18/0481/COND 9 - Land North of Cherry Hinton, Coldhams Lane, Cambridge

Application details

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Cherry Hinton Ward

Proposal: Submission of details required by condition 9 (Site Wide Design Code) of outline permission 18/0481/OUT

Applicant: Bellway Latimer Cherry Hinton LLP

Presenting officer: Rebecca Ward, Principal Planner

Reason presented to committee: Application raises special planning policy or other considerations

Member site visit date: No

Key issues:
1. Design and Layout
2. Movement and Access
3. Nature

Recommendation: Approve

S/1281/18/COND9 - Land North of Cherry Hinton, Coldhams Lane, Cambridge

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1. Executive summary

1.1 The applications seek discharge of condition 9 for the site wide design code of outline planning permission 18/0481/OUT and S/1231/18/OL for up to 1200 residential dwellings (including retirement living facility), a local centre, primary and secondary schools, community facilities, open spaces, allotments, landscape and associated infrastructure.

1.2 The proposals in the Design Code have been discussed with the Councils officers as part of detailed pre-application work which has been

undertaken since summer 2021 which has been a collaborative process. As part the dialogue there have been a number of developer led public exhibitions held with the local community. In addition, the Design Code has been tested by three independent architectural practices to ensure it is a robust and useable document. A developer let presentation was made to the Joint Development Control Committee (JDDC) on the 16 March 2022 along with a follow up officer led briefing to members on the 14 July 2022.

1.3 The Design Code sets out the vision for the site. It seeks to create a vibrant, high quality and distinctive extension to the existing settlement reflecting and enhancing the special character of the surrounding areas whilst working in synergy with Cambridge as a whole. The framework master vision has therefore set two layers of sustainable design approaches broadly covering buildings and landscape. This is referenced as 'Living Communities' (Identify, Built Form, Uses and Homes and Buildings) and 'Living Infrastructure' (Public Spaces, Resources, Movement and Nature) through the document.

1.4 The significant editing that was undertaken on the pre-submission draft in terms of the text, key diagrams and carefully refinement of the mandatory 'musts' and recommended 'shoulds' language, has resulted in a high quality, well-structured document that systematically addresses key place shaping elements. Key spatial site wide structuring elements and networks are fixed, with supporting text establishing strategic outcomes for topics and providing clear instructions which are for the most part mandatory. The Urban Design Officer has stated that this document will provide a good quality baseline for future reserved matters, while still allowing flexibility for future innovative schemes that will need to demonstrate how they can exceed the requirements of the code.

1.5 Amendments have been made during the application process to address consultee and member concerns including those relating to cycle parking, landscaping and urban form.

1.6 Officers recommend that the Planning Committee approve the application.

2. Site description and context

2.1 The Site is a parcel of land approximately 56 hectares in size which is located on the eastern side of Cambridge, to the north of Coldhams Lane and Cherry Hinton. It is located within the administrative boundaries of Cambridge City Council and South Cambridgeshire District Council.

2.2 The majority of the Site (approximately 32 hectares) falls within Cambridge City (Cherry Hinton Ward). The village of Teversham, which is within South Cambridgeshire District, is situated to the north/north-east of the Site.

2.3 To the west and north of the Site is Cambridge Airport and associated land. The southern side of the Site borders existing dwellings along Teversham Drift, March Lane, Reilly Way and Church End. The eastern boundary of the Site is formed by Cherry Hinton Road and Airport Way. To the immediate north of the Site is agricultural land which is within the Cambridge Green Belt. Coldhams Lane forms the southern Site boundary.

2.4 The Site includes arable fields and semi-improved grassland. Large open arable fields are supported on the north-eastern side of the Site, some of which are bounded by fragmented hedgerows and scattered hedgerow trees. The west and south-western side of the Site comprises airport land and is managed as open grassland. This part of the Site includes an existing building associated with the airport activities, which is connected by a track to Cambridge Airport.

2.5 A public right of way crosses the Site in a south to north direction, connecting Teversham and Cherry Hinton. The Site generally falls in a north-westerly direction with highest elevations in the south-west and south-east corners. There is a shallow ridge to the east, where land slopes north-eastwards towards Airport Way and land west of the ridge slopes north-westwards towards a watercourse.

3. The proposal

3.1 Outline Planning Permission for the Land North of Cherry Hinton development site was granted in December 2020 for up to 1200 residential dwellings (including retirement living facility), a local centre, primary and secondary schools, community facilities, open spaces, allotments, landscape and associated infrastructure (planning application references 18/0481/OUT and S/1231/18/OL). Detailed matters of appearance, landscape, layout and scale are reserved matters to be agreed.

3.2 A Site Wide Design Code (condition 9) was conditioned as part of the outline planning approvals, forming the next important step in the planning and delivery of creating a new sustainable community on the site. The purpose of the design code is to bridge the gap between the outline

applications and reserved matters applications. This continues the approach set out in the informal guidance note “Design Codes for Strategic Development Sites within Cambridge Fringe Areas” (May 2012).

3.3 Although two separate outline planning applications were originally submitted, and two separate applications have been submitted to discharge the outline planning conditions relating to the Design Code planning condition, this reflects the cross-authority boundary nature of the development site and is for administrative purposes only. The development is considered as a single entity.

3.4 In parallel to the submission of these applications to discharge Condition 9 of the outline permissions, two Section 73 applications have been submitted to make a series of minor material amendments to the outline plans to align with the evolution of the master plan though the design code process. The officer report in relation to these Section 73 applications (reference 22/01966/S73 and 22/01967/S73) can be found elsewhere on this agenda.

3.5 The proposals in the Design Code have been discussed with the Councils officers as part of detailed pre-application work which has been undertaken since summer 2021. As part the dialogue there have been a number of developer led public exhibitions held with the local community. In addition, the Design Code has been tested by three independent architectural practices to ensure it is a robust and useable document. A developer let presentation was also made to the Joint Development Control Committee (JDDC) on the 16 March 2022 along with a follow up officer led briefing to members on the 14 July 2022.

3.6 The application has been amended on 13 July 2022 to address representations, comments following the Member Briefing and further consultations have been carried out as appropriate.

4. Relevant site history

Reference	Description	Outcome
18/0481/OUT and S/12231/18/OL	Outline planning application (all matters reserved except for means of access in respect of junction arrangements onto Coldhams Lane, Cherry Hinton Road and Airport Way) for a maximum of 1200 residential dwellings (including retirement living facility (within Use	Approved December 2020

	Class C2/C3)), a local centre comprising uses within Use Class A1/A2/A3/A4/A5/B1a/D1/D2, primary and secondary schools, community facilities, open spaces, allotments, landscaping and associated infrastructure.	
22/01966/S73 and 22/01967/S73	Section 73 applications to vary conditions 5 (Compliance with Plans), 13 (Accessible and Adaptable Dwellings), 14 (Wheelchair User Dwellings) and 17 (Sustainability Statement) of S/1231/18/OL and 18/0481/OUT to allow for a variation to the approved parameter plans and to amend condition wording	Current applications (see elsewhere on this Committee Agenda)

Table 2 Relevant site history

5. Policy

5.1 National policy

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan (2018)

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/9 - Education facilities
TI/10 – Broadband

5.3 Cambridge Local Plan (2018)

Policy 1: The presumption in favour of sustainable development
Policy 2: Spatial strategy for the location of employment development
Policy 3: Spatial strategy for the location of residential development
Policy 5: Strategic transport infrastructure
Policy 8: Setting of the city
Policy 14: Areas of major change and opportunity areas – general principles
Policy 23: Eastern Gate Opportunity Area
Policy 26: Old Press/Mill Lane Opportunity Area
Policy 27: Site specific development opportunities

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 29: Renewable and low carbon energy generation
Policy 31: Integrated water management and the water cycle
Policy 32: Flood risk
Policy 33: Contaminated land
Policy 34: Light pollution control
Policy 35: Protection of human health from noise and vibration
Policy 36: Air quality, odour and dust
Policy 42: Connecting new developments to digital infrastructure
Policy 45: Affordable housing and dwelling mix
Policy 47: Specialist housing
Policy 50: Residential space standards
Policy 51: Accessible Homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 57: Designing new buildings
Policy 59: Designing landscape and the public realm
Policy 65: Visual pollution
Policy 68: Open space and recreation provision through new development
Policy 69: Protection of sites of biodiversity and geodiversity importance
Policy 70: Protection of priority species and habitats
Policy 71: Trees
Policy 73: Community, sports and leisure facilities
Policy 74: Education facilities
Policy 75: Healthcare facilities
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management

5.4 Neighbourhood plan

N/A

5.5 Supplementary Planning Documents (SPD)

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.6 **Supplementary Planning Documents** (prepared in parallel with the Local Plan preparation and shortly to be adopted by the Executive Councillor by an out of cycle decision) City

Cambridgeshire and Peterborough Flood and Water

Land North of Cherry Hinton

Greater Cambridge Biodiversity – Adopted February 2022

5.7 Other guidance

Greater Cambridge Housing Strategy 2019 – 2023

Biodiversity Checklist for Land Use Planners in Cambridgeshire and Peterborough (2001).

Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)

Greater Cambridge Sustainable Design and Construction SPD (2020)

Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste

Cambridgeshire Design Guide For Streets and Public Realm (2007)

Cycle Parking Guide for New Residential Developments (2010)

5.8 Area Guidelines

N/A

6. Consultations

6.1 Teversham Parish Council

6.2 No comments.

6.3 Highways Development Management

6.4 2nd comment - Amendments have been made to address previous concerns.

6.5

6.6 1st comment - Objection. Amendments required to various highway sections of the design code to ensure the roads, cycleways and footways are capable of adoption.

County Cycle Officer

6.7 2nd comment - No objections. Amendments have been made to address previous concerns.

6.8 1st comment – Objection. In relation to cycle parking should specify the type of stand that should be used, and two cargo bikes should be included (not-one).

County Education

6.9 1st comment - No objection to adjustment in school boundaries.

Definitive Maps Officer

6.10 1st comment - No comments.

Sustainable Drainage Officer (adoption)

6.11 1st comment - No comments.

Lead Local Flood Authority

6.12 2nd comment - No objections. Amendments have been made to address previous concerns.

6.13 1st comment - Objections. Amendment required. Swales side slopes must not exceed 1:3 due to health and safety reasons. Code should encourage on plot SuDs features.

Urban Design

6.14 2nd comment - No objections. A series of amendments have been made to the site wide design code for Land North of Cherry Hinton to address our comments raised in our original consultation. We commend the efforts to address wider concerns raised by other officers and the questions raised at the recent JDCC Members Briefing Session. The changes made to page 23 regarding cycle parking for houses, which now includes a front of plot store, are positive. Some minor additional refinements have been requested to secure the car port, threshold cycle parking and to add side door illustration. With these refinements the Urban Design Team are satisfied that the Design Code meets the requirements of Condition 9 of the outline planning permission, and we support the discharge of the condition.

6.15 1st comment - Objections. Refinements required to the design code covering topics such as accessibility, useability, framework master plan, movement framework, cycle and parking standards, community engagement.

Sustainability Officer

6.16 1st comment - No objection. The approach to integrating sustainability considerations into the design code is fully supported and welcome the extent the design team and client have worked proactively to develop and refine the code in responding to climate change. In addition to the section on resources, which considers design measures related to both climate change mitigation and adaption, design responses relation to climate change have been integrated across various sections of the code for example the illustration highlighting approaches to sustainable apartment design which at present can be a particular issue in relation to overheating.

Landscape Officer

6.17 2nd comment - Minor amendments required to improve clarity of the topic headers in the design code. Subject to amendment no further concerns.

6.18 1st comment - Objection. Refinements required to accessibility of document, living infrastructure, public spaces and principles, play strategy streets and character areas.

Ecology Officer

6.19 2nd comment - No objections. Amendments have been made to address previous concerns.

6.20 1st comment - Objection. Refinements required to the design code on targeting species, typo errors and elaboration of use of chalk topsoil and explain how the low nutrient soils benefits biodiversity and reduce maintenance burden.

Sustainable Communities and Wellbeing Officer

6.21 2nd comment - Refinements made in light of previous objections. Additional comments made regarding services offered by Landscape Architects, addition of foraging trails to play strategy, refence in code to best practice example at Northstowe Health Living Young and Play Strategy and enhancements to Community Engagement Strategy.

6.22 1st comment - Objections. In summary key refinements required on Community Engagement, Play Strategy and uses.

Environmental Health

6.23 2nd comment - Awaiting comments. To be updated.

6.24 1st comment – Objections. Amendments to include commitments to use of car club (two dedicated bays), integration of services, EV to all residential dwellings with off street and on plot parking and communal parking is provided at 50% active and 50% passive.

Housing Strategy

6.25 1st comment - No objections.

Streets and Open Spaces

1.1 1st comment - No comments.

Design Review Panel Meeting of December 2021

1.2 The proposed approach to the design code is sound, provided the suggested improvements can be well articulated and captured.

Design Review Panel Meeting of May 2022

1.3 The Panel has reviewed this scheme previously and commented that amongst other issues, on the need to improve landscape design and integration. This appears to have been taken on board and reflected in the emerging Design Code which was well received by the Panel.

7. Third Party representation

1.4 No representations have been received.

8. Member Representations

1.5 No councillor representations have been received.

9. Local Groups/Petition

1.6 No groups or petitions have been received.

10. Planning Background

1.7 Both Cambridge City Council and South Cambridgeshire District Council adopted their current respective Local Plans in 2018. In the Cambridge Local Plan Policy 13 is allocated for approximately 780 dwellings during the plan period along with the adjoining land allocated in Policy SS/3 of South Cambridgeshire Local Plan for approximately 420 dwellings.

1.8 Further guidance on the site was set out within the Supplementary Planning Document for the site which was adopted in November 2018. This document is a material consideration and sets out the design parameters for the site which have been used to inform the design code. The site was subsequently granted outline planning permission in December 2020.

1.9 Since this time Strategic Sites, Urban Design have been working in close collaboration with the developer team to prepare the Design Code over the past year. The process of preparation has drawn upon officers experience of shaping and using site wide design codes for other strategic City fringe sites such as Trumpington Meadows, Great Kneighton, Eddington and Marleigh, and has also been shaped by the National Design Guide and National Model Design Code.

1.10 The Design Code process has included thematic workshops with various technical consultees, two presentations to the Cambridgeshire Quality

Panel, a Design Code Testing Day, and an in-depth detailed review of the draft code at pre-application stage that also involved a focussed page-turning session with the applicant's design team, to take them through officer's comments and suggested changes.

1.11 The Greater Cambridge Shared Planning Service (GCSPS) is currently in the process of preparing a new emerging Local Plan which will cover both Cambridge City and South Cambridgeshire. In Autumn 2021, the Councils consulted on the first proposals which includes the proposed allocation of Cambridge Airport for residential led development. The joint plan is at an early stage and cannot currently be given any weight in planning terms. The Design Code has, however been worded to provide some flexibility should the wider airport land be delivered for re-development in the future.

1.12 As part of the Design Code discussions, it became apartment that to achieve some of the enhancements on the site, Section 73 applications also needed to be made to the respective Councils to agree a series of minor material amendments to the original outline plans. The officer reports in respect of these applications are elsewhere on this committee agenda and will need to be formally determined in advance of any decision in respect of these Design Code applications.

11. Assessment

1.13 The design code which has been submitted to discharge planning condition 9 of the outline planning permissions sets out the spatial structure of the site through a series of thematic layers, working from the strategic site wide elements to the more specific character areas requirements. The key themes are taken from the ten characteristics of a well-designed place as described by the Department of Levelling Up, Housing and Communities (DLUHC). These sections are as follows (included are the corresponding pages in the design code document in Appendix 1):

- Vision (Page 8)
- Movement and Access (Page 17-30)
- Nature (Page 33-38)
- Public Spaces (Page 41-52)
- Resources (Page 54-56)
- Identity (Page 60-76)
- Built form (Page 80-81)
- Uses (Page 82 – 84)
- Homes and buildings (Page 86-87)
- Lifespan (Page 91-96)

12. Vision

1.14 The Design Code sets out the vision for the site. It seeks to create a vibrant, high quality and distinctive extension to the existing settlement reflecting and enhancing the special character of the surrounding areas whilst working in synergy with Cambridge as a whole. The framework master vision has therefore set two layers of sustainable design approaches broadly covering buildings and landscape. This is referenced as 'Living Communities' (Identify, Built Form, Uses and Homes and Buildings) and 'Living Infrastructure' (Public Spaces, Resources, Movement and Nature) through the document.

1.15 The Councils Urban Design Officer comments that:

1.16 'What sets this code apart from its predecessors is the holistic and integrated design approach to landscape, that creates the conditions for public spaces to facilitate social interaction, makes space for nature and lays foundation for management responsibilities so that they can be sustained over time taking case to avoid unfair service charge cost for residents. In our view this approach goes well beyond the National Model Design Code set out by the government'.

1.17 Officers support the overall framework vision, as it emphasises the need to take an integrated approach to all aspects of building design and design in the public realm. Along with considering the need for it to appreciate the existing area and local features. This vision would be in accordance with the LNCH SPD (2018) and the National Model Design Code (2021).

13. Movement and Access

General

1.18 The design code requires future phases to have low speed (max 20mph) , tree lined streets and cycle lanes forming a network of routes through the site and beyond. All the streets will prioritise walking, cycling and use of public transport. Streets will also encourage social interaction with focal points for people including places to sit and doorstep play. A framework movement plan and tree strategy plan has been set out in the document connecting these features to a grid system.

1.19 Details of car parking and car storage have been included and will be accommodated without being visually intrusive. All residential car parking will be equipped with elective charge infrastructure. Details of waste

tracking have been provided on the framework master plan to ensure all homes and non-residential uses will be provided with adequate waste facilities.

Cycle Parking

1.20 The cycle parking standards within the design code comply with Policy 82 of the Cambridge Local Plan, Appendix L and associated Cycling Parking Guidance document (2010) which sets up a series of best practice principles. The code re-enforces the policy by stating that that there must be 1 cycle space per bedroom up to 3-bedroom dwellings and then 3 spaces for 4 bedrooms dwellings, 4 spaces for 5 bedrooms etc.

1.21 Following the member briefing in July 2022 the design code was amended to include an example of cycle storage within a purpose-built area to the frontage of dwellings. This arrangement would complement other options including cycle storage being located within garages (with the appropriate dimensions of 6mx3m) being applied, purpose build cycle stores to the side of homes and integral cycle-stores to apartment buildings. These example arrangements will help set a benchmark on what officers expect to see come forward on future reserved matters.

1.22 In addition, side doors to houses have been indicatively to demonstrate the need for access from within the dwelling into cycle storage areas (as show on the garage diagrams on page 29 of the cycle parking SPD). Text has also been amended to read that “Every home must provide adequate space for secure parking of future cargo bikes and must have access to a fixing point for visitor bikes located conveniently to the front door”.

1.23 The aspiration of Members regarding frontage cycle parking as highlighted during the July 2022 briefing session is noted. However, officers are of the view that it would not be reasonable to impose a single design solution upon future developers of the site which requires all cycle parking to be on plot frontages, as this would have implications on placemaking, character of streets and housing types/sizes. In addition, this would go beyond the requirements of adopted policy and therefore would place an unreasonable requirement upon future developers.

1.24 Overall, the approach taken by the design code with regard to cycle parking is considered to accord with policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan, Policy 82 of the Cambridge Local Plan, the main aims of the LNCH SPD and the outline planning permissions. The amended design code has been reviewed by the Local Highways Authority who has not further objections.

14. Nature

1.25 The design code seeks to secure nature into each aspect of the design with an approach described as ‘Living Infrastructure’. This will create an integrated network of natural habitats, sustainable urban drainage, and tree planting, along with increased quality of life and improved microclimate.

1.26 A framework master plan has been included which illustrates the key nature considerations and connection across the site. This includes making provision for urban greening, water responsive, land conversation and living landscapes.

1.27 In terms of water responsive framework, the design code requires that the SuDs strategy must be one of the first considerations when designing areas of open space. Attenuation features must provide 1 in 100 year event including 40% allowance for climate change and be safe but avoid the need for fencing and promote biodiversity. The design code also requires that swales should be provided on the primary street. Street sections have been provided to show how SuDs should be laid out.

1.28 Additional comments have been made by the Sustainable Communities and Wellbeing Officer in relation to the landscape and play section can be carried through to discussions on the Reserved Matters Infrastructure application which has recently been submitted to the Local Planning Authority.

1.29 Overall, this part of the design code is considered to accord with policies HQ/1, NH/2, NH/4 and NH/6 of the South Cambridgeshire Local Plan, Policy 59, 68, 69, 70 of the Cambridge Local Plan, the main aims of the LNCH SPD and the outline planning permissions.

15. Public Spaces

1.30 The design code seeks to secure good public spaces through good street design that creates spaces for nature and people. Neighbourhood squares, natural spaces for people to meet and play a short walk from every home the largest being the village green in the heart.

1.31 Through the design code process the amount of public open space on offer has increased from that approved at outline which has meant more spaces can be provided throughout the site rather than just on the edges. Throughout the pre-application process officers have discussed the scheme with the Cambridge City Streets and Open Spaces team to ensure the principles align with areas they can adopt. This can be

addressed further at Reserved Matters stage when there is a better understanding of the planting strategy, play strategy/equipment and SuDs features.

1.32 Additional comments have been made by the Sustainable Communities and Wellbeing Officer in relation to the landscape section, however, these details can be carried through to discussions on the Reserved Matters Infrastructure application which has recently been submitted to the Local Planning Authority.

1.33

1.34 Overall, this part of the design code is considered to accord with policies HQ/1, NH/2, NH/4 and NH/6 of the South Cambridgeshire Local Plan, Policy 59 and 69 of the Cambridge Local Plan, the main aims of the LNCH SPD and outline planning permissions.

16. Resources

1.35 The design code seeks to ensure the development is energy efficient and designed to be gas free from the outset. Climate change resilience will be built-in with buildings and green spaces that avoid overheating and conserve water (water saving fittings and appliances) and energy resources by design. An example of a naturally ventilated home along with the key design principles has been included within the design code to help guide future reserved matters schemes and demonstrate how overheating can be designed out early on. The Councils Sustainability Officer has been involved in discussions on the design code from the outset and supports the integrated approach to sustainability in the document.

1.36 In terms of integration of services, utility boxes, air source heat pumps, cables wires etc must be kept off frontage elevations and discretely incorporated. Given all homes will have air source heat pumps an example has been provided within the design code on where they could be installed without taking up garden spaces

1.37 In terms of EV charging, the design code seeks to ensure that every home must include provision for charging for electric vehicles. There will also be strategically located rapid charging hubs across the site for use by residents and non-residents. A central rapid car charging point will be located within the village green area whilst others will be located close to neighbourhood squares. This provision accords with the requirements set out in the outline planning condition and in principle is supported by the Councils Air Quality Officer.

1.38 Overall, this part of the design code is considered to accord with policies HQ/1, CC/1, CC/3 and CC/4 of the South Cambridgeshire Local Plan, Policy 28 and 29 of the Cambridge Local Plan, the Greater Cambridge Sustainable Design and Construction SPD and the main aims of the LNCH SPD and the outline planning permissions.

17. Identify and Built Form

1.39 The design code will ensure future developments are visibly rooted into the surrounding area bringing homes together in small neighbourhoods each with their own character with a village green and market square at the heart.

1.40 The roofscape of the building and building groups will be predominately pitched with some variations to flat roof help break this up where there is a need for design and character purposes. Critical details such as materials, windows, entrance doors and decorative details have been coded for and good practice examples included (such as The Avenue in Saffron Walden, Abode, Knights Park Eddington) to ensure the quality of the place is not lost at a detailed design stage.

1.41 Three-character areas have also been introduced to help create variety across the site. This includes ‘The Village’ which will be inspired by buildings villages, landscapes, and hedged field boundaries of more rural Cambridge. This will have densities of between 20-35dph. This area will sit alongside the boundary with Teversham Drift and extend out to the round-about.

1.42 The other character area is ‘The Gateway’ which will be higher density of between 35-50dph. This area forms the central and eastern parts of the site and connects the local centre to the secondary school. Homes will be inspired by central Cambridge with network of ordered streets and terraced housing and apartments.

1.43 The last area is ‘Parkside Quarter’ this follows the northern boundary of the site lignin the edges of the existing airfield. The edge responds to the current aviation use whilst also anticipating how it will address future development. The area is inspired by the leafy sub-urbs od Cambridge with formal semi-detached villa type homes and apartment buildings. Residential densities are 50-65dph in this area.

1.44 The Councils Urban Design Officer is supportive of the identify and built form that is being established through the design code. The character

areas will help establish some variation across the site along with providing a mix of housing typologies. Proving layout have been provided within the design code which demonstrates that the block structure is sufficiently robust and flexible for a range of house types.

1.45 Overall, this part of the design code is considered to accord with policies HQ/1, H/8 and H/9 of the South Cambridgeshire Local Plan, Policy 45 and 57 of the Cambridge Local Plan, the main aims of the LNCH SPD and outline planning permission.

18. Uses, Homes and Buildings

1.46 The outline planning permission secured several uses on the site to encourage social interaction and bring people together. This includes the health centre, schools, community centre and retail uses. The design code includes a section on uses to ensure they are delivered in a planned way where the quality of the build is similar to that on the rest of the site.

1.47 Central to this strategy is the co-location and co-ordination of uses into the village centre as the focal point. It also requires bin-storage, delivers and services to be considered at an early stage and away from main frontages.

1.48 This section also expands on the requirement to provide a mix of homes across the site with 40% affordable homes and 5% custom-build being achieved in accordance with local housing policy. The design code sets out a series of principles for these housing types including the need for all units to meet residential space standards and the requirements for 95% of homes to meet M4(2) accessible and adaptable and 5% of affordable homes to meet M4(3) wheel-chair user dwellings.

1.49 The design code seeks to impose various way of climate change mitigation and adaption. In this section, the design code requires that all buildings must be designed to promote the use of natural light including opportunities of dual aspect accommodation, shared circulation spaces, minimising mechanical ventilation.

1.50 Overall, this part of the design code is considered to accord with policies HQ/1, H/8 and H/9 of the South Cambridgeshire Local Plan, Policy 45, 50, 51 and 57 of the Cambridge Local Plan, the main aims of the LNCH SPD and the outline planning permissions.

19. Lifespan

1.51 The design code has put future stewardship in place to sustain its beauty over the long term. During the pre-application process we have spent a great deal of time working through who will be responsible for the streets, trees and green spaces between the Councils Streets and Open Space team, County Council Highways and a management trust. The main aim is to avoid unfair service change costs to residents.

1.52 In terms of adoption, the design code includes an indicative adoption framework along with adoption diagrams to ensure the site is not all under private management. In summary, it is proposed that the County Council Highway Authority will seek to adopt the primary, secondary and some tertiary routes along with the cycle infrastructure and footpaths. Some trees will also be adopted by the County Council where they help to slow down traffic. The open spaces and living verges, including SUDs features will be adopted by Cambridge City Council. All other tertiary roads and trees will be adopted by a management company. This aspect of the design code is considered to go above and beyond the requirements of the national design code.

1.53 Airport safeguarding has also been a consideration requiring that no trees can be over 10m tall, minimising areas of standing water and avoiding fruit tree planning. This does limit biodiversity and nature on the site but whilst the airport is in operation this is unavoidable due to safety reasons. However, the design code does include details for transition if/when the airport moves in 2030 whereby the restrictions set above can be lifted. Cambridge/Marshalls Airport have been consulted on the design code and have raised no objections.

1.54 The Community Consultation, Engagement and Participatory Design section has more recently been added to the design code. Whilst requires that consultation must be taken at every phase of the development and cover all aspects of the design. Deeper engagement will be targeted on places which will make the most difference such as the local centre. The design code requires that this must start prior to the detailed design work commencing for this phase and include harder to reach groups such as teenagers and working people.

1.55 Overall, this part of the design code is considered to go above and beyond the requirements of policies HQ/1 of the South Cambridgeshire Local Plan, Policy 56 of the Cambridge Local Plan, the main aims of the LNCH SPD and the outline planning permissions.

20. Planning Balance

1.56 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

1.57 The site wide elements correspond with the ten characteristics of a well-designed place as set out in the National Design Guide (2021) and further explained in the National Model Design Code (2021). The key themes of 'Living Landscape' and 'Living Buildings' group the relevant '10 characteristics of a well-designed place', show how these good characteristics can work together and support each other on this application site.

1.58 What sets this code apart from its predecessors, is the holistic and integrated design approach to landscape, that creates the conditions for public spaces to facilitate social interaction, makes space for nature and lays the foundation for management responsibilities so that they can be sustained over time taking care to avoid unfair service charges costs for residents. In our view, this approach goes well beyond the National Model Design Code.

1.59 The significant editing that was undertaken on the pre-submission draft in terms of the text, key diagrams and carefully refinement of the mandatory 'musts' and recommended 'shoulds' language, has resulted in a high quality, well-structured document that systematically addresses key place shaping elements. Key spatial site wide structuring elements and networks are fixed, with supporting text establishing strategic outcomes for topics and providing clear instructions which are for the most part mandatory. This will provide a good quality baseline for future reserved matters, while still allowing flexibility for future innovative schemes that will need to demonstrate how they can exceed the requirements of the code.

1.60 There is no identified harm that has arisen from the proposed design code and it is considered to accord with the Councils adopted Local Plans, Land North of Cherry Hinton SPD, outline planning permission and subsequent section 73 application.

1.61 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

21. Recommendation

1.62 **Approve the discharge of condition application reference S/1231/18/COND9** subject to:

(i) Amendment of the description of the proposal as follows: 'Submission of details required by condition 9 (Site Wide Design Code) of outline permission S/1231/18/OL as varied by planning permission XXXX/S73; and

1.63 The issue of the planning decision for S/1231/18/COND9 at such time after the planning approval for application XXXX/S73 has been issued

1.64 **Approve the discharge of condition application reference 18/0481/COND9** subject to:

(i) Amendment of the description of the proposal as follows: 'Submission of details required by condition 9 (Site Wide Design Code) of outline permission 18/0481/OUT as varied by planning permission 22/1966/S73' and

(ii) The issue of the planning decision for 18/0581/COND9 at such time after the planning approval for application 22/1966/S73 has been issued. Background papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

• South Cambridgeshire Local Plan 2018
• South Cambridgeshire Local Development Framework SPDs
Cambridge City Local Plan 2018
Cambridge City SPDs