrian routes through the blocks to help sub-divide the courts should be introduced as shown in the Illustrative Masterplan. The homes along the routes should include doors and/or windows to provide passive surveillance of the courts and the pedestrian routes. Alternative housing typologies such as mews houses, courtyard homes and homes with dual-orientation and side gardens should also be considered as an alternative to the use of rear parking courts.
- k) Access arrangements for deliveries and bin collection to homes without vehicular access to their front need to be designed and tested from the outset of preparing the reserved matters application.
- l) Turning heads on dead-end streets need to be designed to look like spaces to avoid road infrastructure dominating the green edges.

Reason: To ensure that the development is in keeping with the character of the area, is designed to be attractive, high quality, accessible, inclusive and safe, in line with policies 56, 57 and 59 of the Cambridge Local Plan (2018).

5. **Arboricultural Impact Assessment**

Any reserved matters application shall be accompanied by an updated Arboricultural Impact Assessment for approval by the Local Planning Authority. Any layout changes that increase the impact on the site's tree stock might not be approved.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

6. **Housing Mix**

As part of any reserved matters application including residential units a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within Greater Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Reason: To ensure a balanced mix of dwellings which meet the needs for different unit sizes of affordable housing and market housing, in line with Policy 45 of the Cambridge Local Plan (2018).

7. **Residential Space Standards**

Any reserved matters applications shall demonstrate through the provision of floorspace details that all dwellings comply with the Residential Space Standards set out under Policy 50 of the Local Plan.

Reason: To ensure a good residential design, in line with Policy 50 of the Cambridge Local Plan (2018).

8. **Wheelchair User Dwellings**

Not less than 5% of residential dwellings within any reserved matters application containing dwellings shall be designed to meet the wheelchair user dwellings M4 (3) standard of the Building Regulations 2010. In the event that such standards are replaced by a comparable national measure for building design applicable at the time of submission of such Reserved Matters, the equivalent measure shall be applicable to the relevant part of the proposed development.

Reason: In order to create accessible and adaptable homes, in accordance with policy 51 of the Cambridge Local Plan 2018.

9. **Surface Water Management Strategy**

Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy.

The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site.

The strategy shall be based upon the principles within the agreed FRA (ref: 10184 FRA01 RV2) dated March 2020 and Technical Notes dated 12th June 2020 and August 2020 and shall include:

- a) Details of the design, location and capacity of all SuDS features;
- b) Full results of the proposed drainage system modelling for 3.3% Annual Exceedance Probability (AEP) (1 in 30), 1% AEP (1 in 100) storm events storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation (including long term groundwater level measurement) and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system that shall include ownership and long-term adoption;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The development shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters site for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.

Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site, in line with policies 31 and 32 of the Cambridge Local Plan (2018).

10. **Carbon reduction**

Any reserved matters applications shall be accompanied by a Carbon Reduction Statement, setting out how the proposals meet the minimum requirement for all new residential units to achieve reductions in CO₂ emissions of at least 19% below the Target Emission Rate of the 2013 edition of Part L of the Building Regulations as committed to in the approved Sustainability and Energy Statement (Brookbanks, August 2020). Any changes to this level of carbon reduction as a result of future changes to Building Regulations or local planning policy will be agreed in writing by the local planning authority.

The statement shall demonstrate how this requirement has been met following the outline energy strategy set out in the Energy and Sustainability Statement. The development will be implemented in accordance with the measures set out in the Carbon Reduction Statement. Where on-site renewable or low carbon technologies are proposed, the statement shall include:

- a) A schedule of proposed on-site renewable energy technologies, their location, design, and a maintenance programme; and
- b) Details of any mitigation measures required to maintain amenity and prevent nuisance.

The proposed renewable/low carbon energy technologies shall be fully installed and operational prior to the occupation of any approved buildings.

No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (Cambridge Local Plan 2018, Policies 28, 35 and 36, Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, January 2020).

11. Water efficiency

Any reserved matters applications including a residential component shall be accompanied by a Water Conservation Strategy. This shall include a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition). This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day as a minimum.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (Cambridge Local Plan 2018 Policy 28, Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, January 2020).

12. Sustainability Statement

Any reserved matters applications for buildings shall be accompanied by a Sustainability Statement setting out how the proposals have integrated the principles of sustainable design and construction into their design. The topics to be covered in the Statement shall include, but are not limited to:

- o Climate change adaptation including measures to reduce the risk of overheating in all new buildings, following the cooling hierarchy. Priority should be given to the role of green infrastructure and building design, including orientation, ventilation, shading, thermal mass, and cool materials. Use of toolkits to assess the risk of overheating and inform design strategies will be supported;
- o Water management;
- o Site waste management;
- o Use of materials and embodied carbon;
- o Wider approaches to sustainable design and construction.

The measures outlined in the Sustainability Statement shall be implemented prior to occupation, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (Cambridge Local Plan 2018 Policy 28, Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, January 2020).

13. Acoustic Design and Noise Insulation Scheme Report - Residential

Any reserved matters application for residential type or other noise-sensitive uses pursuant to this approval shall include a noise assessment of external and internal noise levels and an Acoustic Design and Noise Insulation / Mitigation Scheme Report as appropriate, detailing the acoustic / noise insulation performance specification of the external building envelope of the residential units (having regard to but not exclusively the site layout, building orientation, building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced externally and internally at the residential units as a result of traffic noise levels in the area shall be submitted to and approved in writing by the local planning authority.

The Acoustic Design and Noise Insulation / Mitigation Scheme Report shall include a site specific Noise Impact Assessment and shall describe the acoustic design approach that will be followed and provide details of the noise insulation / mitigation measures / features to be used and implemented to reasonably achieve acceptable internal and external noise levels with reference to and in accordance with 'BS8233:2014- Guidance on sound insulation and noise reduction for buildings (or as superseded).

The relevant Reserved Matters Application shall be constructed in accordance with the approved Acoustic Design and Noise Insulation / Mitigation Scheme Report and any building noise insulation scheme and any alternative form of ventilation provision as required as part of the scheme shall be fully implemented prior to occupation of the residential units and other noise sensitive development and shall be maintained and retained thereafter.

The scheme as approved shall be fully implemented and a completion report submitted prior to the occupation of the residential or other noise sensitive development. The approved scheme shall remain unaltered in accordance with the approved details.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan policy 35.

14. Artificial Lighting

Any reserved matters application pursuant to this approval shall include an artificial lighting scheme to be submitted to and approved in writing by the local planning authority. The scheme shall include details of any artificial lighting of the site and an artificial lighting impact assessment with predicted lighting levels at proposed and existing residential properties shall be undertaken. Artificial lighting on and off site must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light - GN01:20 (or as superseded). The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan policy 34.

15. Public Art Delivery Plan

Any reserved matters applications pursuant to this outline permission shall include details of the approved Public Art Strategy, in the form of a Public Art Delivery Plan (PADP) with the following elements:

- a) Details of the public art and artist commission
- b) Details of how the public art will be delivered, including a timetable for delivery
- c) Details of the location of the proposed public art on the application site
- d) The proposed consultation to be undertaken
- e) Details of how the public art will be maintained
- f) How the public art would be decommissioned if not permanent
- g) How repairs would be carried out
- h) How the public art would be replaced in the event that it is destroyed

The approved PADP shall be fully implemented in accordance with the approved details and timetabling. Once in place, the public art shall not be moved or removed otherwise than in accordance with the approved maintenance arrangements.

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

16. Detailed Waste Management and Minimisation Plan (DWMMP)

Prior to the commencement of development or any reserved matters approval, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the Local Planning Authority. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;

- c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) Any other steps to ensure the minimisation of waste during construction;
- e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;
- f) Proposed monitoring and timing of submission of monitoring reports;
- g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
- h) A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
- i) Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.

The DWMMP shall be implemented in accordance with the approved details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide (2012); and to comply with the National Planning Policy for Waste (October 2014).

17. **Site Visit**

Prior to the commencement of site clearance a pre-commencement site meeting shall be held and attended by the site manager and the arboricultural consultant to discuss details of the approved AMS. A report of this meeting will be issued to the LPA for approval.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

18. Material Management Plan

Prior to importation or reuse of material for the development (or phase of) a Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority. The MMP shall:

- a) Include details of the volumes and types of material proposed to be imported or reused on site
- b) Include details of the proposed source(s) of the imported or reused material
- c) Include details of the chemical testing for ALL material to be undertaken before placement onto the site.
- d) Include the results of the chemical testing which must show the material is suitable for use on the development
- e) Include confirmation of the chain of evidence to be kept during the materials movement, including material importation, reuse placement and removal from and to the development.

All works will be undertaken in accordance with the approved document.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

19. Plant Noise

No operational plant, machinery or equipment shall be installed until a noise assessment and any noise insulation scheme as required has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and retained as such.

Reason: To protect the amenity/quality of life of nearby properties and local areas in accordance with Cambridge Local Plan policy 35.

20. **Arboricultural Method Statement and Tree Protection Plan**
Prior to any works, including archaeology, and to equipment, machinery or materials are brought onto the site for the purpose of development (including demolition), in any phase of a reserved matters application and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval.

In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and Cambridge Local Plan 2018 Policy 71.

21. **Earthworks**
No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include excavation related to sustainable drainage, proposed grading and mounding of land areas including the levels and contours to be formed and showing the relationship of proposed earthworks to existing vegetation and surrounding landform.

Any landform shall be carried out in accordance with the approved details and in accordance with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites', Defra and Protecting and Enhancing Soils PPS, CIWEM. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the details of the earthworks are acceptable. (Cambridge Local Plan 2018; Policies 55, 57 and 59)

22. **Management and Maintenance of Streets**

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in line with Policy 81 of the Cambridge Local Plan (2018).

23. **Groundworks**

No development shall take place, including archaeology, until the details of all groundworks and soil movement related to the development are submitted and approved by the local authority. Details should include a Soils Management Plan detailing protection of ground to be reinstated to open space, sustainable drainage or general landscape, methodology of soil stripping, storage, handling, haul routes, formation level decompaction measures, soil re-spreading and decompaction as well as soil disposal (if necessary).

All groundworks should be carried out in accordance with the approved details and in accordance with the recognised 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites', DEFRA and Protecting and Enhancing Soils PPS, CIWEM.

Reason: To ensure that the details of the groundworks are acceptable, in line with Policies 55, 57 and 59 of the Cambridge Local Plan 2018.

24. **Site-Wide Ecological Design Strategy (EDS)**

No development shall take place until a Site Wide Ecological Design Strategy (EDS) that demonstrates the agreed 17% BNG through habitat retention, enhancement and creation has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints, including the Worts Causeway hedgerow and Netherhall Farm County Wildlife Site
- c) Detailed designs and/or working methods to achieve stated objectives, including Worts Causeway junction and favourable condition of the Netherhall farm County Wildlife Site
- d) Extent and location/area of proposed works on appropriate scale maps and plans, clearly demonstrating Biodiversity Units provided.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance, including a 30-year Management plan for the Netherhall Farm County Wildlife Site
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: In the interests of environmental protection in accordance with Policy 70 of the Cambridge Local Plan.

25. **Archaeology - Written Scheme of Investigation**

No development shall commence until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work within the development area and in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority or their Archaeological Advisers on their behalf. The pre-commencement aspects of archaeological work should include:

- a) Submission of a Written Scheme of Investigation that sets out the methods and timetable for the investigation of archaeological remains in the development area, which includes soil management plan and responds to the requirements of the Local Authority archaeology brief;
- b) Completion of mitigation fieldwork in accordance with an approved Written Scheme of Investigation.

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with NPPF and Policy 61 of the Cambridge Local Plan.

26. Site Wide Electric Vehicle Charge Point Provision and Infrastructure Strategy

Prior to the commencement of development, a site wide Electric Vehicle Charging Point provision and infrastructure strategy including an implementation plan shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall be appropriate for the proposed end use(s) of the development and shall provide full details of the provision of allocated parking spaces for dedicated electric vehicle charging in line with the principles set out in the NPPF, the Cambridge Local Plan and Cambridge City Council's Air Quality Action Plan. The strategy shall include consideration of both active (slow, fast and rapid) and passive electric vehicle charge point provision and design to enable the charging of electric vehicles in safe, accessible and convenient locations. The Strategy shall include the following:

- o 100% provision of a dedicated active slow electric vehicle charge point with a minimum power rating output of 7kW for each residential dwelling with allocated / dedicated on-plot parking;
- o Minimum 50% provision of dedicated active slow electric vehicle charge points with a minimum power rating output of 7kW for residential dwellings with communal and courtyard parking;
- o Dedicated Slow electric vehicle charge points with a minimum power rating output of 7kW for at least 50% of non-residential parking spaces and

- o Either at least one Rapid electric vehicle charge point for each 1,000m² non-residential floorspace, or at least one Fast electric vehicle charge point for each 1,000m² non-residential floorspace, should a Rapid charge point not be technically feasible
- o The electric vehicle charge point parking spaces shall be exclusively reserved for electric vehicle charging.
- o Additional passive electric vehicle charge provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required.
- o Electric vehicle charge points shall be compliant with BS7671 and BS61851 or as superseded

Reason: In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with the National Planning Policy Framework (NPPF, 2019) paragraphs 105, 110, 170 and 181, Policy 36 - Air Quality, Odour and Dust of the Cambridge Local Plan (2018) and Cambridge City Council's adopted Air Quality Action Plan (2018).

27. Construction Environmental Management Plan (CEMP)

Prior to the commencement of development, a site wide Demolition and Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.

- d) Delivery times for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the local planning authority in advance.
- e) Prior notice and agreement procedures for works outside agreed limits and hours. Variations are required to be submitted to the local authority for consideration at least 10 working days before the event. Neighbouring properties are required to be notified by the applicant of the variation 5 working days in advance of the works.
- f) Soil Management Strategy.
- g) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - noise
- h) Vibration impact assessment methodology, mitigation measures, vibration monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - vibration.
- i) Dust management and wheel washing measures in accordance with the provisions of the Greater Cambridge Sustainable Design and Construction SPD (Adopted January 2020).
- j) Use of concrete crushers.
- k) Prohibition of the burning of waste on site during demolition/construction.
- l) Site artificial lighting during construction and demolition including hours of operation, position and impact on neighbouring properties.
- m) Screening and hoarding details.
- n) Consideration of sensitive receptors.
- o) Complaints procedures, including complaints response procedures.
- p) Membership of the Considerate Contractors Scheme.

The development shall then be undertaken in accordance with the agreed plan.

Reason: To ensure that no unsuitable material is brought onto the site in the interest of environmental and public safety in accordance with Policy 33 of the Cambridge Local Plan (2018).

28. **Site-Wide Surface Water Drainage Scheme**

No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in full accordance with the approved details prior to occupation of the first dwelling.

The scheme shall be based upon the principles of the agreed Flood Risk Assessment prepared by Brookbanks Consulting Limited (ref. 10184 FRA01 RV2) and the Technical Note: Additional Drainage Information prepared by Brookbanks Consulting Limited dated August 2020 and shall also include:

- a) Full calculations detailing the existing surface water run-off rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change, inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Confirmation from 3rd party asset owners for connection to their system if required.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development, in line with the NPPF and policies 31 and 32 of the Cambridge Local Plan (2018).

29. **Construction Method Statement (CMS)**

Prior to the commencement of that part of the development for which reserved matters have been approved a detailed construction method statement (CMS) shall be submitted and approved by the local planning authority in writing. The CMS shall be accompanied by a statement that demonstrates how the proposal accords with the approved site wide Construction Environmental Management Plan (CEMP). In addition the CMS shall also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices.

Thereafter the development shall be undertaken in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To protect human health and amenity in terms of noise and local air quality in accordance with policies 35 and 36 of the Cambridge Local Plan (2018).

30. **Preliminary Contamination Assessment**

Prior to the commencement of the development (or phase of) or investigations required to assess the contamination of the site, the following information shall be submitted to and approved in writing by the Local Planning Authority:

- a) Desk study to include:
 - o Detailed history of the site uses and surrounding area (including any use of radioactive materials)
 - o General environmental setting.
 - o Site investigation strategy based on the information identified in the desk study.
- b) A report setting set out what works/clearance of the site (if any) is required in order to effectively carry out site investigations.

Reason: To adequately categorise the site prior to the design of an appropriate investigation strategy in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

31. Site Investigation Report and Remediation Strategy

Prior to the commencement of the development (or phase of) with the exception of works agreed under condition 31 and in accordance with the approved investigation strategy agreed under clause (b) of condition 31, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) A site investigation report detailing all works that have been undertaken to determine the nature and extent of any contamination, including the results of the soil, gas and/or water analysis and subsequent risk assessment to any receptors
- b) A proposed remediation strategy detailing the works required in order to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. The strategy shall include a schedule of the proposed remedial works setting out a timetable for all remedial measures that will be implemented.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

32. Public Art Strategy

Prior to commencement of development, a Public Art Strategy (PAS) shall be submitted to and approved in writing by the Local Planning Authority. The PAS shall include the following:

- a) Introduction
- b) Description of Site
- c) Description and Definitions of Public Artwork
- d) Funding
- e) Details of the project/s for artists as part of the public art programme
- f) Delivery mechanisms
- g) Care, Maintenance and Decommissioning
- h) Action Plan

Reason: To accord with the provisions of Cambridge City Council Public Art SPD (2010) and policies 55 and 56 of the Cambridge Local Plan 2018.

33. Traffic Management Plan

No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Local Planning Authority. The principle areas of concern that should be addressed are:

- a) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- b) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- c) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway.
- d) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Reason: In the interests of highways safety, in compliance with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

34. Worts' Causeway Pedestrian and Cyclist Crossings

Prior to above ground construction works, details of new crossing points across Worts' Causeway indicated in drawing 19/124/TR/020 Rev F, including their accurate location, shall be submitted to and approved in writing by the Local Planning Authority. Construction works to implement the crossings shall be undertaken by the applicant prior to occupation as part of a S278 agreement.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

35. Pedestrian and Cyclist NW Connectivity

Prior to above ground construction works, details of the work undertaken to seek a link to Almoners' Avenue or Beaumont Avenue shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Cambridgeshire County Council, to determine that all reasonable efforts have been made to improve pedestrian and cyclist connectivity.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

36. Pavement North of Worts' Causeway - Field Way to Bus Gate

Prior to the first occupation of the development, details of a 3m wide shared pedestrian and cycleway on the north side of Worts' Causeway, between the existing bus gate and the junction with Field Way shall be submitted to and approved in writing by the Local Planning Authority.

This shall include scaled and dimensioned plans and sections showing any proposed hard and soft elements, including an entry point within Field Way to enable cyclists to return to the carriageway travelling in a northerly direction. Development shall only be carried out in accordance with the approved details and as part of a S278 agreement.

Reason: To mitigate the impact of the development and in support of the sustainable access to the development, in compliance with the NPPF and policies 80 and 81 of the Cambridge Local Plan (2018).

37. Travel Plan

Prior to first occupation of the development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include the provision of cycle discount vouchers and/or bus taster tickets for residents, and specify further methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking.

The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: To mitigate the impact of the development and in the interests of encouraging sustainable travel to and from the site, in compliance with policies 80 and 81 of the Cambridge Local Plan (2018).

38. Access Points

Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site, in compliance with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

39. Implementation of Remediation

Prior to the first occupation of the development (or each phase of the development where phased) the remediation strategy approved under clause (b) to condition 32 shall be fully implemented on site following the agreed schedule of works.

Reason: To ensure full mitigation through the agreed remediation measures in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

40. Completion Report

Prior to the first occupation of the development (or phase of) hereby approved the following shall be submitted to, and approved by the Local Planning Authority:

a) A completion report demonstrating that the approved remediation scheme as required by condition 32 and implemented under condition 40 has been undertaken and that the land has been remediated to a standard appropriate for the end use.

b) Details of any post-remedial sampling and analysis (as defined in the approved material management plan) shall be included in the completion report along with all information concerning materials brought onto, used, and removed from the development. The information provided must demonstrate that the site has met the required clean-up criteria.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

41. **Visibility Splays**

Prior to the first occupation or bringing into use of the development, hereby permitted, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 19/124/TR/020 Rev F. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety. (Cambridge Local Plan 2018 policy 81)

42. **Fire Hydrants**

Prior to first occupation of the development hereby permitted, fire hydrants shall be installed and fully operational in accordance with a scheme for the provision of fire hydrants that has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors in accordance with Cambridge Local Plan policies 56, 57 and 85.

43. **Archaeology - Post-Field Works**

The following post-fieldwork sections of the archaeology programme shall be fully implemented in accordance with the timetable and provisions of the approved Written Scheme of Investigation:

a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within 18 months of the approval of the Updated Project Design, unless otherwise agreed in advance with the Local Planning Authority;

c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within 1 year of completion of part b.

Reason: To secure satisfactory mitigation measures and to conserve the interest of the historic environment evidence in compliance with NPPF and Policy 61 of the Cambridge Local Plan.

44. Unexpected Contamination

If unexpected contamination is encountered whilst undertaking the development which has not previously been identified, works shall immediately cease on site until the Local Planning Authority has been notified and the additional contamination has been fully assessed and remediation approved following steps (a) and (b) of condition 32 above. The approved remediation shall then be fully implemented under condition 40.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Cambridge Local Plan 2018 Policy 33.

45. Phasing of Development

The development shall be carried out as single phased development in accordance with Chapter B of the Environmental Statement dated March 2020 and Supplementary Environmental Statement dated August 2020 (both documents by Litchfields).

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents and ensure compliance with policies 35, 36, 56, 59 of the Cambridge Local Plan (2018).

46. Widening of Worts' Causeway Carriageway

The carriageway of Worts' Causeway shall be widened via a Section 278 Agreement from its existing width to a maximum of width of 5.5m between the Netherhall Farm Access and the junction with Cherry Hinton Road/Limekiln Road.

Reason: For the safe and effective operation of the highway, in line with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

47. Construction Traffic

No construction traffic associated with the site shall be permitted to use Worts Causeway as an access to, or an exit from the site for its length from its junction with Babraham Road to the eastern most side of 22 Worts Causeway.

Reason: In the interests of highways safety, in compliance with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

48. Private Water Drainage onto Public Highway

The proposed access ways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway. The use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway, in line with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

49. Access Way Material

The proposed access ways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highways safety, in compliance with the NPPF and Policy 81 of the Cambridge Local Plan (2018).

50. Vegetation Protection

In this condition "retained trees, hedges and identified vegetation" means an existing tree(s) and vegetation which are to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

(a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree or hedge be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedge shall be undertaken in accordance with BS 5837:2012 and the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area (Cambridge Local Plan 2018 policies 59 and 71).

INFORMATIVES

Crane Usage

The operation of cranes could present a serious hazard to air navigation, particularly during the approach and departure phases of flight when the aircrafts are at low altitudes. Notification of the intended crane usage is required by the UK Civil Aviation Authority (CAA).

Public Sewer Connection

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of Existing Assets

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building Near to a Public Sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

Adoption of Sewers

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Greater Cambridge Sustainable Design and Construction SPD

To satisfy and discharge Environmental Health conditions relating to artificial lighting, contaminated land, noise / sound, air quality and odours / fumes, any assessment and mitigation shall be in accordance with the scope, methodologies and requirements of relevant sections of the Greater Cambridge Sustainable Design and Construction SPD, (Adopted January 2020) <https://www.cambridge.gov.uk/greater-cambridge-sustainable-design-and-construction-spd> and in particular

section 3.6 - Pollution and the following associated appendices:

- o 6: Requirements for Specific Lighting Schemes
- o 7: The Development of Potentially Contaminated Sites in Cambridge and South Cambridgeshire: A Developers Guide
- o 8: Further technical guidance related to noise pollution

Electrical Vehicle Charge Point

To satisfy the condition requirements the applicant / developer will need to demonstrate that practical consideration has been given to all aspects of Electric Vehicle (EV) charge point infrastructure installation and that the provision of an operational EV charge point or multiple points is deliverable, as part of the residential and/or commercial development. The intention or commitment in principle to install an active EV charge point will not be considered acceptable. Information should include numbers of charge points, intentions for active and passive provision, location, layout (including placement of EV infrastructure), Charge Rates of active EV charge points (slow, rapid or fast) and availability of power supply. Further information on things to consider when designing and delivering EV charge points and the information required to discharge the associated planning condition can be found at: <https://www.cambridge.gov.uk/air-quality-guidance-for-developers>.

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: Chief Executive Gillian Beasley www.cambridgeshire.gov.uk
<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management/> . Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Source Control

It is acknowledged that within the submitted Flood Risk Assessment there is mention of consideration of source control features, such as permeable paving and green roofs, at the reserved matters application. In line with Section 6.3.7 of the Cambridgeshire Flood and Water Supplementary Planning Document, source control must be included in every development. Therefore, we expect to see source control included within the reserved matters application.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Pollution Control from Parking

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Infiltration

Infiltration rates should be worked out in accordance with BRE 365. If infiltration methods are likely to be ineffective then discharge into a watercourse/ surface water maybe appropriate; however soakage testing will be required at a later stage to clarify this.

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS)

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Foul Water Drainage

Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Oil Storage

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Conservation

Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

Breeding Birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

De Watering

There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2-year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction> .

Local Highway Consent

The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.